

Special Town Council Workshop
October 18, 2021
2:00 PM
Virtual through Swagit and Zoom Platforms

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**

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/84343566713?pwd=eGw3ZVcrWXR2dmwrS1BMZTBBrbERKZz09>
If the link does not work, join at zoom.com with Webinar ID **843 4356 6713** Password: **83001**
or join by phone **1.346.248.7799** with Webinar ID **843 4356 6713** and Passcode **83001**

II. CALL TO ORDER AND ROLL CALL

A. Introduce New Employees Karl Meyer and Brian McCabe

III. WORKSHOP ITEMS

- A. Director Updates (Public Works, Planning, IT, Fire/Ems, 20 mins)
- B. Eco Stewardship Position (Tyler Sinclair, 45 mins)
- C. Jackson Hole Historical Society New Museum Presentation (Paul Anthony, 30 mins)

IV. PROPOSED ITEMS FOR FUTURE WORKSHOPS

- 11/1 Priority: Phase 5 Future Funding of Local Government (Larry Pardee)
- 11/15 Public Art Ordinance Discussion (Tyler Sinclair, 30 mins)
- 11/15 Stable and Transitional Neighborhood Review and Direction (Tyler Sinclair, 60 mins)
- 11/15 Downtown Paid Parking RFP (Paul Anthony, 60 mins)
- 11/15 Title 10 Vehicles and Traffic (Lea Colasuonno, 20 mins)
- 12/13 Priority: Future Funding of Local Government (Larry Pardee, 60 mins)
- 12/20 Rec Center Expansion Update (Steve Ashworth, 60 mins)
- 12/20 Council Chambers AV Discussion (Michael Palazzolo, 20 mins)
- 1/18 North Cache Streetscape as a Town Gateway (Floren Poliseo, 30 mins)

V. ADJOURN

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

STAFF REPORT



Meeting Date:	October 18 th , 2021	Meeting Title:	Regular
Submitting Department:	Community Development	Presenter:	Tyler Sinclair
Agenda Item:	Ecosystem Administrator Position	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council consideration and direction on the job description and workplan for the Ecosystem Administrator Position created in the FY22 budget.

Requested Action.

To authorize the advertisement for and selection of an Ecosystem Administrator staff member for the Town.

Recommendations.

Staff recommends approving the advertisement of and selection of an Ecosystem Administrator staff member.

Background.

At the January 11, 2021, JIM, the Town and County discussed an overview of options of how the Town and County -- whether separately or jointly -- could develop the resources needed to address the Comprehensive Plan's Common Value 1: Ecosystem Stewardship goals, principles, policies, and strategies.

The purpose of the overview was to evaluate options ranging from relying on an informal community advisory system to hiring one or more staff positions focused on ecosystem stewardship to creating an Ecosystem Stewardship Department and/or Commission. Staff also identified dedicating additional Professional Services funding to begin work on specific strategies identified in the updated Comprehensive Plan as an additional option for consideration.

Each was evaluated to include specific responsibilities and positions, costs, logistics, capacity, feasibility, and other relevant information, including the potential for securing philanthropic funds to help catalyze the effort.

The Boards discussed that the fundamental issue identified was that although Common Value #1 Ecosystem Stewardship is the core of our community vision as stated in our Comprehensive Plan, we have no dedicated staff and/or resources to strategize, protect, monitor, or implement this Common Value. Planners are implementing the overall Comp Plan vision daily, but there are no staff that focus solely on environmental, conservation or sustainability issues, and most planning staff are trained as planners (generalists), not scientists. Despite ecosystem health being the Comp Plan's foundation, since 2012 neither Teton County nor the Town of Jackson have put meaningful resources into preserving and protecting the area's ecosystem. There are no staff dedicated to Common Value #1. There is no commission or board charged with overseeing local government's ecosystem preservation efforts. Perhaps most crucially, there is no consistent meaningful town or county funding devoted exclusively to ecosystem health.

Ultimately, Teton County chose not to move forward with the creation of the described position and/or commission as had been discussed. Subsequently, the Town considered a Town only position and chose to fund it through the adoption of the Fiscal Year 2022 budget process.

Analysis.

The Town of Jackson is constantly evolving to address changing community needs. Over the past few decades, local government has created departments to address the concerns of a rapidly growing and changing community. Among these have been departments focused on mass transit, recycling, pathways, and housing. Local government has also recognized the importance of other emerging issues by creating commissions and boards focused on historic

preservation, design review, energy conservation, and public art, just to name a few. The wide variety of issues addressed by these departments and boards makes it surprising that there has not been a department or staff dedicated to Common Value #1. With the exception of the now defunct Natural Resources Technical Advisory Board (a body with a very limited mandate), there has never even been a committee, board, task force, or other organized body focused on pursuing Common Value #1.

This approved position will direct significant resources into Common Value #1 for the first time and demonstrate the importance of preserving and protecting the area's ecosystem to ensure a healthy environment, community, and economy for current and future generations.

The position will assist the community in the implementation of the goals, policies, principles, and strategies called out in Chapters 1 and 2 of the Plan (see attached) including the following areas:

- Water Resources
- Public Lands Coordination
- Sustainability and Climate Change Adaptation & Planning
- Ecology
- Scenic Preserve Trust
- Wildlife

Qualifications

The ideal candidate for the position will have a degree in biology, ecology, or other related field of study and experience ensuring public policy decisions are informed by the best available science. Relevant experience and duties would include both administrative duties and a solid background in a field related to ecosystem stewardship (education, work experience, or ideally both). The position will work under general supervision of the Community Development Director with staff support and coordination with Community Development and Joint Long Range Planning staff.

Primary Areas of Focus

The position's primary areas of focus, associated work product and the percentage of annual time dedicated towards each for the first 2 years of the position are described in more detail below.

Town of Jackson Sustainability Program – 20%

The focus of this effort will be to continue the implementation and further development of a Town of Jackson organizational sustainability program identified as a Council Priority item at the annual retreat. Past efforts in this area include the Town sustainability initiatives including 10 by 10 (10% reduction by 2010) and 40 by 20 (40% reduction by 2020) along with the current Town G.P.S. sustainability program.

Work Product: Produce a town wide sustainability program including goals, strategies, and monitoring for the organization including both town wide and departmental implementation strategies. Part of this program would be an annual report to Council, the organization, and community on its status and achievements.

Collect and Evaluate Metrics indicating the Ecosystem's Health – 30%

The focus of this task will be to begin to address two foundational strategies called out in the Comp Plan as follows:

- o Strategy 1.G.S.1: Identify appropriate indicators that measure the status of, and progress towards, the Chapter 1 goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.

- o Strategy 1.G.S.2: Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter. including evaluation of threats to the ecosystem's health, and opportunities for helping preserve and protect it.

Work Product: In addition to completing these strategies, an overarching goal here will be to compile and deliver an annual report to the community regarding the health of the ecosystem, threats to that health, and efforts to preserve and protect the ecosystem.

Jackson Hole Climate Action Collective – 20%

The focus of this task will be to provide additional dedicated staff resources to the Jackson Hole Climate Action Collective, a collaboration of multiple local organizations focused on climate action and achieving equitable net-zero carbon by 2030. This initiative was identified as a Council Priority at the annual retreat. The goal of the collective is to equitably achieve net-zero carbon in our community through a framework and matrix of climate actions and climate action resources that is updated over time by a collaborative resourcing team. This collaborative team will facilitate action now and catalyze community capacity for future initiatives. The initial step currently underway is the development of sector-based teams working in specific focus areas.

Work Product: The framework and opportunity matrix will be supported by a climate action dashboard that will provide public reporting on the community's climate action and allow the community to test the climate impact of various potential actions.

Water Quality Initiatives – 20%

The primary focus of this task will be to support current Council Priority projects in this area including:

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

The position will bring much needed additional capacity to these Public Works led projects assisting in project development but more specifically in project education, outreach, and implementation.

Work Product: Completion of the identified studies along with ongoing implementation and education efforts that are outgrowths from them.

Karns Meadow Park – 10%

The primary focus of this task will be to lead the planning and development of Karns Meadow Park. Planning will consist of the completion of a Master Plan describing all desired improvements followed by the approval of individual or combined conditional use permits for each component of the property. Development will provide activation of the park through outcomes identified in the planning process.

Work Product: Completion and implementation of a Karns Meadow Park Master Plan.

Staff is seeking Council direction on the qualifications, tasks and work products discussed above prior to moving forward with the selection of the position.

Alternatives (Optional).

As discussed and identified by Council.

Comprehensive Plan & Priority Alignment.

As described above, staff finds the proposal is completely aligned with the Comprehensive Plan goal to:

Preserve and protect the area's ecosystem in order to ensure a healthy environment, community and economy for current and future generations.

In addition, staff finds the proposal to be consistent with and supportive of the Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery and Chapter 2. Climate Sustainability goal statements described below:

Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.

Emit less greenhouse gases than we did in 2012.

Fiscal Impact.

The approved Fiscal Year 2022 budget has \$144,265 allocated to this position.

Staff Impact.

Staff hours to complete this report were approximately 4. It is anticipated that approximately 80 hours annually will be dedicated by the Community Development Director to oversee this new position.

Attachments or Links.

Joint Information Meeting staff report, dated January 11, 2021

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

I move to authorize the advertisement for, and selection of an Ecosystem Administrator staff member as described in this October 18 staff report as amended by Council.



TOWN COUNCIL



BOARD OF COUNTY
COMMISSIONERS

JOINT INFORMATION MEETING AGENDA DOCUMENTATION

PREPARATION DATE: December 19, 2020

MEETING DATE: January 11, 2021

SUBMITTING DEPARTMENT: Long-Range Planning

DEPT DIRECTORS: Tyler Sinclair & Chris Neubecker

PRESENTER: Tyler Sinclair

SUBJECT: Comprehensive Plan - Common Value 1: Ecosystem Stewardship Goals, Principles, Policies, and Strategies Implementation (C20-003)

PURPOSE/REQUESTED ACTION

The purpose of this item is to consider how the Town and County can address the Comprehensive Plan's Common Value 1: Ecosystem Stewardship goals, principles, policies, and strategies.

BACKGROUND

At the October 13, 2020, JIM, the Town and County directed staff to create an overview of options of how the Town and County - whether separately or jointly - can develop the resources needed to address the Comprehensive Plan's Common Value 1: Ecosystem Stewardship goals, principles, policies, and strategies.

The purpose of the overview was to evaluate options ranging from relying on an informal community advisory system to hiring one or more staff positions focused on ecosystem stewardship to creating an Ecosystem Stewardship Department and/or Commission. Staff also identified dedicating additional Professional Services funding to begin work on specific strategies identified in the updated Comprehensive Plan as an additional option for consideration.

Each was evaluated to include specific responsibilities and positions, costs, logistics, capacity, feasibility, and other relevant information, including the potential for securing philanthropic funds to help catalyze the effort. Staff was directed to bring this information back for discussion at the December JIM so that it may be considered during the Fiscal Year 2022 budgeting process. This item was moved to the January JIM due to the number of items on the December JIM.

Staff finds the fundamental issue that has been identified for discussion is that although Common Value #1 Ecosystem Stewardship is the core of our community vision as stated in our Comprehensive Plan, we have no dedicated staff and/or resources to strategize, protect, monitor, or implement this Common Value. Planners are implementing the overall Comp Plan vision daily, but there are no staff that focus solely on

environmental, conservation or sustainability issues, and most planning staff are trained as planners (generalists), not scientists.

Despite ecosystem health being the Comp Plan's foundation, since 2012 neither Teton County nor the Town of Jackson have put meaningful resources into preserving and protecting the area's ecosystem. There are no staff dedicated to Common Value #1. There is no commission or board charged with overseeing local government's ecosystem preservation efforts. Perhaps most crucially, there is no consistent meaningful town or county funding devoted exclusively to ecosystem health.

In the table below, staff has provided a list of the Chapters of our Comprehensive Plan and the associated staff resources. The color coding identifies the current level of existing staff capacity and resources assigned to each chapter. Chapters in red have no dedicated staff, committees or other resources dedicated to them, chapters in yellow have some shared staff, committees and/or other resources dedicated to them, and chapters in green have dedicated staff/departments, committees, and other resources dedicated to them.

Comprehensive Plan Chapter Staff and Resource Allocation

	Full Time Dedicated Staff Resources	Partially Dedicated Staff Resources
Ecosystem Stewardship: Common Value 1		
• Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery	None	Long Range Planning staff Current Planning staff
• Chapter 2. Climate Sustainability through Energy Conservation	None	Long Range Planning staff Current Planning staff Other Town/County Departments
Growth Management: Common Value 2		
• Chapter 3. Responsible Growth Management	Long Range Planning staff Current Planning staff Planning Commissions Design Review Committee (Town)	
• Chapter 4. Town as the Heart of the Region - The Central Complete Neighborhood	Long Range Planning staff Current Planning staff Planning Commissions Design Review Committee (Town)	
Quality of Life: Common Value 3		
• Chapter 5. Local Workforce Housing	Housing Department staff Housing Supply Board Housing Authority Board	
• Chapter 6. A Diverse and Balanced Economy	None	Travel and Tourism Board Contract for Service
• Chapter 7. Multimodal Transportation	None	Transportation Advisory Committee Public Works Departments
• Chapter 8. Quality Community Service Provision	None	Town/County Administration

Achieving Our Vision		
• Chapter 9. Adaptive Management	Long Range Planning staff	
• Chapter 10. Administration	Long Range Planning staff	

STAFF ANALYSIS

The primary goal of identifying additional staff and/or resources would be to focus on ensuring the below Comp Plan Vision is considered in all aspects of Town and County policy, decision making and budgetary appropriations.

“Preserve and protect the area’s ecosystem in order to ensure a healthy environment, community and economy for current and future generations.”

Overall Concept

The Town of Jackson and Teton County governments are constantly evolving to address changing community needs. Over the past few decades, local government has created departments to address the concerns of a rapidly growing and changing community. Among these have been departments focused on mass transit, recycling, pathways, and housing. Local government has also recognized the importance of other emerging issues by creating commissions and boards focused on historic preservation, design review, energy conservation, and public art, just to name a few.

The wide variety of issues addressed by these departments and boards makes it surprising that there has not been a department or significant staff dedicated to Common Value #1. With the exception of the now-defunct Natural Resources Technical Advisory Board (a body with a very limited mandate), there has never even been a committee, board, task force, or other organized body focused on pursuing Common Value #1.

The overall concept suggests the creation of an Ecosystem Stewardship Department (ESD) and Commission (ESC), by the Town and County to put resources into Common Value #1 and acknowledge how important preserving and protecting the area’s ecosystem is to ensuring a healthy environment, community, and economy for current and future generations.

The ESD could include staff and resources to assist the community in the implementation of the goals, policies, principles, and strategies called out in Chapters 1 and 2 of the Plan (see attached) including the following areas:

- Water Resources
- Public Lands Coordination
- Sustainability and Climate Change
- Ecology
- Scenic Preserve Trust
- Wildlife

The ESD would have four primary duties:

1. Collect and evaluate metrics indicating the ecosystem’s health.
2. Evaluate threats to the ecosystem’s health, and opportunities for helping preserve and protect it.
3. Develop and oversee efforts related to duties #1 and #2.
4. Deliver an annual report to the community regarding the health of the ecosystem, threats to that health, and efforts to preserve and protect the ecosystem.

The conceptual proposal put forth here would be for the Town and County to initially hire an ESD director with a second staff member, a senior ecologist, hired in the initial 2 years. This option is discussed as option 1 below. In addition, as requested, staff have provided options 2-6 for consideration of alternative ways to provide additional staff and/or resources in this area.

The primary duties of new staff and/or other resources once created would be to develop the department's direction, specifically around the two foundational questions at the core of the Comp Plan:

1. In the context of the Comp Plan's Vision, what is a healthy ecosystem?
 - **Strategy 1.G.S.1:** Identify appropriate indicators that measure the status of, and progress towards, the Chapter 1 goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.
2. What metrics indicate the ecosystem's health, and how should they be collected and evaluated?
 - **Strategy 1.G.S.2:** Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter.

To assist and guide the ESD in its efforts, the Town and County could also create a joint Ecosystem Stewardship Commission, which will function in a fashion similar to the nine other town/county joint boards. The ESC's efforts will be supported by the ESD staff, and most of its membership will be people with solid expertise in subjects related to ecosystem stewardship.

