

AGENDA

Planning and Zoning Commission

October 6, 2021 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of October 20, 2021 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. NEW PUBLIC COMMENT OPTIONS
 - I. Link to Zoom meeting: <https://us02web.zoom.us/j/87887956108?pwd=c2lZdFVldVdKa3lvTUgyNU1UYUQ3dz09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. September 15, 2021
6. OLD BUSINESS
7. NEW BUSINESS
 - I. **P21-172: Land Development Regulation Text Amendment** - to remove the term "family" and introduce occupancy limits based on dwelling unit size and bathroom requirements (Continued from 9/15/21).
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT

Due to recommended social distancing practices the public is encouraged to view meetings online and participate remotely. Planning Commissioners, presenters, and staff members will not be physically present at the meeting and will all be participating remotely.

Your options for watching or participating in public meetings:

To just watch a meeting live: www.jacksonwy.gov/live (town's website)

3 Ways to Make Public Comment, either on items that are on the agenda or not on the agenda

1. Public comment can be sent anytime via email to planningcommission@jacksonwy.gov. These emails get sent to each Planning Commissioner and are placed in the public record.
2. Public comment can be made virtually through a Zoom platform in real-time.
 - a. In brief, those wishing to make verbal public comment may do so by joining the meeting via Zoom and using the 'hand raise' feature.
 - b. Instructions are below for using the Zoom platform.

Instructions to join a meeting via Zoom:

This option is intended for those who wish to participate in a meeting as the applicant or a member of the community making public comment.

1. Pull-up the meeting agenda. The Zoom link is provided on the agenda and is shown as the first item.
 2. Click the link or copy the URL to your browser. The Zoom password is "toj"
 - a. Remember, Zoom links will change for each meeting and will be found on the agenda.
 - i. Find meeting agendas here: <http://townofjackson.com/491/Agendas-Minutes>
 - b. Type in your first and last name and your email address as prompted. The password is 232522 Those who do not provide a valid name will not be recognized and will not have the ability to speak in the meeting.
 3. Once you have joined the meeting, familiarize yourself Zoom's tools and options.
 - a. Of particular importance is the "raise hand" feature. Please locate this tool if you desire to make public comment. This is the only way we will know you want to make a comment.
 - b. As you join the meeting, your audio will automatically be muted.
 4. When public comment is open. Town staff will look for those that have "raised their hand." Your name will be announced, and your microphone will be unmuted. At that time, you can state your name and comment.
 - a. You will be heard by all those participating in or watching the meeting. Your video will not be projected, only audio.
 - b. Please be in a place with no background noise and speak in a clear, strong voice.
- Those using only the telephone call-in feature through Zoom telephone will not be recognized.
 - The Zoom chat feature will not be used.
 - We encourage you to log in early for any given meeting. Generally, the Town of Jackson strives to have the Zoom platform ready at least 10 minutes before a listed meeting's start time.
 - If you've not used Zoom before, you may be required to download Zoom's tools and/or software and apps. The Zoom platform, its tools, and apps are provided by Zoom directly. As these services are from

a third party, we aren't able to provide support directly to end users. If you should have trouble with the platform, please reference Zoom's help resources at <https://support.zoom.us/hc/en-us>

Please understand for these virtual Planning Commission meetings, just like any public meeting, uncivil discourse, threatening language, or disruptions will not be allowed from participants.

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
September 15, 2021**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 09/15/2021, via ZOOM.

ROLL CALL:

☒ Anne Schuler, ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☒ Christie Schutt (joined at 6:00pm), ☒ Thomas Smits, ☒ Rachael Stewart

STAFF: Paul Anthony, Tyler Sinclair

MATTERS FROM THE PUBLIC:

APPROVAL OF MINUTES:

July 7, 2021

A motion was made by: Thomas Smits seconded by: Abby Petri
Motion approved by a 6 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-172: As directed by the Town Council the Town of Jackson Planning has drafted an LDR Text Amendment to:

1. Introduction of Occupancy Standards
2. Removal and Replacement of "Family" Definition
3. Replacement of Terms Encompassing "Family"
4. Definition of Adult included
5. Deletion of Dormitory Use and amendment to Group Home Use

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: same

PUBLIC COMMENT: none

PC DISCUSSION: Commission questions and discussion included:

- How would parking for 16 people in a 4-bedroom house be handled?
- Would a couple with 2 kids and a newborn in a 2-bedroom apartment be compliant with the recommended change?
- Should the Land Development Regulations address occupancy or leave it to the Building Codes?
- There was discussion on whether aligning the Town's definition with the County would eliminate confusion, but the Commission was not sure if the County's approach was the correct solution.
- The Commission proposed that a scaling option should be considered with occupancy increasing as square footage increased. The idea would be to increase occupancy without promoting large dorm-style living, with potentially overcrowding, becoming an unsafe living condition.
- The goal of the amendment should be to be affordable but safe.
- Removing the term "family" was generally agreed upon.
- A question was brought up on how this change will be enforced.
- A concern was brought up that by increasing occupancy to make housing affordable, landlords simply could just increase rents based upon more people being allowed to occupy a unit.