In doing its work, the ESD will foster relationships with other entities interested in preserving and protecting the area's ecosystem, including federal, state, and local agencies, nonprofit organizations, and other community groups. Where it makes sense, the ESD will serve as a catalyst and/or nucleus for collaborative efforts aimed at preserving and protecting the area's ecosystem.

Staffing and Resource Options

1) Ecosystem Stewardship Department (ESD) and Commission (ESC)

- **Description:** Initially hire an ESD director with a second staff member, a senior ecologist, hired in the initial 2 years.
- **Qualifications:** The ideal department director would have both significant administrative experience and a solid background in a field related to ecosystem stewardship (education, work experience, or ideally both). Initially, his or her primary job will be administrative: establishing the department, setting its goals, and developing operating systems. The senior ecologist would be responsible for overseeing the day-to-day projects resulting from the goals.
- **Funding Options:** Joint Town and County, County only, Town only
- **Philanthropic potential:** Town/County could solicit nonprofit and/or private funding to assist in funding the position(s).
- **Pros:** As a Town or County department it would be involved in every aspect of the organizations' day-to-day or long-range planning and policy decisions independent from other departments. Hiring and assignment of tasks/work product would be directed by the Town and County.
- **Cons:** Ability of the Town and/or County to hire and attract a qualified candidate. If only one position is hired there may be a lack of focus and ability to achieve all the efforts described in Chapters 1 and/or 2.

2) Staff Ecologist(s)

- Description: Comp Plan Strategy 1.1.S.9 states the Town and County should explore hiring a staff ecologist and/or adding staff infrastructure and capacity to promote the implementation of strategies and plans called for in Chapter 1 (see attached). This position(s) could also be called upon to lead implementation of Chapter 2 (see attached).
- Qualifications: Degree in Biology, Ecology, or other related field of study, experience ensuring public policy decisions are informed by the best available science.
- Funding Options: Joint Town and County, County only, Town only
- Philanthropic potential: Town/County could solicit nonprofit and/or private funding to assist in funding the position(s).
- Pros: As a Town or County position it would be involved in every aspect of the organizations' day-to-day or long-range planning and policy decisions. Hiring and assignment of tasks/work product would be directed by the Town and County.
- Cons: Ability of the Town and/or County to hire and attract a qualified candidate. If only one position is hired there may be a lack of focus and ability to achieve all the efforts described in Chapters 1 and/or 2.

3) Sustainability Coordinator

- Description: The Town and County could explore hiring a sustainability coordinator and/or adding staff infrastructure and capacity to promote the implementation of strategies and plans called for in Chapter 2 (see attached). This position(s) could also be called upon to lead implementation of Chapter 1 (see attached). Sustainability would focus more generally on projects that impact the environment and the community, which might include renewable energy, sustainable transportation, and efficient buildings, in addition to wildlife and natural resource programs. A similar position to this was previously jointly funded by the Town and County.
- Qualifications: Degree in Biology, Ecology, Sustainability or other related field of study, experience in the development and implementation of Climate/Sustainability Action Plans desired.
- Funding Options: Joint Town and County, County only, Town only.
- Philanthropic potential: Town/County could solicit nonprofit and/or private funding to assist in funding the position(s).
- Pros: As a Town or County position it would be involved in every aspect of the organizations' day-to-day or long-range planning and policy decisions. Hiring and assignment of tasks/work product would be directed by the Town and County.
- Cons: Ability of the Town and/or County to hire and attract a qualified candidate. If only one position is hired there may be a lack of focus and ability to achieve all the efforts described in Chapters 1 and/or 2.

4) Contract for Services

- Description: The Town and County could explore hiring an independent contractor to assist in the implementation of strategies and plans called for in Chapter 1 and/or Chapter 2 (see attached). Similar contracts are currently utilized by the Town and County to provide staffing for the Travel and Tourism Board and Energy Conservation Works.
- Qualifications: see above
- Funding Options: Joint Town and County, County only, Town only.
- Philanthropic potential: Town/County could solicit nonprofit and/or private funding to assist in funding the position(s). This may be a more attractive structure to attract outside funding than alternatives 1 and 2 above.

- Pros: The Town and/or County would not be hiring a new FTE with ongoing reoccurring expenses, including salary, benefits, office space, etc. but would be able to secure additional “staff” resources on a more permanent basis than a limited contract for services. This option could attract more qualified applicants who would have the opportunity to maintain a variety of contracts for service at once.
- Cons: Limited time dedicated to the Town and County, possibly not a full-time job. Not involved in the organizations’ day-to-day or long-range planning and policy decisions.

5) Professional Services Contract – Chapter 1

- Description: The Town and County could prepare a scope of work and release a request for proposals to complete the two critical strategies listed above for Common Value 1 and Chapter 1. The scope of work would be managed by the Joint Town/County Long Range Planning Division. The use of contract for services with private consulting firms is the typical approach to completing tasks identified in the Comprehensive Plan Annual Work Plan.
- Qualifications: Would be specified in the scope of work and focused on completion of the first two critical tasks described above.
- Philanthropic potential: Town/County could solicit nonprofit and/or private funding to assist in funding this specific scope of work. This may be more attractive structure to attract outside funding than the hiring of staff.
- Pros: The Town and/or County would not be hiring a new FTE with ongoing reoccurring expenses, including salary, benefits, office space, etc. Town and County may have the ability to utilize contract specialized expertise to complete a specific scope or work before considering permanent staffing for Common Value 1.
- Cons: As a specific scope of work with a short-term completion date, there would be no staff added to the Town/County that would be involved in the organizations’ day-to-day or long-range planning and policy decisions related to Common Value 1.

6) Professional Services Contract – Chapter 2

- Description: The Town and County could prepare a scope of work and release a request for proposals to complete the two critical strategies listed above for Chapter 2. The scope of work would be managed by the Joint Town/County Long Range Planning Division. The use of contract for services with private consulting firms is the typical approach to completing tasks identified in the Comprehensive Plan Annual Work Plan.
- Qualifications: Would be specified in the scope of work specific to the completion of the first two critical tasks described above.
- Philanthropic potential: Town/County could solicit nonprofit and/or private funding to assist in funding this specific scope of work. This may be more attractive structure to attract outside funding than the hiring of staff.
- Pros: The Town and/or County would not be hiring a new FTE with ongoing reoccurring expenses, including salary, benefits, office space, etc. Town and County may have the ability to utilize contract specialized expertise to complete a specific scope or work before considering permanent staffing for Common Value 1.
- Cons: As a specific scope of work with a short-term completion date, there would be no staff added to the Town/County that would be involved in the organizations’ day-to-day or long-range planning and policy decisions related to Common Value 1.

RECOMMENDATION:

Staff have not provided a recommendation at this time until further discussion of the goals and purpose of the position/department have been defined.

ATTACHMENTS

- Public Comment
- Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery
- Chapter 2. Climate Sustainability through Energy Conservation

STAKEHOLDER ANALYSIS

The entire Jackson Hole community.

PUBLIC COMMENT

See attached

FISCAL IMPACT

There is no Town or County funding currently budgeted for this task in FY21. Staff has identified two alternatives to move forward. The first would be to include the preferred option for consideration in the FY22 Comprehensive Plan Work Plan and associated budget process, meaning no work could be completed until funding was available after July 2022. The second would be to amend the FY21 budget to include funding so work under the preferred option could begin immediately upon approval.

As conceptualized above, the Ecosystem Stewardship Department and Commission would operate at an annual cost of \$300,000. This would pay for 2 full-time employees and provide additional capital for operations.

Options to consider for funding the ESD could be:

1. Joint funding by the Town and County
2. Funding by the Town or County

As mentioned above in the identified options philanthropic funds could be utilized to offset the cost to the County and/or Town in initial years of the department. The funding allocations for the Town and County would need to be defined in a Joint Powers Agreement or other agreement with philanthropic funds being used to offset costs only. For example, as the following table indicates, the ESD could become increasingly less reliant on philanthropic offsets each year, and the Town and County would pay equal shares.

Jackson/Teton County Ecosystem Stewardship Department: Example Annual Funding Formula				
	<i>Town</i>	<i>County</i>	<i>Total</i>	<i>Philanthropy Offset</i>
<i>FY 2021</i>	\$75,000	\$75,000	\$150,000	\$100,000
<i>FY 2022</i>	\$150,000	\$150,000	\$300,000	\$200,000
<i>FY 2023</i>	\$150,000	\$150,000	\$300,000	\$150,000
<i>FY 2024</i>	\$150,000	\$150,000	\$300,000	\$100,000
<i>FY 2025</i>	\$150,000	\$150,000	\$300,000	\$50,000
<i>FY 2026</i>	\$150,000	\$150,000	\$300,000	\$0
<i>Total</i>	\$525,000	\$525,000	\$1,650,000	\$600,000

STAFF IMPACT

Staff finds that the Long-Range Principle Planner recently hired by Teton County along with the County Planning Director and Town Community Development Director have the expertise, experience and capacity to lead the creation of the ESD. Although the Long Range Principle Planner position is currently only funded by Teton County, it is staff's understanding that the County may be supportive of this position working on joint Town and County projects until such time the Town may be able to return to jointly funding this position in FY22.

LEGAL REVIEW

Gingery
Colasuonno

SUGGESTED MOTION

I move to direct staff to include Option _____ as described above for funding consideration in FY22 Town and County budgets.

January 4, 2021
Jackson Town Council
Teton County Board of County Commissioners

RE: The need for Ecosystem Stewardship staff and a new Department

Dear Chair Macker, Mayor Morton-Levinson, Commissioners, and Councilors,

Our community has invested significant time and resources into two Comprehensive Plan priorities – housing & transportation – and we have measurable goals, action plans, and staff. We do not have the equivalent for our priority of Ecosystem Stewardship. While many Town and County programs and services directly or indirectly benefit our ecosystem stewardship goals (e.g., investments in pathways and transit, stormwater infrastructure, smart land-use planning), they are not enough. The myriad threats to our wildlife, water quality, and wild lands will continue to intensify as our community grows. **Please add a dedicated ecosystem stewardship staff position to your FY 2021-2022 budget.**

The town and county need a new staff person to address water quality, wildlife and habitat, climate change mitigation, land conservation initiatives, and state and federal agency proposals. We need professional staff, such as a senior ecologist or natural resource director, to prevent further loss and degradation of our natural resources and address the critical gaps in existing government programs, such as the Teton County Scenic Preserve Trust. Hiring a dedicated ecological staff person could save money by preventing expensive after-the-fact fixes like water treatment in Hoback. They would also coordinate with individual residents, non-profit groups, agency personnel, and other departments to provide an ecological perspective, analytical tools, and responsible alternatives for relevant policies, plans, and projects. A full-time conservation professional would have the authority to present recommendations to you and the public for better decision-making.

In order to honor our conservation legacy and support a vibrant human community in balance with the natural world, **the conservation staff person should be hired into a newly formed department, dedicated to natural resources and ecosystem stewardship.** A new department would focus on the ecosystem as its priority, bringing balance with other departments' priorities. Please create this department, even if it is a department of only one professional staff initially. The new department should focus on four areas of protection: land, water, wildlife, and climate, which we outline below.

We believe that investing in ecosystem stewardship staff will save time, money, and resources in the future by providing efficiency, oversight, and planning. We also recognize your tight budgets, and our organizations will help explore other public or philanthropic funding options for a dedicated staff person and an ecological stewardship department. We will work hard to engage our constituents and the whole community to support this position.

We believe dedicated ecosystem stewardship staff in an independent and empowered department is necessary to "preserve and protect the area's ecosystem" and to incorporate natural resource considerations as a standard practice in all local government activities.

Examples of potential responsibilities of a new stewardship-focused department:

Water: Our drinking water supply is compromised; our public water systems lack the most basic protections. Water quality issues are now at the forefront of public concern. Timely implementation of the water quality strategies included in the Comp Plan updates will require significant new resources and dedicated staff time to complete. Roles could include:

- Lead the development of a water quality enhancement plan
- Oversee the implementation of the Comprehensive County-Wide Wastewater Management Plan, update local regulations
- Coordinate with Public Health on monitoring contaminants in public water systems
- Develop stormwater management best practices
- Identify tools to protect our sole source aquifer, including the creation of an Aquifer Protection Overlay, Source Water Assessments and Protection Plans, etc.
- Develop a river and levee management plan
- Engage with state and federal agency's on planning and rulemaking processes
- Engage in water resource management (e.g., Wild and Scenic Rivers)

Land: Conservation of both private and public lands are essential for ecosystem functionality. Your departments of planning and building services, public works, parks and recreation, and health make daily decisions with far reaching environmental repercussions; these lack input from a dedicated ecological staff person. We need ecosystem stewardship staff to guide internal processes within Town and County, and to partner with federal/state agencies and represent the vision of our community. Responsibilities could include:

Private Land Plans, Projects, and Policies:

- Ecosystem Monitoring: updating Natural Resource LDR's, exploring restoration efforts
- Define ecosystem stewardship goals and metrics, as called for in the Comp Plan
- Develop an Ecosystem Action Plan and implement strategies outlined in the Comp Plan (e.g., a cumulative impact study)
- Development Proposals: Provide structure/criteria/guidelines for formal review of new development, transportation, and land management projects
- Develop improved tools and incentives for open space preservation in the county

Public Lands Plans, Projects, and Policies:

- Review new plans, actions, and policies of state and federal agencies for their alignment with community goals (e.g. proposed Targhee expansion, Elk Feedgrounds)
- Manage existing easements in the Teton County Scenic Preserve Trust (TCSPT), and identify and acquire new strategic easements
- Shepherd high-value land transfers (BLM parcels, State Trust Lands)

Wildlife: With reduced water quality and quantity, lost and degraded habitat, and severed corridors, wildlife populations of all kinds and sizes are threatened directly and indirectly. We lack coherent policies and programs to reduce these individual and cumulative impacts. A professional natural resource manager could:

- Implement the Wildlife Crossings Master Plan

- Develop tools and partnerships with landowners to mitigate human-wildlife and wildlife-livestock conflicts, like Chronic Wasting Disease
- Measure/monitor landscape permeability for wildlife, critical habitat, and connectivity
- Review and promote “living with nature” programs and regulations (bear-proof trash cans, wildlife friendly fencing, fire prevention in wildland urban interface)

Climate Action / Sustainability: Climate change is a cross-cutting threat to our wildlife and ecosystem, wild lands and vegetation, and community character. We have a responsibility to reduce our impact on the global climate crisis felt even here in the Greater Yellowstone Ecosystem. Jackson Hole has an outsized impact on the national and international policy debate on climate, and while we can’t prevent climate change alone, we can be part of the solution rather than the problem. We appreciate the addition of a new goal for climate action and a Climate / Sustainability Action Plan in the Comp Plan Update, and we believe this project would fit well in the new ecosystem stewardship department.

It is our community’s responsibility, and a top priority, to preserve our natural resources. This requires staffing and funding beyond what is currently allocated. **Please vote to fund this position and department in the FY 2021-2022 budget.**

Sincerely,

The following members of the Systems of Conservation collaborative:

Chelsea Carson
Conservation Program Manager
Jackson Hole Conservation Alliance

Dan Heilig
Senior Conservation Advocate
Wyoming Outdoor Council

Frances Clark
Program Coordinator
Teton Plants

Peggie dePasquale
Associate Director
Wyoming Wilderness Association

Renee Seidler
Executive Director
Jackson Hole Wildlife Foundation

Haley Mortimer
Wyoming State Director
The Nature Conservancy

Sharon Mader
Senior Grand Teton Program Manager
National Parks Conservation Association

Chris Colligan
Wildlife Program Coordinator
Greater Yellowstone Coalition

Dan Leemon
Executive Director
Protect Our Water Jackson Hole

Kristin Combs
Executive Director
Wyoming Wildlife Advocates

Why is Ecosystem Stewardship a Common Value?

The Greater Yellowstone Ecosystem – the largest intact ecosystem in the lower 48 states – transcends the physical boundaries of Jackson and Teton County. Our Vision stresses preserving and protecting the ecosystem, the core of our character. The quality of this ecosystem has attracted numerous visitors and is the primary reason many residents live here; our Quality of Life depends on the continued health and viability of the ecosystem. Similarly, making suitable places for development in one of the most sensitive places in the world is the core of our Growth Management Common Value.

With this Plan, the community further commits to our legacy of responsible Ecosystem Stewardship to ensure that the abundant wildlife, quality natural resources and scenery, open space, and climate that we experience today last long into the future. While our community's popularity and location in this rare ecosystem heighten the importance of Ecosystem Stewardship, they provide an opportunity to globally lead in implementing strategies for climate sustainability and protection of wildlife, natural resources, and open space.

Our community will lead by example to show how local efforts can positively affect entire ecosystems. The community's stewardship of our surrounding ecosystem has been and will continue to be our legacy to future generations.

How are we going to achieve Ecosystem Stewardship?

Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery

- Maintain healthy populations of all native species (Principle 1.1)
- Preserve and enhance surface water and groundwater quality (Principle 1.2)
- Maintain the scenic resources of the community (Principle 1.3)
- Protect and steward open space (Principle 1.4)

Chapter 2. Climate Sustainability

- Reduce the consumption of non-renewable energy (Principle 2.1)
- Reduce greenhouse gas emissions through land use (Principle 2.2)
- Reduce greenhouse gas emissions through transportation (Principle 2.3)
- Increase energy efficiency in buildings (Principle 2.4)
- Conserve energy through waste management and water conservation (Principle 2.5)



Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery

Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.

What does this chapter address?

Principle 1.1 - Maintain healthy populations of all native species

Principle 1.2 - Preserve and enhance surface water and groundwater quality

Principle 1.3 - Maintain the scenic resources of the community

Principle 1.4 - Protect and steward open space

Why is this chapter addressed?

Our abundant wildlife, natural, and scenic resources are internationally renowned. These resources symbolize our community's ecological, social, and economic character and their preservation and protection is at the core of our Vision. Most members of the community live in the area because of the access to wildlife, natural resources, and outdoor recreation. The community recognizes that our policies regarding development, transportation, recreation, and energy consumption have both direct and indirect impacts on the entire ecosystem. The community will continue to preserve and protect our wildlife, natural, scenic, and open space resources by supporting and maintaining our historic stewardship, conservation, and agricultural ethic.

The community is located in the Greater Yellowstone Ecosystem—the largest intact ecosystem in the lower 48 states. Our location in this ecosystem sets the Town of Jackson and Teton County apart from other resort and rural communities, particularly with our abundance of wildlife. Although 97% of Teton County is publicly owned (see Appendix B), our ecosystem does not conform to jurisdictional boundaries. This makes wildlife susceptible to the impacts of our decisions. Development can displace and fragment habitat, emissions drive climate changes to our natural environment, human movement through the ecosystem impacts wildlife movement, discharge and runoff can decrease





Ecosystem

can be defined as a biological community of interacting organisms and their physical environment.

water quality, and human introduction of invasive species can disrupt the ecosystem. To act as stewards of this ecosystem, our policies focus on adaptive management, emission reduction, improved water quality, and efficient transportation.

Privately owned lands in the county continue to provide critical habitat for many species. The community respects landowners' private property rights while acknowledging that effective stewardship of wildlife requires protecting essential areas from the impacts of development. Preserving habitat quality is necessary to dampen the effects of global climate change and aid wildlife in adapting to an altered climate.

Human-caused degradation of natural and scenic resources is not always immediately apparent. While direct local impacts can usually be identified and mitigated, it is the sum of direct and indirect effects that, over time, threaten the health of the ecosystem at a regional scale. The human populations in Jackson Hole, Star Valley, and Teton Valley, Idaho, will continue to have impacts on the ecosystem at a local and regional level that must be addressed.

The protection of wildlife, natural, and scenic resources provides for the economic wellbeing of the community. Abundant wildlife, daily interactions with nature, and panoramic scenic vistas are cornerstones of the Quality of Life of our residents and visitors.

The international desire to live in or visit Jackson Hole is dependent upon the continued stewardship of wildlife, natural, and scenic resources. Jackson Hole's stewardship of wildlife and natural resources is part of our history. Our Plan provides the opportunity for us to set a positive Ecosystem Stewardship and energy conservation model for over 3 million visitors a year.

Of the 76,000 acres of private land in Teton County, conservation efforts through 2011 resulted in approximately 22,000 acres of permanently protected and actively stewarded open space; while, in 2012, 36,000 acres remained as agricultural open space (see Appendix B). Moving forward, we realize that it is in the best interest of the ecosystem and our community character to act as stewards of wildlife, scenic, and natural resources.



Principle 1.1—Maintain healthy populations of all native species. For future generations to enjoy the ecosystem that exists today the community must manage our impacts to wildlife, wildlife habitat, and wildlife movement corridors on private and public land. The prevalence of wildlife that is central to our ecological, social, and economic character requires an intact ecosystem that supports all native species. Therefore, efforts to protect wildlife must extend to all native species.

Policy 1.1.a: Protect focal species habitat based on relative critical value

Protecting wildlife requires protecting wildlife habitat and wildlife movement corridors. Our Natural Resource Overlay (NRO) protects wildlife habitat and wildlife movement corridors, will consider the importance and abundance of habitat types, and will be based on a set of focal species that indicate the health of all native species including culturally and economically significant species. The most abundant and visible wildlife species are not necessarily indicative of overall ecosystem health. Likewise, while a specific habitat type may be important, it may also be abundant, and therefore, only relatively critical, while another important habitat may be declining and/or disappearing due to development and climate change, and is therefore, absolutely critical. As our NRO and other programs to protect wildlife habitat from the impacts of development and transportation evolve, they should be updated to reflect the best available data on the relative critical value of different habitat types for identified focal species.

Since 1994 elk, moose, mule deer, bald eagle, and trumpeter swan crucial winter habitat; elk and mule deer migration corridors; bald eagle and trumpeter swan nesting areas; and cutthroat trout spawning areas have defined the NRO and have been protected by the Town and County.

Until NRO definitions are updated to reflect the relative critical value of different habitat types for identified focal species, these previously identified habitats will continue to define the NRO and be protected using the best available science and data.

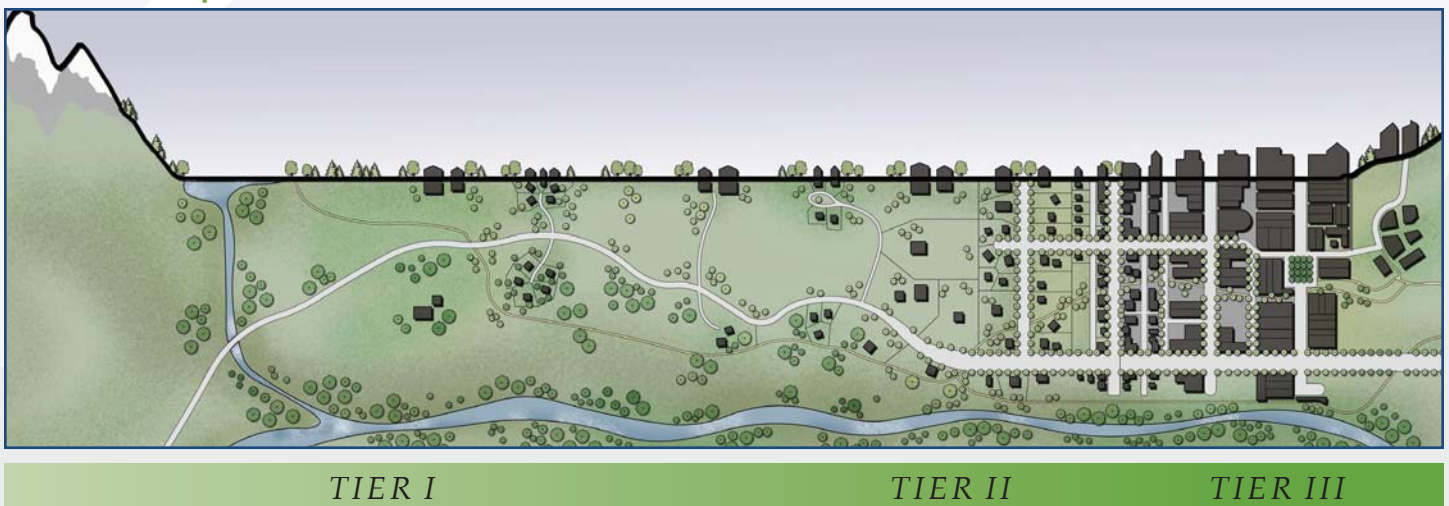


Policy 1.1.b: Protect wildlife from the impacts of development

The community is committed to protecting the wildlife, wildlife habitat, and wildlife movement corridors that exist on private land. Redundancy of different habitat types and movement corridors is important as wildlife adapts to a changing landscape and climate. However, it is necessary to respect the development rights of private property owners and the need for certain transportation network infrastructure. When such development occurs, it should be sized, located, and designed to avoid or limit impacts to wildlife.

A tiered system of protection should be established so that the most critical habitat and movement corridors (as defined by Policy 1.1.a) receive the highest level of protection and site-specific study. Applicable tiers of protection should respect property rights, previous approvals, and community-wide clustering efforts. For example, a stricter tier of protection will likely apply along the Snake River than would apply in downtown Jackson. Limits to impacts from development within each tier may address density, intensity, building size, location and consolidation of development, alteration of the natural landscape and wildlife permeability.

wildlife protection tiers



Policy 1.1.c: Design for wildlife permeability

Whether small or large, development and transportation corridors should be designed to accommodate wildlife movement. Protecting critical habitat is important, but equally essential is ensuring that wildlife can move between areas of habitat. The tiered system of protections described in Policy 1.1.b should include the best management and design practices for wildlife permeability. Best practices may include wildlife-friendly fencing, pet control, building clustering, landscape modification and clearing, and wildlife roadway crossings.

Policy 1.1.d: Limit human/wildlife conflicts

Limiting impacts to wildlife, wildlife habitat, and wildlife movement corridors include limiting wildlife/human conflicts. Designing for wildlife permeability is necessary, but attracting wildlife into the built environment can be dangerous for both wildlife and humans. Human/wildlife conflicts, especially those involving large predators, can result in human injury and/or relocation or killing of the animal. The tiered system of protections described in Policy 1.1.b should consider measures to limit wildlife attractants near the built environment, such as palatable vegetation and accessible trash.

Policy 1.1.e: Understand the impacts of development on wildlife and natural resources

It is a goal of the community to better understand the effects of development on wildlife. In complex situations, such as understanding the cumulative impacts of individual developments on an entire ecosystem, science cannot provide precise answers in the timeframe of a particular project because baseline study and years of data are needed. Through the Natural Resource Technical Advisory Board, the Town and County will gather the necessary baseline information to create and implement a system to monitor the impacts of growth and development on wildlife, wildlife habitat, and wildlife mobility over time. As we gain a greater understanding of our impact on wildlife, our protection measures should be updated to ensure we are maintaining healthy populations of all native species.



Policy 1.1.f: Require mitigation of unavoidable impacts to habitat

While avoidance of impacts to the most critical habitat types resulting from development and transportation projects is preferable, where it cannot be achieved, the Town and County will require mitigation. These impacts are inevitable as humans live, work, and play in the community; however, they should be mitigated to maintain healthy populations of all native species. Direct impacts are more easily quantified; however, programmatic steps consistent with Policy 1.1.e should also be taken to identify and mitigate indirect and cumulative effects.

Policy 1.1.g: Encourage restoration of degraded areas

The community supports public, private, and cooperative efforts on public and private lands to restore areas with habitat potential. Beyond protecting existing critical habitat and corridors, there are also opportunities to enhance the ecosystem by increasing the wildlife habitat and/or corridor value of some degraded areas. The Town and County will work with private and public landowners and managers to identify degraded areas with wildlife habitat or connectivity potential and direct off-site mitigation and restoration efforts to those areas.

Policy 1.1.h: Promote the responsible use of public lands

Stewardship of wildlife, wildlife habitat, and wildlife movement corridors cannot be achieved through the management of growth and development on private lands alone; it must also be pursued through the responsible enjoyment of State and Federal lands. If recreationists and other users do not enjoy public lands responsibly, the health of our intact ecosystem

will suffer, and State and Federal land managers will likely have to further regulate and restrict public use and access. The Town and County will work with State and Federal agencies to promote stewardship and responsible use of public lands; preserve and steward existing authorized access points to rivers, creeks, and State and Federal lands; and eliminate unauthorized access points.

Policy 1.1.i: Protect against and mitigate for invasive and nonnative species

Invasive species threaten the health of native populations by outcompeting or preying on native species. Protecting our ecosystem against the impacts of invasive species will require a coordinated effort between multiple agencies and organizations, including the Town and County, Teton County Weed and Pest, and others. Beyond protection from invasive species, mitigating the impact of existing invasive species is a critical component of ecosystem stewardship that will allow native species to thrive.

Policy 1.1.j: Strive to continually improve our ecosystem stewardship

Add and refine Ecosystem Stewardship principles, policies, and monitoring to guide continual improvement related to County-wide Ecosystem Stewardship. A continual focus on enhancing our ecosystem stewardship methods will ensure the Town and County stay up-to-date with emerging technologies and efforts aimed at enhancing, preserving, and promoting the environment that makes us who we are as a community.



Principle 1.2—Preserve and enhance surface water and groundwater quality. Clean water is one of the most basic requirements of a healthy ecosystem and community. Protecting the water quality of Jackson and Teton County is essential to the ecosystem and scenic beauty that residents and visitors enjoy. In addition, the public has the right to clean, affordable drinking water. Stewardship of surface water bodies of all sizes, the Snake River Sole Source Aquifer, wetlands, riparian areas, and groundwater, is vital to sustaining healthy populations of native species and for the health and safety of the human community. Preservation of water quality includes water features, from small creeks to large systems, including the Snake River Sole Source Aquifer, due to its importance as the community's water source. Among other measures, it is integral to minimize pollution from wastewater and stormwater that cause water quality impairment and threaten overall ecosystem health.

Policy 1.2.a: Buffer waterbodies, wetlands, and riparian areas from development

In the interest of ecosystem and community health, the Town and County will protect the functionality of water bodies, wetlands, and riparian areas as development occurs. Wetlands and riparian areas are more important to wildlife and ecological health than any other habitat type. They also provide natural flood protection, sediment control, and nutrient filtration, all of which improve water quality. Clean surface water is essential to high-quality aquatic habitat, clean potable water supplies, and better functioning wetlands and riparian areas. Development will be designed to include buffers around water bodies, wetlands, and riparian areas to preserve their ecological function.

Policy 1.2.b: Require filtration of runoff

In cases where natural filtration systems such as wetlands, floodplains, and riparian areas cannot effectively protect surface water quality, best management practices should be employed to enhance the function of natural systems. Land development causes changes to the natural quantity and quality of stormwater that drains into the area's water bodies. The Town and County will promote innovative stormwater and snowmelt collection, storage, and diversion systems to reduce the amount of sediment and pollution entering our local water bodies. This is especially applicable in developed areas along waterways such as Flat Creek, Cache Creek, and Fish Creek.

Policy 1.2.c: Coordinate water quality monitoring with Teton Conservation District and other partners

Maintaining quality surface and groundwater is essential to ecosystem and public health. Because the extent of human impact on water quality in the community is not quantitatively known, it will be important to monitor the cumulative impacts of human actions on water quality and the effectiveness of mitigation efforts as part of the monitoring system established by Policy 1.1.e. To maintain and enhance water quality in the area, the Town and County should strive to exceed State and Federal requirements for quality and monitoring through strategic coordination with partners including but not limited to the Teton Conservation District, Wyoming Department of Environmental Quality, and regional land managers.

Policy 1.2.d: Protect the Snake River Sole Source Aquifer

The community's drinking water comes from a sole source, the Snake River Aquifer. The public health importance of protecting the quality of our only water source is recognized by the EPA through its sole source designation. Protecting the water quality of the aquifer and the community's drinking water will require implementation of best management practices in wastewater treatment, groundwater protection, and public water system protection planning. All protection efforts should meet or exceed local, state, and federal regulations, and other applicable guidance.



Principle 1.3—Maintain the scenic resources of the community. Scenic resources, natural landforms, and dark skies are vital to the community’s natural character. Mountains, moraines, meadows, and other natural viewsheds provide residents and guests with a constant reminder of their location within the Greater Yellowstone Ecosystem. Interruption of these natural forms by the built environment detracts from Teton County’s scenic character and should be avoided.

Policy 1.3.a: Maintain natural skylines

Buttes, ridgelines, and mountains are the most prominent aspects of our landscape. Development along butte tops and ridgelines will be avoided or mitigated so that key skyline viewsheds retain a natural appearance uninterrupted by built forms. Skyline viewsheds protected by Scenic Resource Overlay (SRO) development restrictions and mitigation requirements should be enlarged to include more areas of the Town and County than under the 1994 Plan to the extent that the expansion does not prohibit the development of property rights or cause greater impact to wildlife habitat or wildlife movement.