MOTION:

A motion was made by: Thomas Smits seconded by: Rachael Stewart

Motion approved by a 7 to 0 vote to continue item to the next Planning Commission meeting.

MATTERS FROM COMMISSION: General information on who to contact with questions was covered. A refresher on protocol was requested.

AGENDA FOLLOWUP:

MATTERS FROM STAFF: Finishing up Sagebrush Apartments, Certificate of Occupancy should be issued by the end of the week. Pine Glades trails are completed and ready for public use year-round. Paid parking Request for Proposals is out for bids. Historic Preservation program update. Design Review Committee has 3 openings to be filled.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a 7 to 0 vote

STAFF REPORT



Meeting Date:	October 6, 2021	Meeting Title:	Regular Planning Commission
Submitting Department:	Community Development	Presenter:	Tyler Sinclair
Agenda Item:	SUBJECT: ITEM P21-172: Request for a Land Development Regulation (LDR) Text Amendment to remove the term “family” as it relates to residential occupancy and introduce occupancy limits based on dwelling unit size and bathroom requirements.	Public Comment:	Yes

Purpose & Policy Considerations.

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.1. The Town Council makes the final decision on all LDR Text Amendments.

Requested Action.

As directed by the Town Council the Town of Jackson Planning Department has drafted an LDR Text Amendment to:

1. Introduce Occupancy Standards
2. Remove and Replace the definition “Family”
3. Replace all terms encompassing “Family” with household unit
4. Delete a Dormitory Use and amend to Group Home Use

Recommendation.

The Community Development Director recommends **approval** of LDR Text Amendment (P21-172).

Background.

This item was presented, discussed, and continued by the Commission at the September 20, 2021, Planning Commission meeting. Below staff has summarized Commission discussion and direction on items addressed during that meeting.

- The Commission generally agreed that the definition of “family” should be removed from the LDRs and replaced with the term household when necessary.
- The Commission generally agreed that removing the word “adult” from the discussion of determining occupancy was appropriate to maintain consistency with the Building Codes that include all residents regardless of age when determining occupancy.
- The Commission generally agreed that should bathroom requirements be included in revised occupancy requirements they should not include a minimum square footage requirement and that the definition should state that a shower **OR** bathtub be required but not both.
- The Commission generally agreed that should kitchen requirements be included in revised occupancy requirements they should not include a minimum square footage.
- The Commission had concerns that increasing the allowed occupancy significantly from what is currently allowed could have significant impact on the amount of rent that may be charged. The Commission noted that although the overall supply of housing would grow by increasing allowed, occupancy the affordability of the units may not change.
- The Commission discussed that the goal of the amendment should be to address affordability and safety at the same time. There were concerns that significantly increasing occupancy may lead to overcrowding and unsafe living conditions.

- The Commission had concern that increasing the allowed occupancy significantly in stable, primarily single dwelling unit neighborhoods where owners purchased homes with an expectation that occupancy would be regulated may be an issue. The Commission also discussed the compatibility of dormitory type occupancies occurring in predominantly single dwelling unit neighborhoods and that increasing the allowed occupancy significantly may create “dormitories” throughout the community. Specifically, by allowing increased occupancy the Town may be promoting this use of one- and two-unit structures as dormitories.
- The Commission had concern that single dwelling units may be purchased as dormitories (by employers and real estate investment firms) if the allowed occupancy was increased significantly as has already been occurring in the County and Town.
- The Commission had concern that enforcement of any new occupancy regulations must be considered, the Commission was not generally in favor of creating regulations that would/could not be enforced by the Town as is currently the case. In addition, there was some discussion regarding whether occupancy requirements could be seen as government overreach certainly if not enforceable. In addition, staff discussed that typically enforcement around this issue was for illegal parking, excessive noise, or other intensity of use complaints and not exceeding the current occupancy requirements.
- The Commission discussed whether using a similar approach to Teton County limiting the number of unrelated persons to 6 or fewer members of one family instead of the current 3 unrelated persons or members of one family could be an option. Staff commented that this did not seem to meet Council’s desire to move away from the definition of “family” and unrelated persons currently utilized by the Town and County.
- The Commission had questions regarding how the International Building Code (IBC) applied the requirement of 1 person per 200 square feet minimum. Staff has confirmed with the Building Department that for purposes of regulating occupancy under the IBC this requirement is applied on gross habitable square footage basis. In addition, egress and occupancy loads are utilized in the IBC to regulate this issue above and beyond the 1 person per 200 square feet minimum.
- The Commission requested staff consider a scaled approach to occupancy requirements based upon unit size, to address many of the items discussed by the Commission.

Please see the September 20, 2021, staff report attached for original background information.

Proposed Text Amendment/Analysis

Based upon the Commission discussion and direction given to staff, staff is recommending the following additions and amendments to the Land Development Regulations:

6.1.4. Residential Uses (7/18/18, Ord. 1198)

A. All Residential Uses

1. **Definition.** A residential use is a living facility, certified under the International Residential or Building Code or by HUD, that includes permanent provision for living, sleeping, eating, cooking, and sanitation.
2. **Standards.**
 - a. No residential unit or portion of a residential unit may be rented such that occupancy is limited to less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use subject to the standards of Sec. 6.1.5. A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use.
 - b. A residential unit shall have a maximum of one kitchen.
 - c. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by 6.1.12.D.

- d. **Occupancy Requirements for International Residential Code (IRC) Structures**
 - Structures 3000 square feet or less: 1 person per 200 square feet or 4 persons per bathroom, whichever is greater
 - Structures 3001 square feet or more: 1 person per 200 square feet or 4 persons per bathroom, whichever is less
 - Bathroom shall be defined as: a space containing at least one toilet, one sink, and one bathtub or shower
- e. **Occupancy Requirements for International Building Code (IBC) Structures**
 - Shall be pursuant to the IBC

Staff is recommending establishing occupancy standards for structures regulated by the **International Residential Code (IRC)**, which currently have no occupancy requirements for the one-and-two family dwellings this code regulates. Staff is recommending the Town voluntarily impose occupancy standards for one and two household dwellings to address basic life, safety, welfare concerns along with livability standards as directed by Town Council and discussed by the Commission. Based upon the Commission direction at the last meeting, staff developed a scaled occupancy requirement (in red above) to be added to the LDRs to address this issue. Staff has provided the chart below illustrating how the proposed requirements would apply to one and two-family structures.

	Habitable floor area (SF)	# of Full Bathrooms	Occupancy 1 person maximum per 200 sq. ft*	Occupancy 4 persons maximum per bathroom *
Guiding Document although not required			IBC Section 1004.5	Housing Department livability standards
Dwelling Type				
Studio	350	1	1	4
1-Bedroom Apt/Condo	500	1	2	4
2-Bedroom Apt/Condo	800	1	4	4
2-Bedroom Apt/Condo	800	2	4	8
3-Bedroom House	1500	2	7	8
3-Bedroom House	2000	2	10	8
4-Bedroom House	3000	2	15	8
4-Bedroom House	3000	3	15	12
4-Bedroom House	3300	3	16	12
4-Bedroom House	3300	4	16	16
5-Bedroom House	5000	3	25	12
5-Bedroom House	5000	4	25	16
8-Bedroom House	8000	5	40	20
Single-Wide Mobile Home	1000	1	5	4

* Structures 3000 square feet or less: 1 person per 200 square feet or 4 persons per bathroom whichever is greater
Structures 3001 square feet or more: 1 person per 200 square feet or 4 persons per bathroom whichever is less

Staff is not recommending adding additional occupancy requirements for **International Building Code (IBC)** structures regulating multifamily and townhomes over 4 stories in height. Staff found that since the Town under State law cannot be less restrictive than the IBC that no further occupancy requirements were appropriate. The IBC occupancy requirements currently in place would remain as follows:

- A. Per the IBC Section 1004.5 (Table) Occupant Load
- B. Per the IBC Section 2902.1 (Table) Dormitories and Boarding Houses, etc.