Policy 1.3.b: Maintain expansive hillside and foreground vistas

Views of expansive forested hillsides and foreground meadows are essential to the rural and scenic character of the community. Development on hillsides and in the scenic foreground should be avoided or mitigated to protect the appearance of vast, uninterrupted natural vistas. Hillside and foreground viewsheds protected by Scenic Resource Overlay (SRO) development restrictions and mitigation requirements should be enlarged to include more areas of the Town and County than under the 1994 Plan to the extent that the expansion does not prohibit the development of property rights or cause greater impact to wildlife habitat or wildlife movement.

Policy 1.3.c: Maintain natural landforms

The scenic character of the community is defined by the vast valley, out of which rise buttes, moraines, and mountains. To avoid the appearance of a manmade landscape, natural landforms should be maintained or emulated. Town and County regulations on grading and landform modification will ensure that final contours appear to be naturally occurring, are consistent with surrounding features, and do not obstruct protected viewsheds.

Policy 1.3.d: Maintain dark night skies

The prominence of nature over the built environment should extend beyond daytime viewsheds. The lighting of individual developments cumulatively impacts the ability to see dark and starry night skies. Although illumination is required for public safety, especially along pedestrian corridors, non-essential lighting should be limited, and all lighting will be designed to meet dark skies best practices. Existing development will also be encouraged to implement best practices.



Principle 1.4—Protect and steward open space. Protecting open space preserves habitat and scenery and maintains our western agricultural heritage. Avoiding development in critical wildlife areas and providing recreational opportunities that reduce pressure on habitat help maintain a healthy ecosystem. Agriculture, conservation easements, and other methods to protect open space from development while providing active stewardship of the land should continue to be encouraged.

Policy 1.4.a: Encourage non-development conservation of wildlife habitat

Avoiding development in critical wildlife habitat and wildlife movement corridors is a central goal of the community. Large, contiguous expanses of habitat that provide connectivity between critical areas enable migration and reduce human conflict are most valuable to wildlife. However, small areas can also provide critical habitat and may be just as important to ensuring countywide habitat connectivity. Past public and private efforts have been successful in permanently preserving such strategic habitat lands. The community will continue to seek incentives and partnerships that respect property rights and permanently protect from future development of valuable open space for wildlife.

Policy 1.4.b: Conserve agricultural lands and agriculture

The conservation of agriculture and agricultural lands also conserves open space. Historically, the agricultural community has provided much of the stewardship of the natural and scenic resources valued by the community. Conservation of open space via agriculture protects the historic western character of the community and can support wildlife movement corridors, natural resources, and scenery. Regulations that are generally applicable to development may functionally or procedurally impede the continuation of agricultural operations. The County will evaluate the impacts of its regulations on active agricultural operations that conserve significant open space and continue to provide exemptions to requirements that preclude continued agricultural stewardship of large tracts of open space. The County will also explore other incentives to support and encourage continued agricultural conservation of open space.

Policy 1.4.c: Encourage rural development to include quality open space

It is the community's primary goal to permanently protect and actively steward wildlife habitat, habitat connections, scenic viewsheds, and agricultural open space. Because of 35-acre State subdivision exemptions and existing parcel configurations, continuing to offer development incentives that allow clustering of development away from sensitive areas in exchange for permanently protected and actively stewarded open space may be necessary to achieve the community's stewardship goals. The incentive program should be designed to achieve a more functional web of wildlife habitat and connectivity than is possible through State exempt subdivisions. Possible incentives may include density bonuses as well as house size, location, guesthouse, and other options.



Policy 1.4.d: Establish a funding source for open space

The community should explore the establishment of a dedicated funding source for conservation easements and other measures that protect the wildlife habitat, habitat connectivity, and scenery valued by the community. Critical habitat, habitat connections, and scenic viewsheds are often located on valuable private land. A dedicated funding source would allow the Town and County to work with conservation groups and private landowners to permanently protect from development and actively steward lands valuable to the community. The funding source could also be leveraged for wildlife protection efforts such as wildlife highway crossings in the Town and County.

Policy 1.4.e: Conserve open space to promote the responsible use of public lands

Providing alternative locations for recreational activities can reduce impacts on wildlife and scenery in sensitive areas. As the community grows, so will the recreational use of State and Federal lands and the associated effects on valuable wildlife habitat and corridors. The Town and County should increase collaboration with public land managers to address these impacts. Trails, parks, pathways, dog parks, and other public recreational opportunities should also be pursued on Town and County lands as part of our conservation strategy. The community would also benefit from open space that facilitates the management of access to public lands in coordination with State and Federal land managers.



Strategies (✓ = complete as of 2020)

The community should undertake the following strategies in the initial implementation of the policies of this Common Value. This list is only a starting point and is not all-inclusive. As strategies are completed and/or new best practices, technology and information become available, the community may pursue additional strategies. Prioritization of the strategies to be implemented will occur annually in a work plan, as described in Policy 9.2.b.

1.G.S.1: Identify appropriate indicators that measure achievement of the Chapter goal. For example, measuring stewardship of natural resources may include establishing indicators for percent change of site development within the Town and County, or tracking contaminant loading from wastewater discharge at the Town of Jackson treatment facility.

1.G.S.2: Establish an Ecosystem Stewardship target for an Adaptive Management Program that will be used to track the Town and County's progress toward goals related to this chapter.

Strategies to maintain healthy populations of all native species (Principle 1.1)

✓ **1.1.S.1:** Create a vegetation cover map that can be used to help inform the identification of relative criticalness of habitat types. In the interim, as focal species are being identified, work with Wyoming Game and Fish and other partnering agencies and entities to update the mapping that provides a general indication of the location of the Natural Resources Overlay (NRO), based on current protection of critical "species of special concern" habitat.

✓ **1.1.S.2:** Identify focal species that are indicative of ecosystem health and determine important habitat types for those species. Evaluate habitat importance, abundance, and use to determine relative criticalness of various habitat types.

1.1.S.3: Establish a monitoring system for

assessing the singular and cumulative impacts of growth and development on wildlife and natural resources. Implement actions in response to what is learned to provide better habitat and movement corridor protection.

1.1.S.4: Evaluate and amend wildlife protection standards for development density, intensity, location, clustering, permeability, and wildlife-human conflict.

1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connectivity and update as needed.

1.1.S.6: Identify areas for appropriate ecological restoration efforts.

✓ **1.1.S.7:** Identify areas appropriate for roadway underpasses, overpasses, speed reductions, or other wildlife-vehicle collision mitigation measures in heavy volume wildlife-crossing areas.

1.1.S.8: Develop an ecosystem stewardship education program to further the goals of the community and establish community buy-in.

1.1.S.9: Explore hiring a staff ecologist and/or additional staff infrastructure and capacity to promote the implementation of strategies and plans.



Strategies to preserve and enhance surface water and groundwater quality (Principle 1.2)

- 1.2.S.1:** Evaluate and update natural resource protection standards for waterbodies, wetlands (including jurisdictional and non-jurisdictional) and riparian areas.
- 1.2.S.2:** Evaluate and update surface water filtration standards, focusing on developed areas near significant waterbodies.
- 1.2.S.3:** Develop a water quality enhancement plan that includes consideration of additional County funding for water quality and commits to joint Town and County coordination. The plan should include a water quality monitoring program. The plan should also incorporate or complement existing and future source water assessments, source water protection plans, river and lake management plans, watershed management plans, and other water quality protection efforts.
- 1.2.S.4:** Implement and periodically update the Flat Creek Watershed Management Plan.
- 1.2.S.5:** Investigate updates to the Land Development Regulations and other County resolutions and Town ordinances to provide further protection for Public Water Systems, surface water, and groundwater, including, incentives for wastewater system best management practices, facility regulations, monitoring wells, and buffering distances.
- 1.2.S.6:** Enhance existing water quality protection tools and explore the development of new tools such as an aquifer protection overlay or a water quality commission.
- 1.2.S.7:** Educate our community on the importance of water quality protection and our sole source aquifer.

- 1.2.S.8:** Encourage and support all public water suppliers in establishing or updating source water assessments and protection plans.

Strategies to maintain the scenic resources of the community (Principle 1.3)

- 1.3.S.1:** Evaluate and remap the Scenic Resources Overlay based on the accumulated knowledge of potential visual impacts and identify expanded viewsheds to which the SRO will apply.
- 1.3.S.2:** Evaluate and amend lighting standards based on dark skies best practices.
- 1.3.S.3:** Update the public lighting standards to match the dark skies standards adopted in the Land Development Regulations.

Strategies to protect and steward open space (Principle 1.4)

-  **1.4.S.1:** Update the Planned Residential Development (PRD) tool to better protect wildlife resources. Reconsider applicability of the PRD tool on smaller (35- to 120-acre) parcels. Consider incentives in addition to density bonuses, including house size, locations, guesthouses, and other options.
- 1.4.S.2:** Evaluate and update agricultural exemptions and incentives to encourage continued agricultural conservation of open space. Support exemptions and provide incentives to enable the continuation of agriculture.
-  **1.4.S.3:** Explore non-development incentives for the permanent protection of open space.





- 1.4.S.4:** Explore the establishment of a dedicated funding source for the acquisition of permanent open space for wildlife habitat protection, scenic vista protection, and agriculture preservation.
- 1.4.S.5:** Evaluate and update the definition of publicly valuable open space to include the provision of active recreation opportunities in less critical habitat to relieve recreation pressure in areas of more critical habitat, and manage public lands access.
- 1.4.S.6:** Reevaluate the purpose and staffing of the Teton County Scenic Preserve Trust to provide full-time management for the organization and consider the adoption of higher operational standards.
- 1.4.S.7:** Revisit the rural conservation development options (Rural PRD, Floor Area Option) to ensure conservation, housing and transportation goals are met and to explore new tools.
- 1.4.S.8:** Evaluate private land recreation needs and management to relieve the impact on public lands.



This page is intentionally blank.



Chapter 2. Climate Sustainability

Emit less greenhouse gases than we did in 2012.

What does this Chapter address:

Principle 2.1 - Reduce consumption of non-renewable energy

Principle 2.2 - Reduce greenhouse gas emissions through land use

Principle 2.3 - Reduce greenhouse gas emissions through transportation

Principle 2.4 - Increase energy efficiency in buildings

Principle 2.5 - Reduce greenhouse gas emissions through waste management and water conservation

Why is this chapter addressed?

The contribution to climate change from greenhouse gas emissions is a perfect example of how seemingly insignificant individual actions can add up to a measurable impact at a larger scale. Global climate change cannot be addressed by our community alone, but the local, regional, and global impacts of climate change are inconsistent with our Common Values of Community Character and the community has chosen to address them to the greatest extent possible. In 2005 Jackson became a part of the US Mayors Climate Protection Agreement.

A changing climate threatens the Greater Yellowstone Ecosystem by altering or eliminating habitats, making it harder for native species to survive. A decline in moose population numbers and loss of pine trees due to pine beetle and blister rust have already been attributed to climate change. Temperature dependent life cycles (e.g. pollination) and species (pika, wolves, native fish) are expected to decline in the near future. (Bloom & Riginos, 2018, p.17, *Mosaic*)

We will also experience local impacts to our Growth Management and Quality of Life Common Values as food, potable water and habitable land diminish across the world. The cost of bringing food into our remote location, demand for our water, and pressure to develop our valued open space will all increase.





Sustainability

is a system of practices that are healthy for the environment, community and economy and can be maintained for current and future generations.

While the community is planning for climate change, it is not hopeless. The community sees climate change as an opportunity as much as a threat. Our stewardship legacy and international recognition provide the perfect chance for us to set an example of how the global issue of climate change can be addressed at the community level. We can become a model for emissions reduction and energy independence for over 3 million visitors every year. We have hydro, solar, wind, and geothermal zero-emission energy resources available to us. Through the development and use of zero-emission resources and improved energy conservation we can limit our dependence on greenhouse gas emitting energy resources.

Climate sustainability is included in this Plan because transportation and buildings constitute 95% of the community's energy consumption. To meaningfully address our climate impacts in the long-term, energy consumption (see Appendix B), land use, and transportation planning must be holistically addressed. The transportation and infrastructure required to sustain a sprawling development pattern result in far more energy consumption than a compact, connected series of Complete Neighborhoods where services and infrastructure already exist and residents can walk, bike, or ride the bus to move within and between built areas. Our buildings can also be designed to be much more energy efficient than they are today.

Beyond reducing our contributions to climate change, energy conservation also makes economic sense for the community. Reliance on diminishing non-renewable resources will cause the cost of energy to increase. This will further increase the cost of living in our community and have detrimental effects on our Quality of Life. If we can reduce the amount of motor vehicle travel needed to move around the community, we will be less affected by rising gas prices. If we consume less power in the operation and construction of our public and private buildings and our management of waste, we can continue to have some of the lowest priced and most renewable power in the country. As we become a true example of sustainable energy consumption, visitors may be attracted to the area for our climate stewardship alone. The behavior and impacts of tourism and resorts should be consistent with, and in support of the community's sustainability goals.

Awareness of the importance of energy conservation was high in 2012 with an initiative to reduce Town and County energy consumption by 10% over the previous five years and the completion of a communitywide emissions inventory through an unprecedented cooperative commitment between the Town, County and Lower Valley Energy. These, and similar future efforts will assist in meeting the community's emission reduction goals. Moving forward, we realize that it is in the best interest of the ecosystem and the community to continue promoting climate sustainability.



Principle 2.1— Reduce consumption of non-renewable energy. To reduce the emission of greenhouse gases that contribute to climate change, the community should reduce its consumption of energy from non-renewable sources. The Town and County will lead by example and encourage reductions in energy demand and the use of renewable energy sources. However, it is the daily responsibility of the entire community to reduce greenhouse gas emissions whether for climate, financial or other reasons.

Policy 2.1.a: Shift community energy consumption behavior

The community commits to shifting its behaviors to consume less energy. Reducing energy demand is the simplest way to consume fewer nonrenewable energy resources. Achieving communitywide energy conservation requires reducing individual consumption of energy with every decision. The Town, County, and partnering organizations, such as Energy Conservation Works and Yellowstone-Teton Clean Cities will educate the community on best available methods for reducing energy demand and facilitate and encourage each community member to reduce personal energy consumption.

Policy 2.1.b: Encourage energy conservation through energy pricing

The Town and County will work with local energy providers to price energy to encourage conservation. Money is a significant motivator in all decisions, including energy conservation. The pricing structure should be set up to reward energy consumers contributing to the community goals of conservative and efficient use of energy without punishing households that cannot afford to upgrade energy inefficient structures.

Policy 2.1.c: Increase local use and generation of renewable energy

Using solar, wind, geothermal, and/or hydro energy that has less impact to the climate is the community's preference. The community will work with local utilities and other agencies, non-profits, and businesses to identify local renewable energy generation opportunities so that it is not necessary to add non-renewable energy sources to the community's energy portfolio. Integration of renewable energy into the community's energy portfolio should be done consistently with the community's Vision. The Town and County will continue to include photovoltaic solar panels and solar thermal systems as part of its public infrastructure. In 2019 the EPA recognized the Town as a Green Power Partner.

Policy 2.1.d: Allow and encourage onsite renewable energy generation

Production of energy from renewable sources on individual properties should be allowed and encouraged. The transmission of electricity is extremely inefficient. Reducing that component of our energy infrastructure could result in a large cumulative decrease in demand for non-renewable energy. Exemptions to Town and County regulations should be considered to facilitate the installation of on-site renewable energy sources. The community will also explore incentives for on-site renewable energy, utilizing best available practices.



Principle 2.2— Reduce greenhouse gas emissions through land use. Land use patterns have a great effect on the community's overall energy consumption and should be designed with energy efficiency in mind. Complete Neighborhoods require less energy consumption for travel within and around the community; and compact mixed use infill and redevelopment requires less energy in the provision of services and infrastructure.

Policy 2.2.a: Enhance suitable locations as Complete Neighborhoods

Principle 3.2 details the community's policies to encourage development, infill, and redevelopment that enhances suitable locations as Complete Neighborhoods that contain: defined character and quality design; public utilities; quality public space; a variety of housing types; schools, childcare, commercial, recreation and other amenities within walking distance; and connection by complete streets. Complete Neighborhoods contain the greatest potential for low emission living because of the proximity of residences to services and jobs. Complete Neighborhoods in the Town and County will lead to energy conservation through a reduction in vehicle miles traveled and consolidation of waste disposal and other infrastructure.