	Habitable floor area (SF)	# of Full Bathrooms	Occupancy 1 person maximum per 200 sq. ft.	Occupancy 8 persons maximum per bathroom
Required by State Building Code			IBC Section 1004.5-	IBC Section 2902.1- Only for Dormitories, congregate housing, etc.
Dwelling Type				
Studio	350	1	1	8
1-Bedroom Apt/Condo	500	1	2	8
1-Bedroom Apt/Condo	800	1	4	8
2-Bedroom Apt/Condo	800	2	4	16
2-Bedroom Apt/Condo	1500	2	7	16
3-Bedroom Apt/Condo	2000	2	10	16
3-Bedroom Apt/Condo	3000	3	15	24
4-Bedroom Apt/Condo	4000	3	20	24
4-Bedroom Apt/Condo	5000	3	25	24
5-Bedroom Apt/Condo	6500	4	32	32

b) Removal and Replacement of “Family” Definition

Staff recommends the removal of the term “family” from Section 9.5.F and the addition of the term “household unit” to Section 9.5.H as defined below:

“Individuals occupying a dwelling unit that have established ties and familiarity with each other; share a lease agreement, have consent of the owner to reside on the property, or own the property; jointly use common areas and interact with each other; and share the household expenses such as rent or ownership costs, utilities, and other household and maintenance costs activities.”

Staff have proposed this replacement as there is still a need to define those individuals living in a residential unit for continuity of the LDRs but in a more generic fashion. There are approximately 200 references to “family” in the LDRs that would be amended by this change.

c) Replacement of Terms Encompassing “Family”

Staff recommends replacing the terms “attached single-family unit” and “detached single-family unit” with “attached dwelling” and “detached dwelling,” respectively. Staff finds that this will not practically change the definitions of these uses but will remove the term family and any connotations associated with it. There are

multiple references to “family” in the LDRs that would be amended by this change. Staff notes that term “family” will continue to be used in referencing the adopted Building Codes as the State of Wyoming requires the Town to adopt the International Building Codes without amendment and term “family” is contained therein.

d) Deletion of Dormitory Use and amendment to Group Home Use

Staff recommends the deletion of Section 6.1.5.F Dormitory of the LDRs which currently reads as follows:

~~F. Dormitory~~

~~1. Definition. A dormitory is a residential unit occupied by a group of unrelated people not residing as a single family.~~

~~a. Includes:~~

~~i. boarding houses or rooming houses~~

~~ii. residential facilities for students and staff of schools~~

~~iii. residential facilities associated with other types of instruction, education, training, and religious activity~~

~~2. Standards~~

~~a. Maximum density. For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.~~

Staff finds that this deletion is necessary as the current language would be in conflict with the proposed deletion of the term “family” and the proposed new occupancy standards. Said another way, the proposed amendments would now regulate the number of allowed occupants in a dwelling unit, not the allowed use, which is currently the case.

In addition, staff is recommending amending Section 6.1.5.G Group Home of the LDRs as follows:

G. Group Home

1. Definition. A group home is 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.

a. Includes:

i. nursing homes and various assisted living centers

ii. group living facilities with related sheltered care facilities

iii. residential facilities for the developmentally disabled including on-site training facilities

2. Standards

a. Maximum density. For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.

Staff finds this amendment necessary as the current language would be in conflict with the proposed deletion of the term “family” and the proposed new occupancy standards

Comprehensive Plan & Priority Alignment.

The Comprehensive Plan's third Common Value is 'Quality of Life,' which highlights that our community takes pride in our local identity and community character stating that, "We support a variety of lifestyles and employment opportunities, and welcome others to share in the enjoyment of our intact ecosystem and western mountain lifestyle." The Comprehensive Plan also highlights that our Quality of Life depends on preserving socio-economic diversity and retention of local employment and housing opportunities.

Staff Factors

Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs;*

Complies. One of the primary purposes of the LDRs is to implement the community's housing goals. The proposed text amendment will accomplish this goal by helping to allow for different household types, which is consistent with meeting the goal to house 65% of the workforce locally.

2. *Improves the consistency of the LDRs with other provisions of the LDRs;*

Complies.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. Staff finds that the proposed text amendment provides flexibility for potential landowners to pool financial resources in order to purchase a home, even if the individuals do not meet the traditional definition of a family. This amendment does not exempt the development from compliance with all other applicable LDRs.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. Staff finds that the proposed text amendment allows for contemporary household units that are often not based on blood relations. Staff recognizes that those struggling to find stable, affordable housing in the Town regularly choose to live with multiple unrelated individuals to decrease the cost burden to individuals. Members of the community have made public comment and contacted staff, urging the amendment of standards to all for non-traditional household units.

5. *Improves implementation of the Comprehensive Plan; and*

Not Applicable per Wyoming State statute.

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

FISCAL IMPACT:

None.

STAFF IMPACT:

Staff has utilized approximately 40-50 hours to complete research on this topic and prepare this staff report.

ATTACHMENTS OR LINKS

Planning Commission staff report, dated September 20, 2021

Town Council Workshop staff report dated April 19, 2021

SUGGESTED MOTION

I move to recommend **approval** to the Town Council of the proposed text amendments, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the October 6, 2021, staff report.

STAFF REPORT



Meeting Date:	September 15, 2021	Meeting Title:	Regular Planning Commission
Submitting Department:	Community Development	Presenter:	Tyler Sinclair
Agenda Item:	SUBJECT: ITEM P21-172: Request for a Land Development Regulation (LDR) Text Amendment to and to remove the term "family" as it relates to residential occupancy and introduce occupancy limits based on dwelling unit size.	Public Comment:	Yes

PURPOSE & POLICY CONSIDERATIONS:

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.1. The Town Council makes the final decision on all LDR Text Amendments.

REQUESTED ACTION:

As directed by the Town Council the Town of Jackson Planning Department has drafted an LDR Text Amendment to:

1. Introduction of Occupancy Standards
2. Removal and Replacement of "Family" Definition
3. Replacement of Terms Encompassing "Family"
4. Definition of Adult included
5. Deletion of Dormitory Use and amendment to Group Home Use

RECOMMENDATION:

The Planning Director recommends **approval** of LDR Text Amendment (P21-172).

BACKGROUND:

Ordinance 473 was passed by Town Council on November 15, 1993, amending Town of Jackson Ordinance No. 105 and Section 18.08.200 of the Municipal Code to read as follows:

"The term family as used in this Code shall mean an individual, or two (2) or more persons related by blood, marriage, adoption, or similar legal relationship; or a group of not more than three (3) persons who need not be so related, plus domestic staff employed for services on the premises, living together as a single housekeeping unit in a one-family dwelling or in one unit of a two-family or multiple-family dwelling."

Notably, subsequent to the adoption of Ordinance 473 the Town adopted a similar but simplified definition of "family" in Section 9.5 of the LDRs that currently reads:

“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.”

Thus, the definition of “family” in Ordinance 473 is no longer applicable and it is the current definition of “family” – which raises many of the same concerns as Ordinance 473 – in the LDRs that is proposed for amendment.

A group of citizens petitioned the Council to eliminate this definition of family for a variety of reasons, including: 1) the definition was perceived as discriminatory towards certain non-traditional family arrangements; 2) limiting dwelling units to no more than 3 unrelated people was a significant barrier to workforce housing that often requires greater densities to be affordable; and 3) that landlords were taking advantage of the 3-person limit to evict tenants from housing or not having tenants on leases, often impacting the most vulnerable workers. Staff have attached the April 19, 2021, staff report which contained significant public comment on this topic.

The Council responded to this public comment on January 19, 2021, by directing staff to bring forth a workshop item to discuss the definition of family and consider the concerns of the interested petitioners. As directed, a workshop was held on April 19, 2021. At that workshop, Council directed staff to draft a LDR amendment that eliminates the definition of “family” and instead establishes a new maximum occupancy limit for residential units based on health and safety considerations, not based on the personal relationships of the residents. Council’s intent was to consider a new occupancy limit that would allow substantially more than three unrelated or related people from living in the same dwelling unit provided adequate space was provided for each occupant. The general purpose of the Council direction was to remove the definition of family while ensuring basic life, safety and welfare provisions and overall livability standards were addressed through limitations on occupancy. With this direction, Staff has since researched the definition of family as it relates to occupancy in various localities, as well as other occupancy standards for dwelling units adopted by localities.

STAFF ANALYSIS:

Staff researched occupancy standards adopted by other localities and assessed the viability of these standards in replacing the Town’s definition of family as it relates to dwelling occupancy. This analysis highlights several examples of residential occupancy standards that could be adopted by the Town or serve as guides in drafting a revised standard.

Key Issue #1: What should be the basis for new occupancy standards in the Town?

1. International Building Code

Overview: The International Building Code (IBC) standards apply to all residential buildings within the Town with more than two dwelling units and serve to ensure the life-safety of occupants. Section 1004 of the IBC states that residential units must provide a minimum of 200 SF of gross floor area per occupant, however, enforcement is complaint-based only and has rarely or ever been pursued.

Discussion: Houses and duplexes (one-family and two-family homes) are subject to International Residential Code (IRC) standards, rather than IBC standards. The IRC does not stipulate occupancy limitations. The Town could adopt the occupancy standards of the IBC (200 SF per occupant) as part of the LDRs for all residential structures. The adoption of one unified standard could help prevent confusion. However, as shown in Table 3, the 200 SF per occupant figure is particularly restrictive for smaller dwelling units. For example, enforcement of the IBC occupancy standard would prevent two adults from sharing a 350 SF studio apartment.