Policy 2.2.b: Direct growth out of habitat, scenery, and open space

Principles 1.4 and 3.1 detail the community's commitment to conservation of wildlife habitat, habitat connections, scenic viewsheds, and open space. Development of these areas would not only negatively impact wildlife and scenery but also require far more energy to install and maintain infrastructure and transport people and energy around the community. As the climate changes, preserving open spaces from development will also ease the pressure on wildlife as they adapt to a changing ecosystem.

Policy 2.2.c: Improve air quality

Also critical for ecosystem protection and public health is air quality. Air quality in Teton County is currently well within the levels mandated by the Environmental Protection Agency. However, our location in a high mountain valley exacerbates the effects of wood smoke, dust, vehicle exhaust, and other emissions on air quality, so there is still an opportunity to improve our air quality. Efforts to improve air quality may include: reducing vehicle miles traveled through a shift to alternative modes of travel, reducing wood-burning emissions, reducing dust from unpaved roads and large construction sites, and offering incentives for the use of new technologies and practices that reduce carbon emissions.



Principle 2.3— Reduce greenhouse gas emissions through transportation.

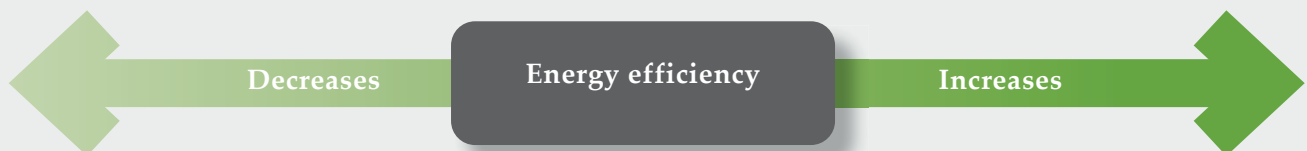
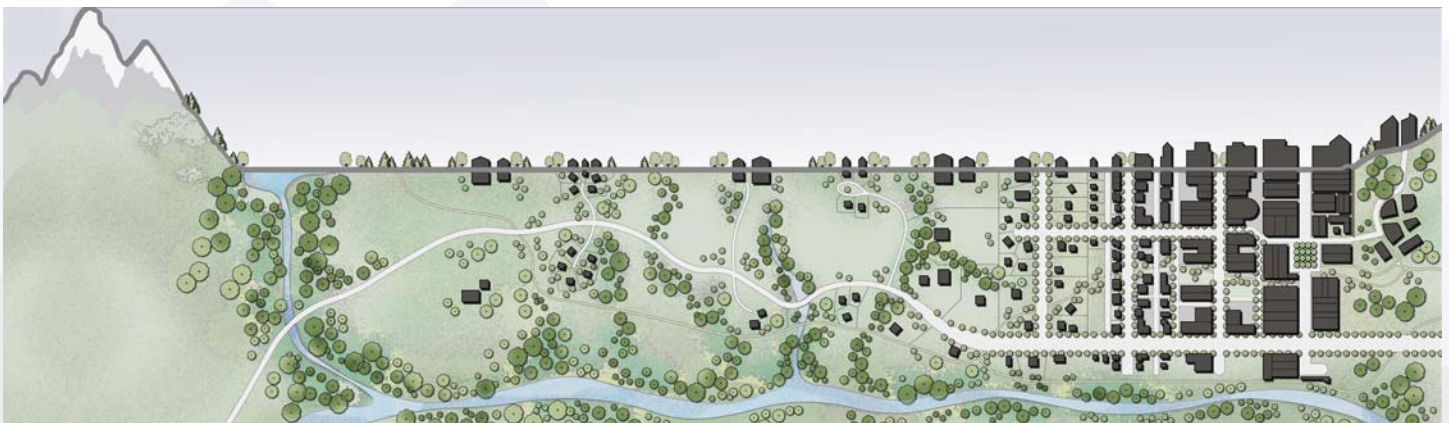
Transportation accounts for approximately 80% of the total carbon emissions in the community (see Appendix B) and should be a focus of the community's efforts to reduce energy consumption. Reducing fuels consumed for transportation and using renewable fuels has the greatest potential to reduce the community's overall carbon emissions and consumption of non-renewable resources.

Policy 2.3.a: Meet future transportation demand through the use of alternative modes

Principle 7.1 details the community's policies to promote the use of alternative modes over use of the single occupancy motor vehicle. The use of single occupancy motor vehicles is the least energy efficient mode of transportation, as only one person is transported and road and parking infrastructure is required for each individual.

Policy 2.3.b: Create a safe, efficient, interconnected multimodal transportation network

Principle 7.2 details the community's policies to provide a multimodal network to meet our future transportation demand. The community will develop an integrated transportation management plan that will look at all modes of travel and the most effective solutions for transportation in the community, considering long-term impacts such as consumption of non-renewable fuels and the energy costs of transportation infrastructure.



Principle 2.4— Increase energy efficiency in buildings. It is the community’s goal to achieve carbon neutral buildings by 2030. Increasing the energy efficiency of buildings and reducing the energy used for the construction of buildings will greatly increase the community’s energy conservation efforts, as the construction and operation of buildings accounts for close to 15% of energy use in Jackson and Teton County (see Appendix B). Publicly funded construction projects will lead by example in implementing this policy, and incentives will be provided to reduce the energy demand of new and existing private buildings.

Policy 2.4.a: Construct energy efficient buildings

The community should improve the energy efficiency of its buildings. Buildings with tight building envelopes that minimize the loss of energy are more energy efficient because they require less energy yet provide the same level of comfort as buildings with other designs. The Town and County should adopt the most recent energy codes or similar regulations to maximize the energy efficiency of new construction and improvements to existing buildings. Additionally, the Town and County will explore requirements and incentives for building design that employ best practices for energy efficiency in new and retrofitted buildings.

Policy 2.4.b: Renovate and reuse existing buildings

Where appropriate, the community should renovate, reuse, and repurpose existing buildings. The energy required to extract, produce, transport, and assemble building materials is known as the “embodied energy” of a building. The easiest way to reduce the energy consumption of a structure is to reuse a structure that already exists. The community will encourage the reuse, repurposing and renovation of existing buildings where a safe, energy efficient building can be achieved without constructing a new building.

Policy 2.4.c: Use and reuse construction material sustainably

Where it is not practical to renovate an existing building as described in Policy 2.4.b, the embodied energy of a building should be reduced through the recycling and reuse of building materials or use of

sustainable, local materials. The Town and County should lead by example when constructing public buildings and subsidized housing units by giving preference to recycled and local materials and local contractors, within reasonable performance and cost limits. The Town and County should also explore providing locations for materials recycling that make it more cost-effective to recycle than to dispose of material.

Policy 2.4.d: Use energy efficient building systems and appliances

Practices to reduce energy consumption should continue throughout the use of a building, regardless of the energy efficiency of a building’s design or the amount of energy initially used to create the building. The Town and County will provide standards for high efficiency heating, ventilation and air conditioning (HVAC) equipment, lighting fixtures, appliances, and other building systems. Where possible, programs will encourage the use of the best available energy efficiency technology for building systems and appliances.

Policy 2.4.e: Encourage smaller buildings

The Town and County will encourage the construction of smaller, energy efficient buildings to improve energy conservation communitywide. Energy efficiency and the amount of energy required to construct a building is directly related to overall building size. Smaller buildings require less material to achieve high energy efficiency and contain less volume to condition, light, and maintain. The community will explore regulations and incentives to encourage the construction of smaller buildings.



Principle 2.5—Reduce greenhouse gas emissions through waste management and water conservation. The community will reduce the amount of energy required to distribute, clean, and dispose of water and waste through conservation efforts. Our current water consumption and waste management practices will have long-term adverse impacts on the ecosystem and the community’s energy demand if conservation measures are not pursued.

Policy 2.5.a: Encourage water conservation

While our community is lucky to have abundant water supplies, water conservation should still be pursued to conserve energy and maintain water quality. As fresh water resources are depleted, the energy required to provide potable water increases. Conservation of water saves aquifer supplies for future generations, protects habitat, and respects downstream users. To better encourage water conservation, municipal pricing should reflect the true long-term cost of production and encourage water conservation. The Town and County will also encourage practices that demand less water, such as landscaping with native species.

Policy 2.5.b: Manage our waste stream for sustainability

The community will minimize the amount of solid waste it directs to landfills with a goal of “zero waste” by increasing efforts such as recycling and composting of waste. The Strategies in the Road to Zero Waste Plan are guiding the community’s implementation of its zero waste goal. Disposing of solid waste in landfills requires energy for waste transportation, land moving, and other landfill operations. Landfill disposal also requires increased disturbance of otherwise open spaces due to the length of the decomposition process. The community will increase opportunities for recycling, reuse, and composting and seek productive uses for solid waste such as waste-to-energy solutions to minimize the solid waste that must be placed in a landfill. In addition, the Town and County will lead by example by using products that can be recycled or composted and encouraging all members of the community to do the same.



Strategies (✓ = complete as of 2020)

The community should undertake the following strategies in initial implementation of the policies of this Common Value. This list is only a starting point, and is not all inclusive. As strategies are completed and/or new best practices, technology and information become available, the community may pursue additional strategies. Prioritization of the strategies to be implemented will occur annually in a work plan, as described in Policy 9.2.b.

- | | | |
|---|----------|---|
| <p>2.G.S.1: Update Chapter 2 with a revised statement of principles and policies around emissions reduction and climate change adaptation to establish the Town and County's position as a leading sustainable and adaptable community. As part of the Chapter Update, consider updating the Chapter Goal. Also, consider the impacts and opportunities presented by our tourism-based economy.</p> <p>2.G.S.2: Develop an Emissions Reduction and Climate Action Plan to identify potential solutions and strategies to reduce our contribution to climate change and better position the Town and County to be able to deal with potential impacts of a changing climate. The Plan should outline implementation responsibilities, and include adaptation measures specific to the potential impacts of climate change on our economy.</p> <p>2.G.S.3: Promote community-wide and targeted education about methods and techniques that can be applied at individual and organizational levels to reduce impacts on our environment, and ensure the inclusion of resorts and visitors in that outreach.</p> | <p>✓</p> | <p>2.1.S.2: Work with partners to distribute technological devices, such as home area networks, into the community to raise awareness of the amount of energy being consumed and opportunities for reduced consumption.</p> <p>2.1.S.3: Partner with organizations such as the Yellowstone-Teton Clean Cities to educate residents and guests about the negative impacts of vehicle idling.</p> <p>2.1.S.4: Work with local energy providers to develop a sliding scale energy pricing structure where unit cost increases with total energy consumption.</p> <p>2.1.S.5: Evaluate and update land use regulations to support renewable energy generation in the community.</p> <p>2.1.S.6: Coordinate education efforts to avoid private Codes, Covenants & Restrictions (CC&Rs) that prohibit on-site renewable energy generation and other sustainable practices.</p> <p>2.1.S.7: Create a personal emissions responsibility program to raise awareness and promote reduced consumption.</p> |
|---|----------|---|

Strategies to reduce consumption of non-renewable energy (Principle 2.1)

- 2.1.S.1:** Coordinate with the wide range of organizations working on energy conservation to educate the community about the benefits of reducing consumption of energy from non-renewable sources.

Strategies to reduce energy consumption through land use (Principle 2.2)

See Strategies 3.1.S.1 through 3.1.S.4 and 3.2.S.1 through 3.2.S.8.



Strategies to reduce energy consumption through transportation (Principle 2.3)

See Strategies 7.1.S.1 through 7.1.S.11 and 7.2.S.1 through 7.2.S.6.

- 2.3.S.1: Promote and incentivize the increased use of electric modes of transportation (bikes, buses, cars).
- 2.3.S.2: Develop a County Energy Mitigation Program that addresses the induced transportation demand required to maintain certain site designs or features.

Strategies to increase energy efficiency in buildings (Principle 2.4)

- 2.4.S.1: Adopt the most recent International Energy Conservation Code or similar regulation.
- 2.4.S.2: Develop a comprehensive sustainable building program that includes requirements and incentives for government operations and new private construction to use energy efficiency best practices.
- ✓ 2.4.S.3: Develop a program of incentives and financing options for owners of existing buildings to participate in a communitywide energy retrofit program.
- 2.4.S.4: Develop a program to facilitate the reuse and recycling of building materials and raise awareness of the benefits of the use of sustainable construction materials.
- 2.4.S.5: Develop a program to encourage the use of the most energy efficient building systems and appliances.
- 2.4.S.6: Evaluate and update regulations on building size to encourage smaller, more energy efficient buildings and consume less energy.
- 2.4.S.7: Explore a policy commitment that every public building and vehicle will be zero-emission.

- 2.4.S.8: Update the County Energy Mitigation Program to encourage energy conservation in buildings.

Strategies to conserve energy through waste management and water conservation (Principle 2.5)

- 2.5.S.1: Implement a sliding scale water pricing structure.
- ✓ 2.5.S.2: Increase awareness and opportunities for recycling, reuse, and composting, including communitywide curbside recycling.
- ✓ 2.5.S.3: Develop a program to guide waste reduction in the County
- 2.5.S.4: Update landscaping LDRs to encourage water conservation.
- 2.5.S.5: Reduce energy consumption in wastewater treatment through the use of the most energy efficient treatment methods and technology to discharge effluent that exceeds the quality of the receiving waters. We will continue to build on the significant reduction in energy consumption that has been achieved since 2010.



STAFF REPORT



Meeting Date:	October 18, 2021	Meeting Title:	Workshop
Submitting Department:	Planning	Presenter:	Paul Anthony
Agenda Item:	P21-203 Pre-application meeting for JH History Museum at 175 E. Broadway	Public Comment:	Yes

Purpose & Policy Considerations.

Town Council consideration of a proposed new museum by the Jackson Hole Historical Society and Museum that is using \$4.4 million of SPET funds approved by voters in 2019.

Requested Action.

The applicant, the Jackson Hole Historical Society and Museum (JHHS), is requesting a Preapplication Meeting with the Council to present the draft project plan for the new history museum to be located at 175 East Broadway. The applicant is seeking feedback from the Council regarding the project prior to submittal of the building permit. This Preapplication Meeting with the Council was required by the Planning Director due to the use of public SPET funds.

Recommendations.

Preapplication Meetings are for informational and review purposes only, thus no recommendation is provided by the Planning Director.

Background.

In 2019, the JHHS sought and was approved for \$4.4 million of SPET funding to purchase a property and build a new history museum to replace the two existing museum locations on North Cache Street and Mercill Avenue. The JHHS then bought the .23-acre Lot 6 of the Genevieve Addition, as was originally planned, which is located on the corner of East Broadway and Bruun Way (Willow Street). Lot 6 was part of the larger Genevieve Block "master plan" preservation effort so it is subject to the conservation easement that controls much of the development rights on the affected lots. For example, Lot 6 is limited to 10,000 sf of above ground development and has a 15 foot-wide conservation easement across the front of the lot that requires the preservation of the large existing cottonwood trees fronting Broadway.

The JHHS is proposing a new 13,300 sf history museum (including basement) within a one and two-story structure. The structure will be approximately 30' tall and the existing residential house will be demolished. The site plan includes the relocation of the Shane Cabin and Karns Cabin to the site as part of the historic educational program. A new 15-minute loading pullout along Bruun Way is proposed on the east side of the building. A new and/or rebuilt sidewalk will be provided on both street frontages, with the existing wood boardwalk maintained on Broadway that will then transition to a detached concrete sidewalk on Bruun Way. No on-site parking is proposed and the existing curb cut and driveway off Broadway will be removed and replaced with on-street angled parking.

This project does not require a Development Plan (i.e., public hearing) and instead will go straight to building permit for compliance review under the permit thresholds in the Downtown Core - 2 (DC-2) zone. However, due to the large public funding component of the project, Planning staff deemed it important for the Council to get

an opportunity to review and comment on the project before the design was finalized and submitted for building permit. Toward that end, the Planning Director elevated this project for a workshop with the Council.

This project requires review by the Design Review Committee (DRC) and will go before the DRC on October 13. The project is also located in the Downtown Design Overlay that was adopted in February of this year and so is required to comply with the “western character” design guidelines intended to help retain the traditional character and scale of the Town Square area.