2. International Property Maintenance Code

Overview: The provisions of the International Property Maintenance Code (IPMC), which the Town has not adopted, apply to all existing residential and nonresidential structures to “establish minimum requirements to provide a reasonable level of health, safety, property protection, and general welfare.” The IPMC outlines minimum room sizes for different residential occupancies as follows:

Table 1: IPMC Occupancy Standards

Space	Minimum floor area in SF		
	1-2 occupants	3-5 occupants	6 or more occupants
Living room	120	120	150
Dining room	No requirement	80	100
Bedrooms	50 SF per occupant; 70 SF minimum		

Discussion: The underlying principle of minimum room sizes is well-intentioned, but it may complicate the enforcement of occupancy standards. While the overall habitable floor area of residential structures is often easily accessible through GIS records, determining the dimensions of individual rooms would require staff to locate and reference floor plans or take measurements on-site. Moreover, staff recommends that occupancy standards should be made on the basis of floor area as it relates to life-safety, rather than amenity provision.

3. Loudon County, VA

Overview: Loudon County has adopted occupancy standards nearly identical to those of the IPMC with additional stipulations that kitchens for dwellings with 1-5 occupants must be a minimum of 50 SF, and that kitchens for dwellings with 6 or more occupants must a minimum of 60 SF.

Discussion: Staff finds that the Loudon County’s additional standards for kitchen size help to unify minimum standards for room size. However, as Loudon County’s occupancy standards are derivative of the IPMC, they have similar shortcomings with regard to enforcement and may not be directly linked to the life-safety of occupants.

4. Ithaca, NY

Overview: The City of Ithaca Municipal Code provides occupancy standards based on the size of sleeping rooms and overall habitable space as shown below:

Table 2: Ithaca Occupancy Standards

Max number of occupants	Sleeping room(s) size (Min. SF)	Overall habitable space (Min. SF)
1	80-119	150-249
2	120-179	250-349
3	180-239	350-449
4 or more	240, plus 60 for each additional person	450, plus 100 for each additional person

For dwelling units without separate sleeping rooms (i.e., studio apartments), maximum occupancy of the dwelling unit is based on the amount of overall habitable space only. Note that the overall habitable space figure does not include “kitchens, bathrooms, or other non-habitable spaces.”

Discussion: The occupancy standards used in Ithaca are easy to comprehend and enforce. These standards are more permissive than the similar IBC regulations, which can make a significant impact in the occupancy of small apartments.

5. Vero Beach, FL

Overview: The City of Vero Beach has adopted occupancy standards similar to those of Ithaca with 150 SF of habitable floor area required for the first occupant, plus 100 SF for each additional occupant. Vero Beach requires rooms used for sleeping purposes to have a minimum area of 70 SF for one occupant, plus 50 SF per additional occupant.

Discussion: The occupancy requirements of Vero Beach highlight the relative ubiquity of the “150 SF + 100 SF per additional” standard. The Vero Beach regulations use the same bedroom size requirements used by the IPMC, which are slightly more forgiving than those adopted by Ithaca.

5. Jackson/Teton County Housing Department

Overview: The Rules and Regulations for the Jackson/Teton County Housing Department outline minimum provisions for residential units, including a minimum area of 120 SF for the first bedroom in a unit and a minimum size of 90 SF for each additional bedroom. The living/dining room requirements are based on providing adequate space for various furnishings, rather than a standard based on occupancy.

The Housing Department has standards for dormitories that mirror Ithaca and Vero Beach in requiring a minimum of 150 SF of overall habitable area for the first occupant, plus 100 SF for each additional occupant. Additionally, our local Housing Rules and Regulations require that one bathroom be provided for shared use by no more than four persons, containing at least one toilet, one sink, one bathtub with a shower in a space of at least 60 SF.

Discussion: The minimum standards for dormitories set out by the Housing Department provide a strong baseline for occupancy standards to be applied across all Town dwellings. As stated previously, the “150 SF + 100 SF per additional” standard for overall habitable space has been adopted by multiple localities. Additionally, the requirement of one bathroom per 4 occupants lays out a simple standard for sanitation that is rooted in the overall goals of occupancy standards – ensuring residents are living in conditions that can provide for safe, healthy living.

Comparison of Standards

Tables 3 and 4 provide examples of dwellings commonly found in the Town of Jackson and show the maximum occupancies of these dwellings based on different occupancy standards. For the purpose of brevity, staff has identified that the occupancy standards adopted by Loudon County, VA and Ithaca, NY are similar to other standards. Those two standards have subsequently been excluded from the comparison.