Analysis.

As is typical in the Preapplication Meeting process, this project was distributed to a variety of relevant Town and joint departments for review and comment. These departments included Public Works, Police, Fire, Building, Park and Recreation, Pathways, Town Attorney, and Planning. The written departmental reviews are attached to this packet. Subsequent to those comments, a smaller subset of departments met with the applicant for a formal preapplication meeting on October 7 and further discussed the project. A summary of the primary comments from that meeting are provided below:

- **General comment:** Planning and other Town staff have reviewed the project for preliminary compliance with the LDRs and other applicable Town standards and have identified no known significant issues. The structure appears to comply with all setback, height, FAR, LSR, pedestrian, and other related standards. Other issues, such as determining final housing mitigation and parking will be finalized as part of the building permit review but no problems are anticipated by staff.
- **Loading/unloading pullout on Bruun Way:** The lot is somewhat unique and constrained because it does not have alley access, making deliveries and trash pickup difficult in this downtown location. The proposed solution is to add a 15-minute loading/unloading pullout on Bruun Way. While the final design of the pull-out has not been decided, Town staff have worked closely with the applicant over the past few months over potential designs and are supportive of the pullout as a general matter. The primary issue, as reflected in the comments from Brian Schilling, Pathways Director, is whether the future planned bike lane on this block of Bruun Way should be located to the east side of the pullout (i.e., bikes travel straight south on the road next to traffic) or west of the pullout (i.e., bike lane contours around the pullout and is located between the sidewalk and pullout). Mr. Schilling has advocated for the west option but the east option is still in discussion.
- **Sidewalks:** The sidewalk on Broadway will continue to be the attached wood boardwalk but the sidewalk will transition to a detached concrete sidewalk per the LDRs on Bruun Way. As proposed, a portion of the sidewalk on Bruun Way will be located on the applicant’s property to accommodate the pullout so there will be a need for a public access easement as well as additional discussion about who will be responsible for clearing snow on the private sidewalk. The Parks and Recreation Dept has recommended that the property owner be responsible for snow clearance.
- **Construction Management Plan (CMP):** Staff offered the applicant guidance on how best to approach the future submittal of the construction management plan, including strongly encouraging the applicant to talk early with the surrounding property owners about potential conflicts and possible mitigation measures, finding ways to ensure that pedestrian traffic along Broadway is properly and safely addressed, and addressing the potential use of the Deloney parking lot as a staging area. The CMP will

likely get elevated by the Town Engineer to the Council for review but that decision will be made at the time of application.

Possible Alternatives.

No alternatives have been proposed by the applicant nor are recommended by staff, other than to remind Council that it has the option of elevating this project for full Development Plan review at its discretion.

Comprehensive Plan & Priority Alignment.

The development of the museum at this downtown location promotes or is consistent with the following Comprehensive Plan goals:

Policy 4.1.e: Promote Town as civic and governmental center

Policy 4.5.a: Identify and preserve historically significant structures and sites

Policy 4.5.c: Enhance historic preservation education, outreach, and awareness

Fiscal Impact.

The community has already approved \$4.4 million in SPET funding for the project. No known additional public funding is required for this project at this time.

Staff Impact.

Staff has spent approximately 25 hours to date working on the Preapplication Meeting application, including preliminary discussions before formal submittal of the project.

Attachments or Links.

Application from Jackson Hole Historical Society and Museum
Town departmental reviews

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

Staff Note: Because this is a Preapplication Meeting, the applicant is seeking comments and suggestions from the Council and not a formal motion of approval/denial, however, the Council may provide a formal motion to provide direction if it desires to do so.



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Jackson Hole Historical Society & Museum
Physical Address: 175 E Broadway
Lot, Subdivision: Lot 6, Genevieve Block Addition PIDN: 22-41-16-27-3-35-006

PROPERTY OWNER.

Name: Jackson Hole Historical Society & Museum Phone: 307-733-2414
Mailing Address: PO Box 1005, Jackson, WY ZIP: 83001
E-mail: Executive Director, Morgan Jaouen - morgan@jacksonholehistory.org

APPLICANT/AGENT.

Name: Jason Berning, Berning Project Management Phone: 307-699-3733
Mailing Address: PO Box 485, Victor, ID ZIP: 83455
E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

☒ **other:** DRC Concept Review
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P21-203 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

N/A **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

Jason Berning

Name Printed

10-8-21

Date

Owner's Representative

Title

LETTER OF AUTHORIZATION

Jackson Hole Historical Society and Museum, "Owner" whose address is: PO Box 1005
Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property
more specifically legally described as:

22-41-16-27-3-35-006 - Lot 6 Plat 001412 - Genevieve Block Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jason Berning as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER:

Morgan A. Gabner
(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Executive Director Jackson Hole Historical Society & Museum
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or
other non-individual Owner)

STATE OF Wyoming)
COUNTY OF Teton) SS.

The foregoing instrument was acknowledged before me by June this 22nd day of
2021.

WITNESS my hand and official seal.

[Signature] (Seal)
(Notary Public)

My commission expires:



Submittal Checklist for Design Review Committee (DRC)

Applicants for the DRC must fill out the below checklist and submit it with their DRC application. Applications without a completed checklist will not be accepted by the Town. A completed checklist means that all the required items are provided in the application or that a valid explanation is provided for any item that is not provided.

All DRC submittals must include the following required items:

(please check to indicate that each item has been addressed)

- | | | | |
|-------------------------------------|----------------------|--------------------------|--|
| ☒ | New Submittal | ☐ | Resubmittal (provide list of all changes & previous elevations) |
|-------------------------------------|----------------------|--------------------------|--|
-
- ☒ **Application:** Signed application and notarized Letter of Authorization.
 - ☒ **Narrative:** A clear narrative summarizing the proposed project and intended architectural goals, including how the project meets the Vision Statement and each applicable design guideline (Public Spaces, Composition, Massing, and Materials).
 - ☒ **Elevations:** Elevations and dimensions of all proposed building facades, including colored renderings. Renderings from 3-dimensional computer models shall be provided if available.
 - ☒ **Zoning Compliance:** Demonstration of compliance with zoning dimensional requirements, such as height, setbacks, FAR, LSR, etc. A summary table should be provided in addition to showing all dimensions of all relevant features in submitted plans.
 - ☒ **Site Plan:** A site plan that shows proposed structures in the full context of the affected property. The site plan shall show the location and dimensions of all pedestrian connections, bike racks, benches, and similar public amenities.
 - ☒ **Landscape Plan:** Must show all proposed landscape areas and the size and type of all proposed vegetation.
 - ☒ **Adjacent Context/Public Realm:** Drawings that depict the scale or massing of adjacent buildings on the same block face and/or across the street (transverse and longitudinal street elevations). In addition, the application shall clearly state how the project relates to adjacent sidewalks and streetscape.
 - ☒ **Materials:** A graphic depiction/materials palette of all major proposed exterior materials. The applicant shall also bring physical samples of materials to the Planner one week prior to the DRC meeting. **Samples to be provided at final approval**
 - ☒ **OPTIONAL: Conceptual Approval:** Applicant may apply for conceptual review by the DRC where feedback is provided but no final approval is sought or provided. In such cases, applicant should provide as much detail as possible on project.
 - ☐ **OPTIONAL: Massing Model:** For larger buildings, a 3-dimensional massing model (scale of 1" = 20' is generally appropriate) that depicts the proposed development in the context of neighboring buildings may be required. Please inquire to staff.



HGA

Jackson Hole
Historical Society Museum

Center St.

Willow / Bruun

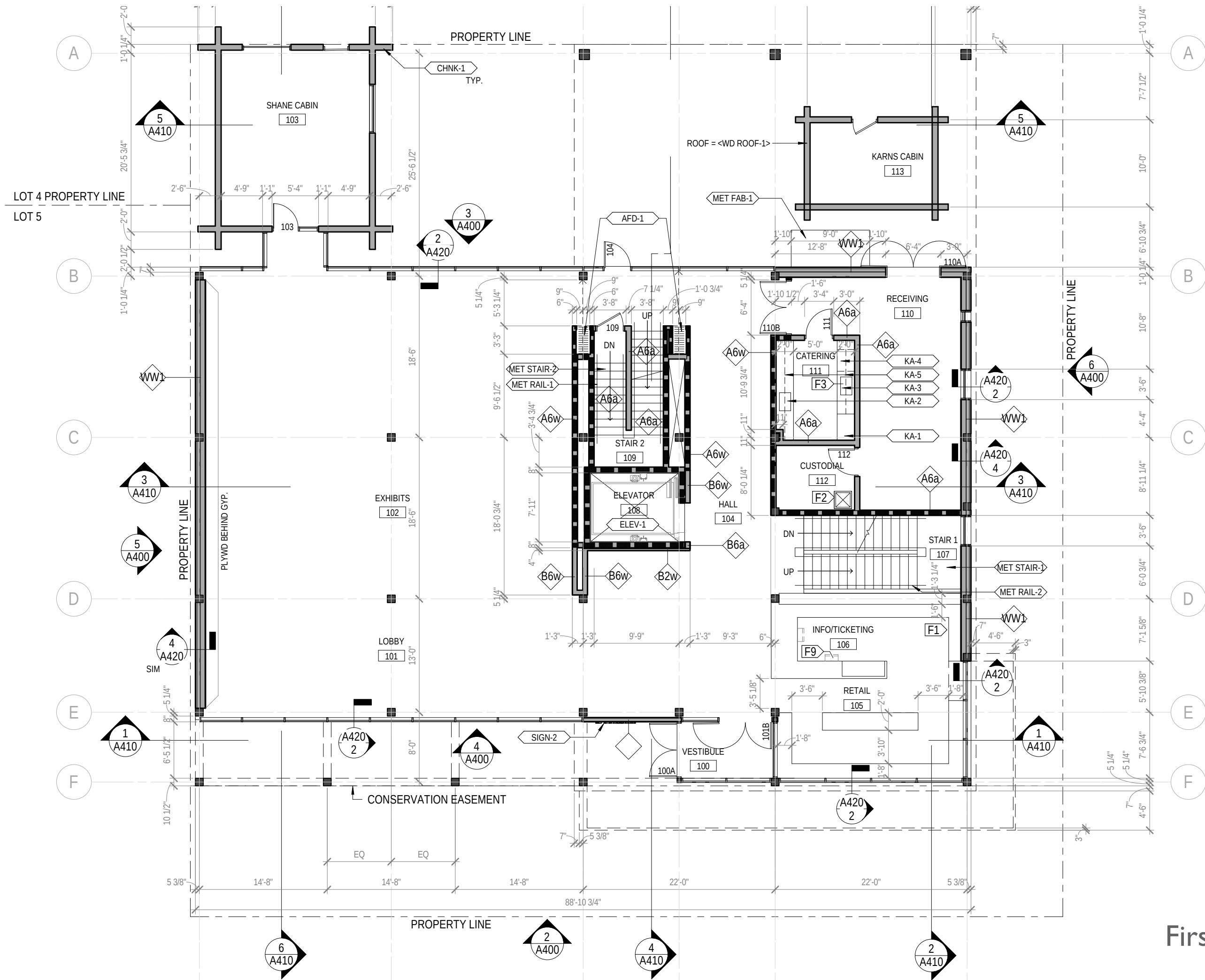
SHANE CABIN

KARNS

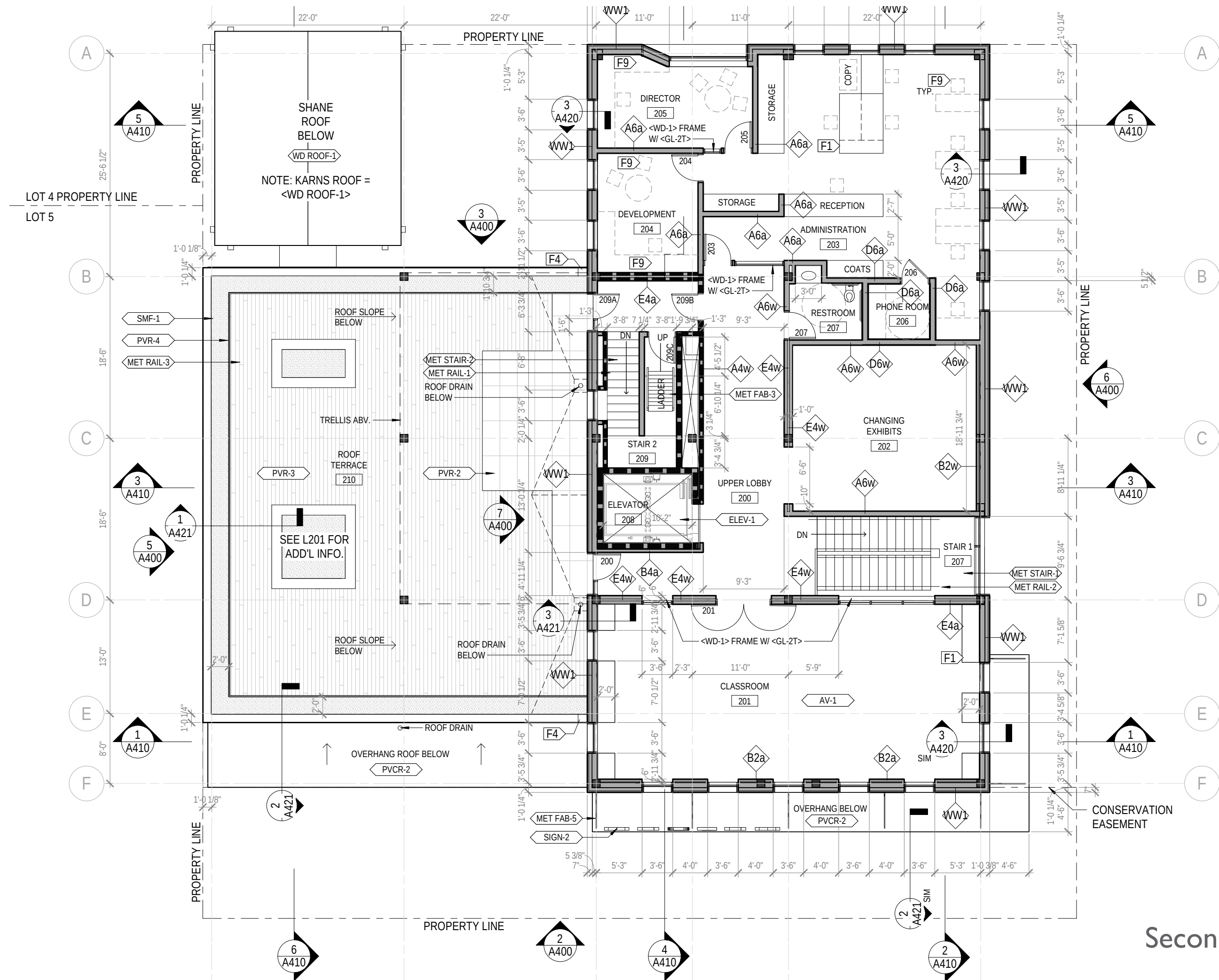
JHHSM

SITE PLAN





First Floor Plan



Second Floor Plan



WESTERN CHARACTER

- Building forms were simple and functional (details and ornamentation used sparingly)
- Awnings and canopies sheltered walkways
- Buildings conveyed a sense of community by orienting to the street and scaled for walking
- Buildings connected to the street through storefronts and porches
- Buildings had a sense of human scale (i.e. repetition of storefronts, canopies and windows)
- Materials were natural with muted, rustic finish



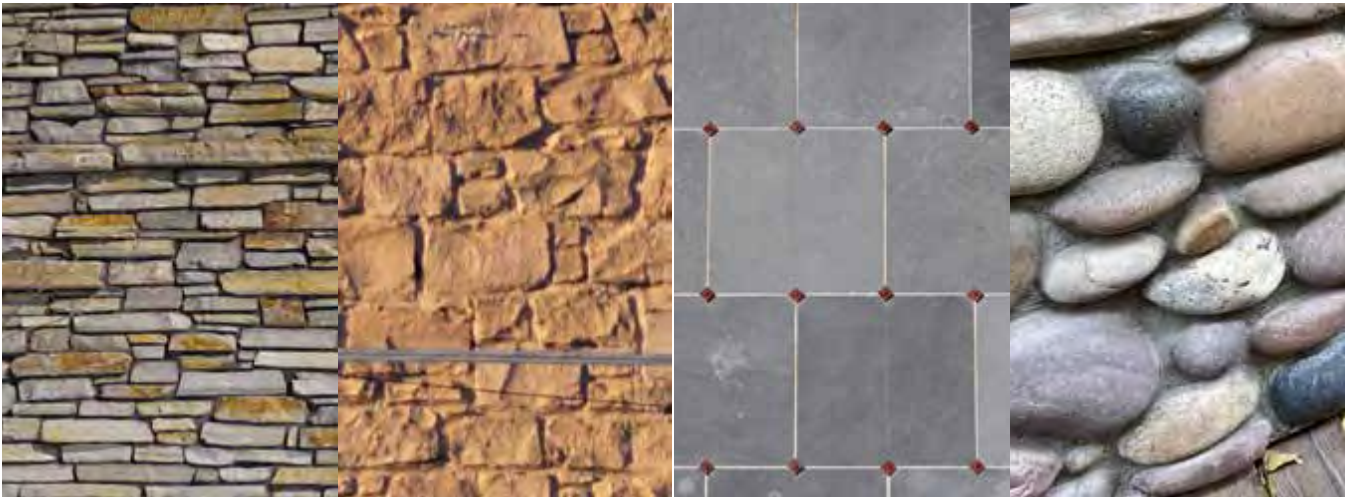


Storefronts

Materials Chart



Formed concrete (wood-like) Cast concrete (artistic) Formed concrete (artistic) Formed concrete (colored blocks)



Natural stone Natural stone Slate tiles River rock



Metal panel (crimped battens) Corrugated metal (rusticated) Metal lap Metal panel (rusticated)

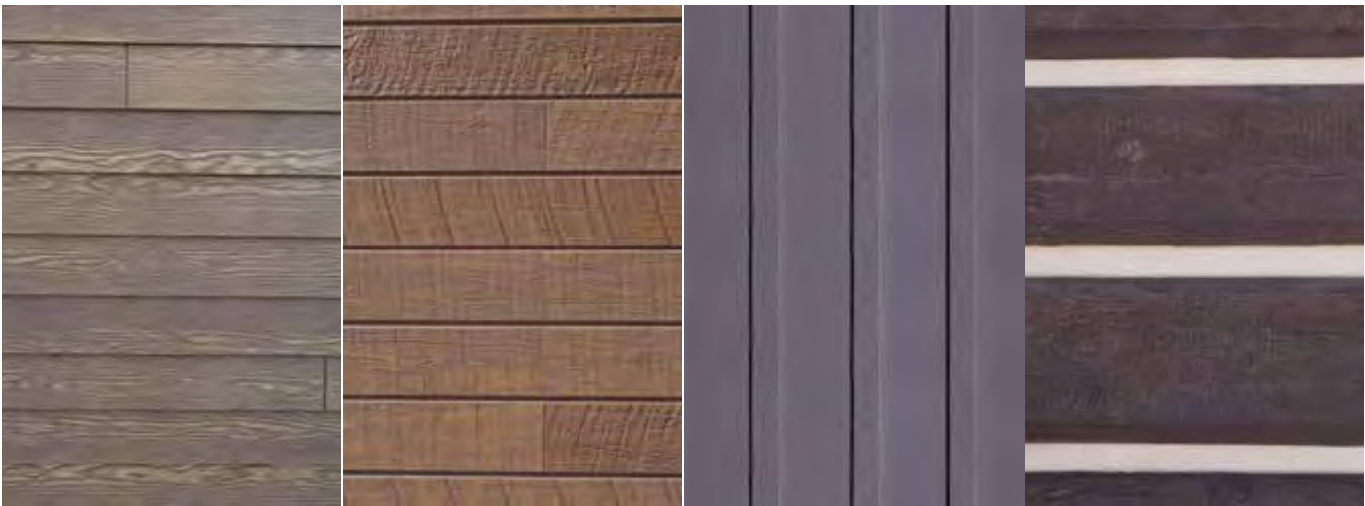
Materials Chart



Timber Wood slat Vertical boards (stained) Vertical boards (weathered)



Chinked logs Stained wood lap Natural wood lap Burl wood



Cement board (lap) Cement board (grooved) Cement board (board & batten) Cement board (timber-like)

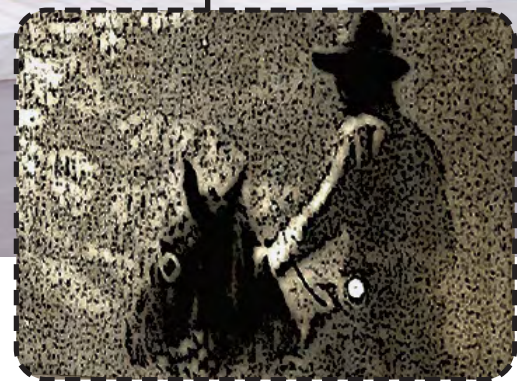


Broadway Avenue



Metal

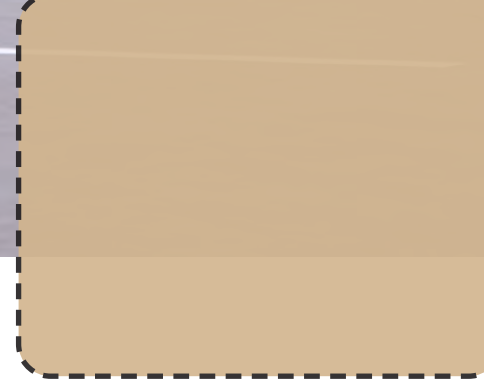
Wood Siding



Mural



Glass



Metal

Broadway Avenue



Broadway Mural



Broadway Mural



Broadway Plaza



Museum Covered Walkway



Museum Front Door



Museum Vestibule



Ticketing and Gift Shop





View from Park

Wood Siding



Glass



Wood Logs



Metal



Wood Logs



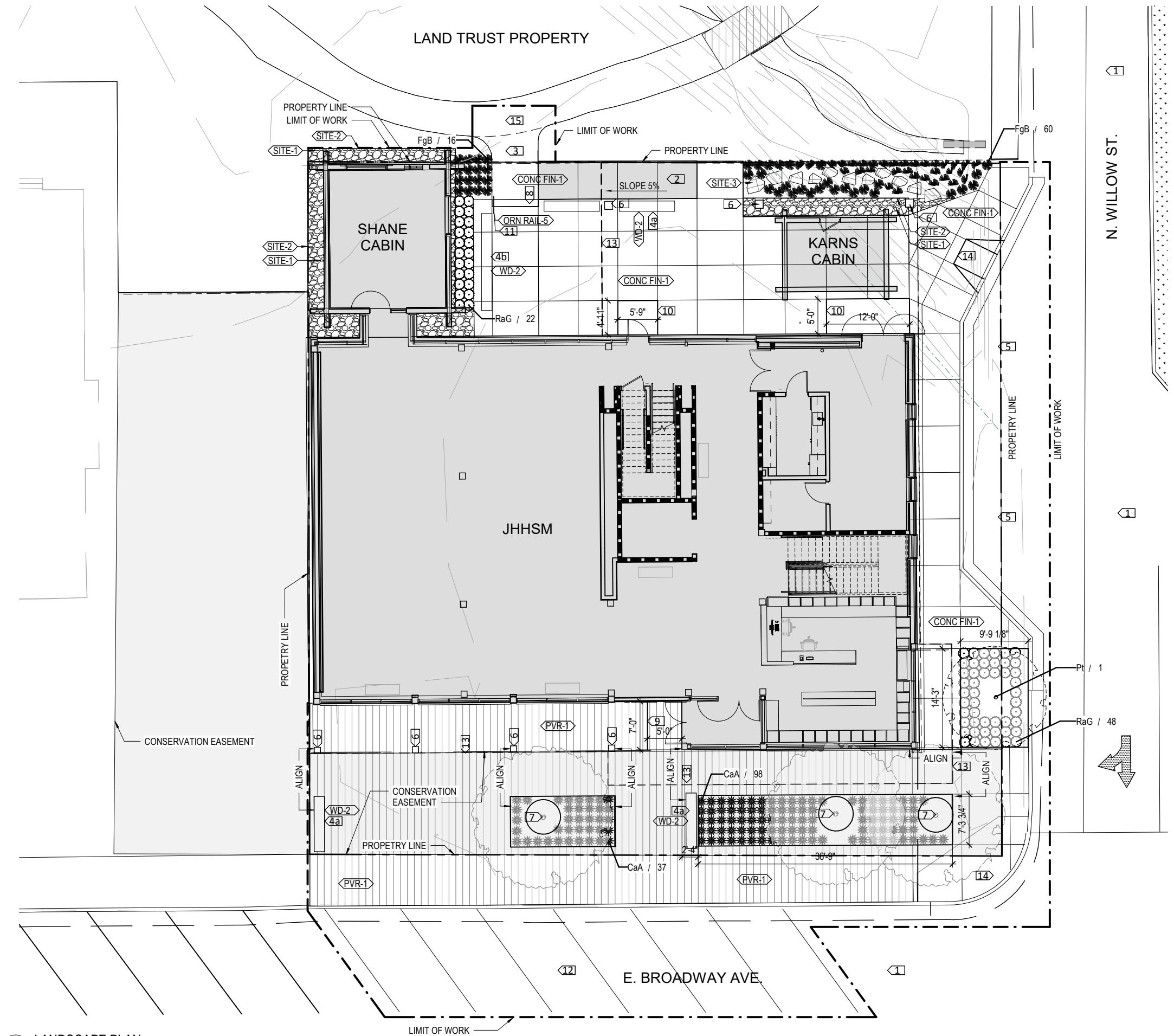


Willow and Deloney





Broadway Avenue



LEGEND - LAYOUT & MATERIALS

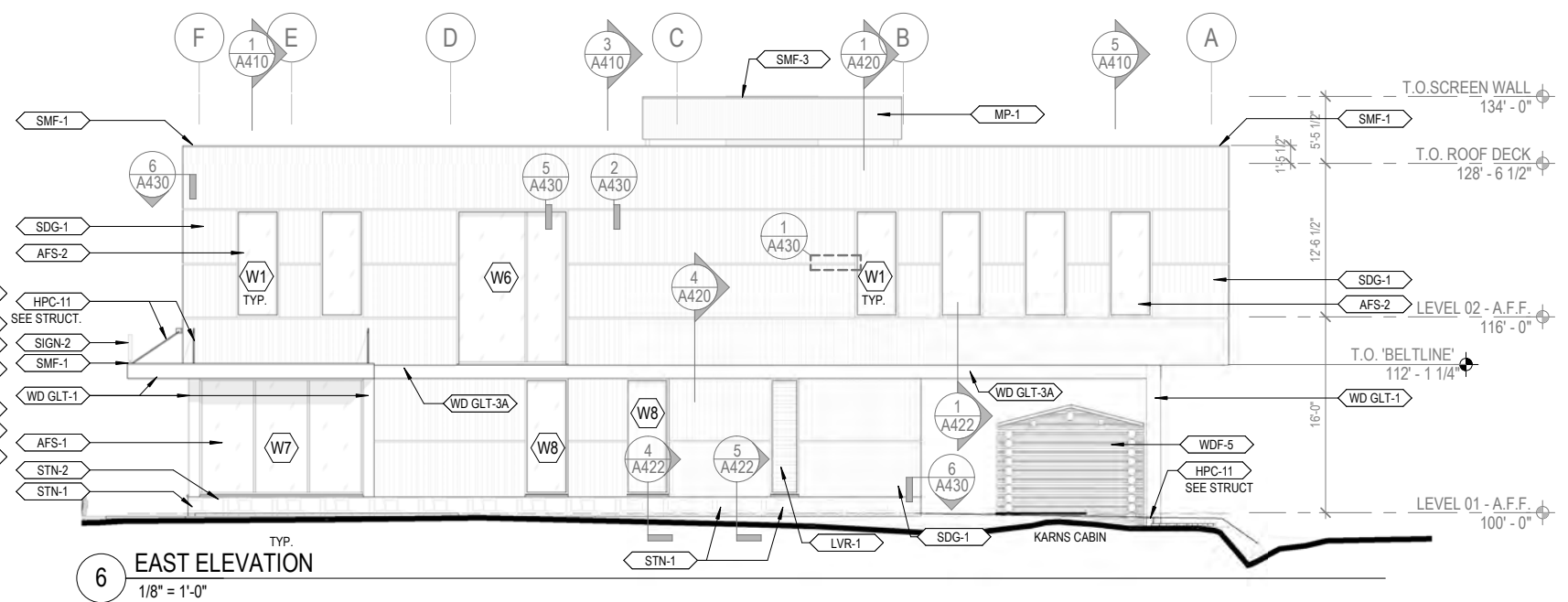
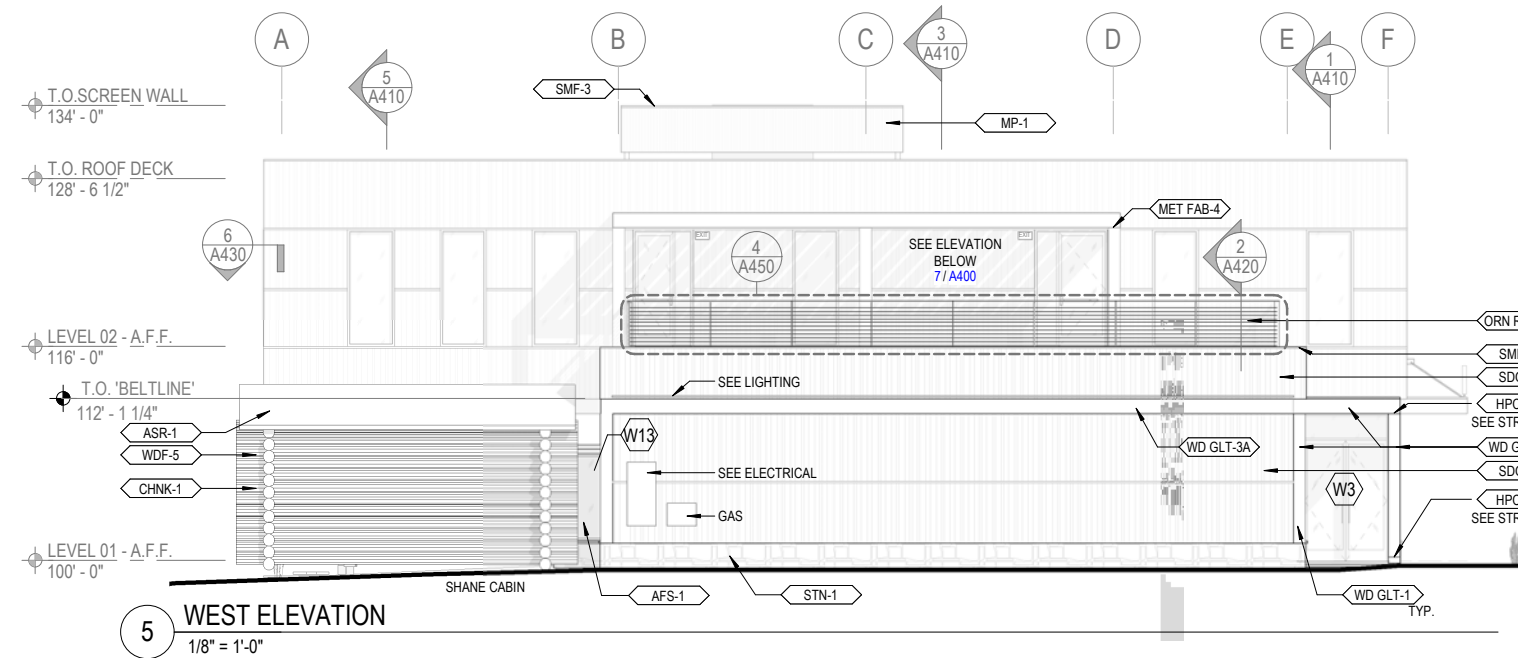
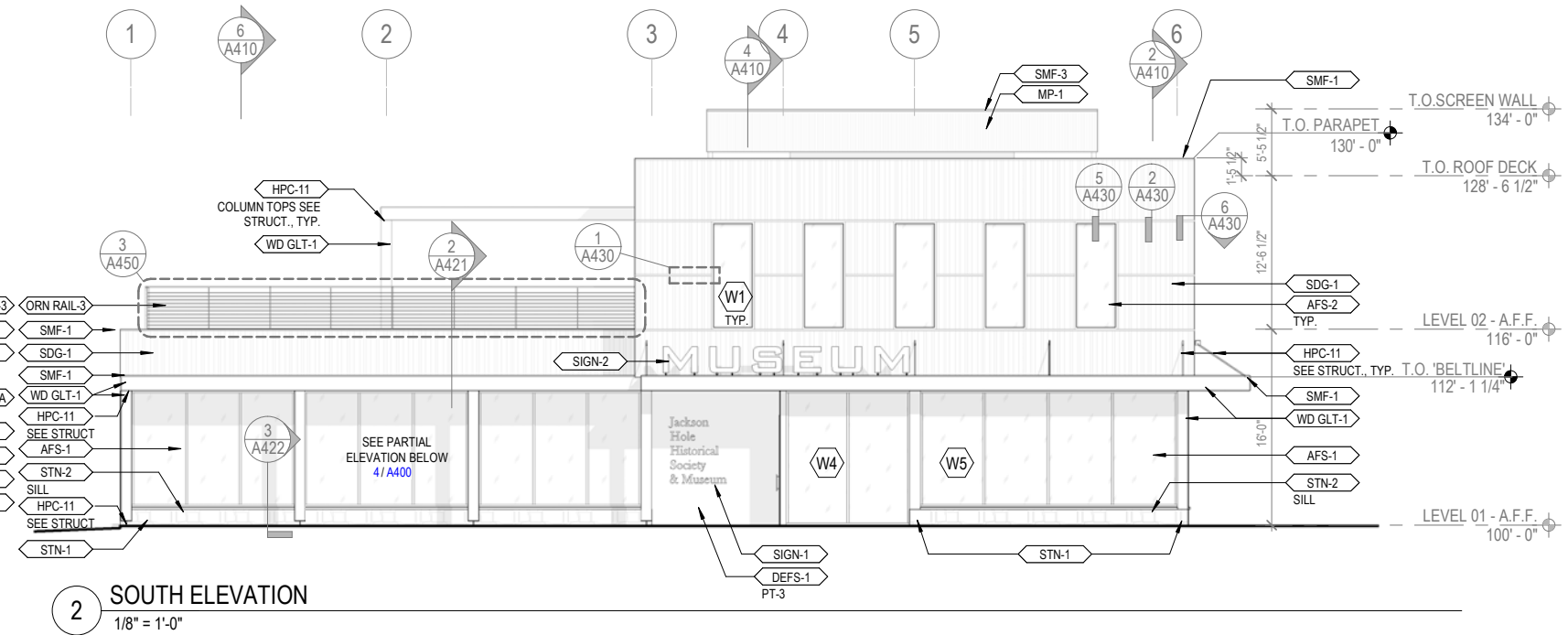
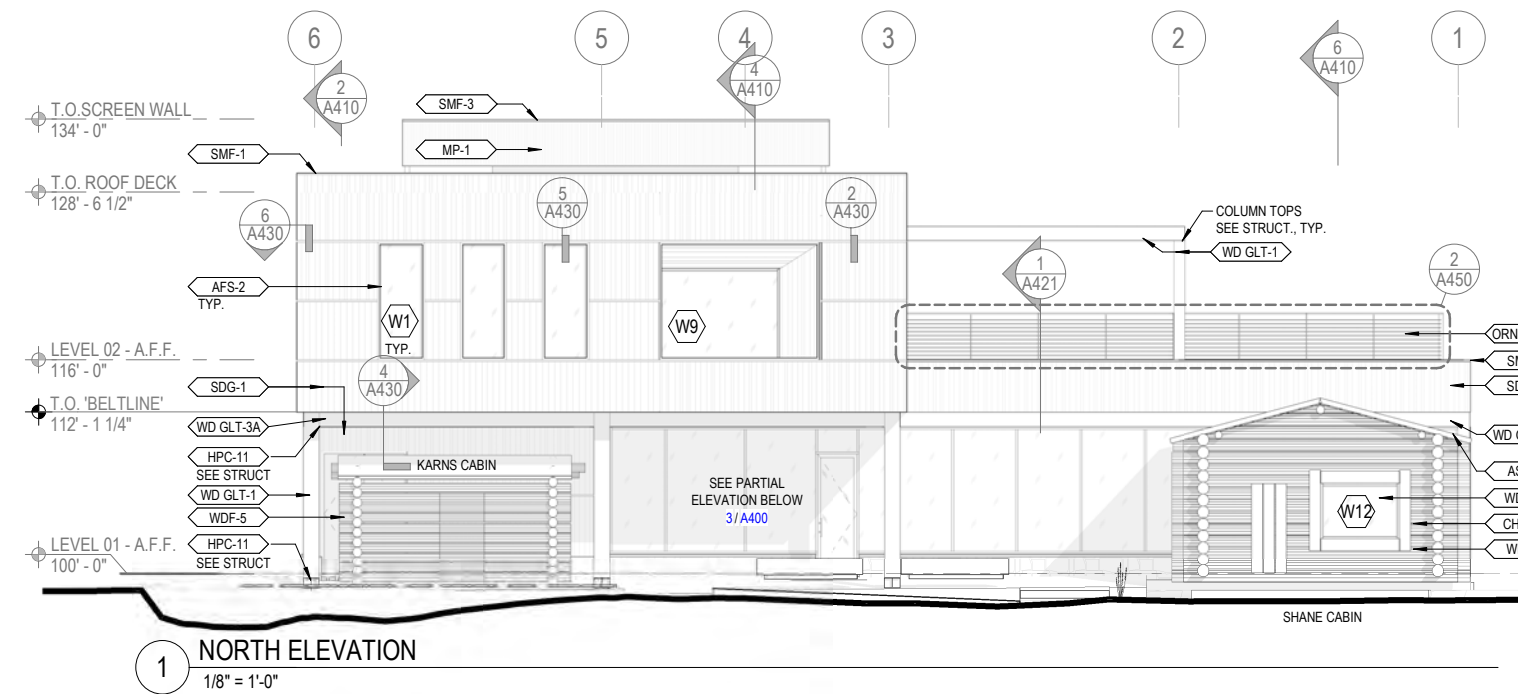
- STONE SURFACING <SITE-1>
SEE L900-5
- EDGING <SITE-2>
SEE L900-5
- PLANK BOARDWALK <PVR-1>
SEE CIVIL AND L901-3
- FLAGSTONE STEPPING STONE <SITE-3>
SEE L900-6