While the occupancy standards of the IBC, Vero Beach, and the Housing Department are largely based on the amount of overall habitable space in a dwelling, the IPMC standard depends on the floor areas of various rooms within a dwelling. With that in mind, occupancy based on the IPMC standard is shown separately in Table 4. The example dwellings in each table are the same, with Table 4 providing an additional level of detail.

It should be noted that different occupancy standards use the terms “net livable floor area,” “habitable floor area,” and “gross floor area,” each of these terms having a slightly different definition. Staff has determined that

any occupancy standard would be enforced based on the total habitable floor area of a dwelling as defined by Section 9.5.H of the LDRs:

“Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.”

Table 3: Occupancy Standard Comparison

Dwelling Type	Habitable floor area (SF)	# of Full Bathrooms	IBC Occupancy (#of persons)	Vero Beach Occupancy (#of persons)	Housing Department Dormitory Occupancy (#of persons)
Studio	350	1	1	3	3
1-Bedroom Apt/Condo	500	1	2	4	4
2-Bedroom Apt/Condo	800	1	4	7	4
3-Bedroom House	1500	2	7	14	8
4-Bedroom House	3000	3	15	29	12
5-Bedroom House	5000	4	25	49	16
Single-Wide Mobile Home	1000	1	5	9	4

As discussed previously and shown in Table 3, the IBC occupancy standard is particularly restrictive for smaller dwelling units in comparison to the Vero Beach and Housing Department standards. In contrast, for larger dwellings, the “1 bathroom per 4 occupants” requirement of the Housing Department standard limits the occupancy of larger dwellings compared to the IBC and Vero Beach standards.

The IPMC calculations in Table 4 below assume that all bedrooms in the dwelling are the same size.

Table 4: IPMC Examples

Dwelling Type	Habitable floor area (SF)	# of Bathrooms	Living Room (SF)	Dining Room (SF)	Bedroom Dimensions	IPMC Occ
Studio	350	1	≥120	N/A	*10'x10'*	2
1-Bedroom Apt/Condo	500	1	≥120	≥100	10'x10'	2
2-Bedroom Apt/Condo	800	1	≥150	≥100	11'x11'	2
3-Bedroom House	1500	2	≥150	≥100	12'x12'	5

4-Bedroom House	3000	3	≥150	≥100	12'x15'	10
5-Bedroom House	5000	4	≥150	≥100	15'x15'	18
Single-Wide Mobile Home	1000	3	≥150	≥100	11'x11'	7

Effective bedroom area for a studio apartment

While not as restrictive as the IBC, the bedroom size requirements of the IPMC limit the occupancy of smaller dwellings more severely than the Vero Beach and Housing Department standards. As dwelling size increases, occupancy based on the IPMC is similar to the Housing Department standards.

Key Issue #2: Consideration of Occupants under 18 years of age with Regard to Occupancy Standards

A significant decision in the adoption of occupancy standards, regardless of the specific standard selected, is whether persons under the age of 18 years living in a dwelling unit will be counted toward the total number of occupants. The omission of children from occupancy standards would allow for increased density and allow larger families more leeway in complying with standards. An argument in favor of omitting children in occupancy requirements is that children are likely to have a smaller impact on neighborhood character than adults with regard to parking, traffic, noise, etc. and is consistent with the removal of the term “family” and relationship there to. Staff finds that although life safety based the Town’s consideration of occupancy standards are also related to livability as currently addressed by the Housing Department.

Conclusions from Analysis

a) Introduction of Occupancy Standards

Staff recommends applying the Housing Department occupancy standards for dormitories across all dwelling units in the Town. In addition, Staff recommends amending these standards to omit persons under the age of 18 years from dwelling occupancy counts in the LDRs as follows:

6.1.4. Residential Uses (7/18/18, Ord. 1198)

A. All Residential Uses

1. **Definition.** A residential use is a living facility, certified under the International Residential or Building Code or by HUD, that includes permanent provision for living, sleeping, eating, cooking, and sanitation.
2. **Standards.**
 - a. No residential unit or portion of a residential unit may be rented such that occupancy is limited to less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use subject to the standards of Sec. 6.1.5. A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use.
 - b. A residential unit shall have a maximum of one kitchen.
 - c. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by 6.1.12.D.

- d. There shall be a minimum of 150 SF of habitable floor area for the first adult occupant, plus 100 SF for each additional adult occupant
- e. At least one bathroom shall be provided for shared use by no more than four adult occupants, containing at least one toilet, one sink, one bathtub with a shower, and a total area of at least 60 habitable square feet.

b) Removal and Replacement of “Family” Definition

Staff recommends the removal of the term “family” from Section 9.5.F and introducing the term “household unit” to Section 9.5.H as defined below:

“Individuals occupying a dwelling unit that have established ties and familiarity with each other; share a lease agreement, have consent of the owner to reside on the property, or own the property; jointly use common areas and interact with each other; and share the household expenses such as rent or ownership costs, utilities, and other household and maintenance costs activities.”

Staff have proposed this replacement as there is still a need to define those individuals living in a residential unit for continuity of the LDRs but in a more generic fashion.

c) Replacement of Terms Encompassing “Family”

Staff recommends replacing the terms “attached single-family unit” and “detached single-family unit” with “attached dwelling” and “detached dwelling,” respectively. Staff finds that this will not practically change the definitions of these uses but will remove the term family and any connotations associated with it. There are approximately 200 references to “family” in the LDRs that would be amended by this change.

d) Definition of Adult included

Staff is also recommending that Article 9 of the LDRs be amended to include a definition of “adult” as follows:

An individual of 18 years of age or older

e) Deletion of Dormitory Use and amendment to Group Home Use

Staff recommends the deletion of Section 6.1.5.F Dormitory of the LDRs which currently reads as follows:

~~F. Dormitory~~

~~1. Definition. A dormitory is a residential unit occupied by a group of unrelated people not residing as a single family.~~

~~a. Includes:~~

~~i. boarding houses or rooming houses~~

~~ii. residential facilities for students and staff of schools~~

~~iii. residential facilities associated with other types of instruction, education, training, and religious activity~~

~~2. Standards~~

~~a. Maximum density. For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.~~

Staff finds that this deletion is necessary as the current language would be in conflict with the proposed deletion of the term “family” and the proposed new occupancy standards. Said another way the proposed amendments would now regulate the number of allowed occupants in a dwelling unit not the allowed use which is currently the case.

In addition, staff is recommending amending Section 6.1.5.G Group Home of the LDRs as follows:

G. Group Home

1. Definition. A group home is 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.

a. Includes:

i. nursing homes and various assisted living centers

ii. group living facilities with related sheltered care facilities

iii. residential facilities for the developmentally disabled including on-site training facilities

2. Standards

a. Maximum density. For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.

Staff finds this amendment necessary as the current language would be in conflict with the proposed deletion of the term “family” and the proposed new occupancy standards.

COMPREHENSIVE PLAN & PRIORITY ALIGNMENT:

The Comprehensive Plan’s third Common Value is ‘Quality of Life,’ which highlights that our community takes pride in our local identity and community character stating that, “We support a variety of lifestyles and

employment opportunities, and welcome others to share in the enjoyment of our intact ecosystem and western mountain lifestyle.” The Comprehensive Plan also highlights that our Quality of Life depends on preserving socio-economic diversity and retention of local employment and housing opportunities.

Staff Factors

Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;

Complies. One of the primary purposes of the LDRs is to implement the community’s housing goals. The proposed text amendment will accomplish this goal by helping to allow for different household types, which is consistent with meeting the goal to house 65% of the workforce locally.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Complies.

3. Provides flexibility for landowners within standards that clearly define desired character;

Complies. Staff finds that the proposed text amendment provides flexibility for potential landowners to pool financial resources in order to purchase a home, even if the individuals do not meet the traditional definition of a family. This amendment does not exempt the development from compliance with all other applicable LDRs.

4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;

Complies. Staff finds that the proposed text amendment allows for contemporary household units that are often not based on blood relations. Staff recognizes that those struggling to find stable, affordable housing in the Town regularly choose to live with multiple unrelated individuals to decrease the cost burden to individuals. Members of the community have made public comment and contacted staff, urging the amendment of standards to allow for non-traditional household units.

5. Improves implementation of the Comprehensive Plan; and

Not Applicable per Wyoming State statute.

6. Is consistent with other adopted Town Ordinances.

Complies. The proposed amendment does not conflict with any other Town Ordinances.

FISCAL IMPACT:

None.

STAFF IMPACT:

Staff has utilized approximately 40-50 hours to complete research on this topic and prepare this staff report.

ATTACHMENTS OR LINKS

Town Council Workshop staff report dated April 19, 2021

SUGGESTED MOTION

I move to recommend **approval** to the Town Council of the requested text amendments, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the staff report, subject to this staff report.

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

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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.

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

[FID%3D190&sa=D&ust=1611243538652000&usg=AOvVaw2rNLm3hxTNQHdrtJs4XVPv](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 Kelsey 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:: Kelsey 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:: mckenzieismyers@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