KEYNOTES - LAYOUT & MATERIALS PLAN

#	DESCRIPTION
1	EXISTING BITUMINOUS PAVING TO REMAIN
2	ADA SLOPED WALKWAY <CONC FIN-1>
3	CONCRETE CONNECTION TO PARK WALKWAY; SEE CIVIL
4a	CUSTOM TIMBER BENCH; TYPE 1; REFER TO 1/L901 AND 2/L901 <WD-2>
4b	CUSTOM TIMBER BENCH; TYPE 2; REFER TO 1/L901 AND 2/L901 <WD-2>
5	BITUMINOUS PAVING; SEE CIVIL
6	BUILDING COLUMN; SEE ARCHITECTURE
7	EXISTING TREE TO REMAIN; ON SITE VERIFICATION OF TREE TRUNK LOCATION REQUIRED, SEE L100
8	CONCRETE STEPS; SEE L901-4
9	RECESSED STOOP; SEE STRUCTURAL AND L901-3 <CONC FIN-1>
10	STOOP; SEE STRUCTURAL
11	HANDRAIL; SEE L901-4 <ORN RAIL-5>
12	RESTRIP PARKING; SEE CIVIL
13	BUILDING ABOVE; SEE ARCHITECTURE
14	CONCRETE ADA RAMP; SEE CIVIL
15	PARK WALKWAY TO REMAIN

PLANT MATERIALS SCHEDULE

Key	Quantity	Common Name	Scientific Name	Size	Spacing	Notes
	1					
DECIDUOUS SHRUB						
RaG	70	Gro-Low Fragrant Sumac	<i>Rhus aromatica</i> 'Gro-Low'	#5	As Shown	
DECIDUOUS TREES						
Pt	1	Quaking Aspen	<i>Populus Tremuloides</i>	4" cal.	As Shown	
GRASSES						
CaA	135	'Avalanche' Feather Reed Grass	<i>Calamagrostis x acutiflora</i> 'Avalanche'		As Shown	
FgB	76	'Boulder Blue' Fescue	<i>Festuca glauca</i> 'Boulder Blue'		As Shown	





JACKSON HOLE HISTORICAL SOCIETY & MUSEUM



July 20, 2021

Paul Anthony
Planning Director, Jackson Planning Department
150 E Pearl Ave / P.O. Box 1687
Jackson, WY 83001

RE: Pre-Application Conference – Jackson Hole Historical Society and Museum, 175 E. Broadway

Dear Paul,

Please accept this Pre-Application Conference Request (“PAP”) for Jackson Hole Historical Society and Museum (“JHHSM”) on 175 East Broadway. The purpose of the PAP is to meet the requirements for Physical Development Permit in advance of submitting for building permit, currently scheduled for early 2022. We also are requesting feedback from the Town of Jackson staff, Town Council, and Design Review Board on the schematic design drawings and narrative. The schematic drawings are not set in stone. The design will be evolving in parallel with community feedback, updated construction cost estimates and fundraising. The following materials propose a development of a new Museum utilizing current Town of Jackson Land Development Regulations and which honors both the historic and contemporary character of Jackson.

The new JHHSM campus will be a cultural hub with a variety of engaging spaces for history education and community gathering; a place for connection and conversation rooted in the past, present, and future of Jackson Hole. Purchasing this parcel and developing the campus helps create a sustainable future for the organization that is forward-thinking and fun, where JHHSM can pursue purpose-designed and built space and focus on local outreach and the visitor experience.

The JHHSM has made great strides toward designing and building a new Museum on the Genevieve Block – a key site in the history and future of Jackson Hole. JHHSM has secured significant funding sources, including the \$4.4 million SPET ballot initiative approved by Teton County voters in 2019, and continues to fundraise to complete the project. We have brought on a stellar project team that consists of HGA, Prospect Studio, Nelson Engineering, Gallagher & Associates, Aufderheide Construction Management, Michelle Pacifico, and Berning Project Management. The building and exhibit design responds to ongoing community engagement outreach including online surveys and



JACKSON HOLE HISTORICAL SOCIETY & MUSEUM



community stakeholder meetings. Adjacent neighbors to the north and west have reviewed and provided comments to the museum design and construction management plan. JHHSM will continue to reach out to surrounding neighbors in the coming months and public presentations/workshops are scheduled throughout the summer.

As part of the Pre-Application Conference Request, JHHSM requests the following clarifications and confirmations from the Town of Jackson. These requests are based on the most efficient construction schedule and safest logistics while minimizing public impact.

1. Request a waiver of all fees on the project included in Resolution 1998 Fee Waiver for Public Projects.
2. Request to provide 4 additional on-street parking stalls in place of the existing driveway access along Broadway.
3. Request to provide a service and loading drive off Willow Street for public use and JHHSM operations including but not limited to exhibit deliveries, trash pick-up, and disabled visitor drop off.
4. As a 501c3 nonprofit that serves the Jackson Hole community and will work with the town to provide the greatest public benefit possible with this site, JHHSM requests waiver of all other fees not included in Resolution 1998 Fee Waiver for Public Projects with the exception of the required affordable/employee housing mitigation.
5. Request use of the Southeastern portion of the adjacent Town of Jackson Deloney Parking Lot for Construction Staging and Management for a period of 18 months starting as early as Spring of 2022.
6. Request to be on agenda for Design Review Board Meeting on October 13th and Town Council Workshop on October 18th.

We look forward to meeting with you and appreciate your support in reviewing the pre-application documents for JHHSM. If you have any questions, please feel free to reach out to Jason and Morgan as the main point of contacts for JHHSM.

Sincerely,

Jason Berning
Owner's Representative / Project Manager
Berning Project Management

Morgan Jaouen
Executive Director
JH Historical Society & Museum



Jackson Hole Historical Society & Museum

Narratives & Outline Specifications

**Town of Jackson
Pre-Application Submittal
June 18, 2021**

HGA

Hammel, Green and Abrahamson, Inc.
420 North Fifth Street, Suite 100
Minneapolis, Minnesota 55401-1180
612.758.4000 | HGA.COM

Project No. 4720-001-00
© 2021 HGA, Inc.

2PART 2 - SITE WORK

2.1 Site Description

- A. The 0.23-acre site is located one block east of the Town Square in Jackson, WY at 175 E. Broadway Avenue at the corner of Willow Street (aka Bruun Blvd.). The proposed project will be redevelopment and replace an existing stick framed residence which exists on the site currently.
- B. The building site is more or less flat with a slight slope from north to south. Numerous old Cottonwood trees are on the perimeter of the building site.
- C. Site Survey Information:
 - 1. A design topographic survey and existing site conditions map has been prepared for the project site.
- D. Geotechnical Information:
 - 1. A geotechnical exploration and report has been completed by a geotechnical engineer to evaluate the soil conditions and provide recommendations related to the building foundation systems, site pavement, dewatering during construction and subsoil drainage.
- E. Wetlands:
 - 1. There are no wetlands on the proposed site although a small creek with a portion of Cache Creek and town stormwater flows currently enters the northeast portion of the property. This creek is planned to be relocated to the lot to the north in a spring 2021 project sponsored by the Town of Jackson.

2.2 Parking and Driveways

- A. The existing drive to the existing residence will be removed and there are no proposed access drives or parking areas proposed on the site.
- B. The project proposes a service drive turnout be installed on the west side of Willow Street. If approved by the Town of Jackson, the service drive turnout and associated curbs, gutters, paving and sidewalks and boardwalks to be installed will meet Town of Jackson construction standards. Existing curbing and sidewalk will be required to be removed for this purpose if the turnout is approved.
- C. Parking during construction will be limited to off-site parking.

2.3 Site Lighting

- A. The lighting layout will focus on safety, wayfinding and to accentuate the design.
- B. Material selection to minimize light pollution.
- C. Site design focus areas, including the outdoor program areas, should incorporate pedestrian-scale lighting.

2.4 Demolition, Site Clearing, and Tree Protection

- A. The existing residence will be demolished or otherwise removed from the project site. The existing residence foundation will be required to be demolished and removed from the site, prior to new construction. All associated driveways, walkways to the home will also be demolished and removed by the Contractor.
- B. Existing utilities: Electrical power and other dry utilities to the home will be taken out of service. Water service and sewer service are from the Town of Jackson Municipal systems. The existing water and sewer services for the home will be taken out of service and will not be reused.
- C. The existing curb cut for the existing driveway will be demolished and replaced with curb and gutter.

- D. Site vegetation indicated for protection or removal will be indicated on the construction plans. The cottonwood trees on the south side of the property are protected under a Conservation Easement and are required to remain, however, limbs in conflict with new improvements will be removed as specified.
- E. Protect trees, plant growth, and features designated to remain as final landscaping and as required by local regulatory agencies. Tree protection fencing should be located at canopy drip line or as is reasonable for the work required.
- F. Legally dispose of debris off-site.
- G. Selective removal or protection of existing utility piping, paving, surfacing, and hardscape elements which occur within areas of new construction will be designated on the construction plans.

2.5 Earthwork

- A. Erosion and Sediment Control
 - 1. Best Management Practices must be used to prevent exposed soil from leaving the site and protect excavated areas from eroding. Earthwork operations must not begin until the Contractor has installed temporary erosion control measures as necessary to protect adjacent streets, property, and all storm sewer inlets from sediment transported by stormwater runoff.
 - 2. Prevent soil from leaving the site via storm runoff, vehicular tires or other means. Use silt fencing and/or straw wattles as needed and construct a stabilized vehicle exit drive to clean tires of vehicles leaving the site.
 - 3. Restore eroded topsoil areas subsequent to final vegetative cover being established. Repair ruts and re-establish vegetative cover, with no additional compensation provided. Limit repair work to the smallest earthwork equipment practical.
 - 4. Water from rock construction exit or other operations containing sediment must be treated by filtration, a settling basin or other means sufficient to reduce sediment content.
 - 5. Pollutants such as fuels, lubricants, bitumens, raw wash water or waste from construction operations and other harmful materials must be properly disposed of off-site in a permitted disposal facility in accordance with governing regulations.
 - 6. Silt fences must be installed before any disturbance begins.
 - 7. Provide protection at all inlets receiving stormwater runoff from exposed earth areas.
 - 8. Topsoil stockpiles must be isolated by placing a perimeter silt fence. Site limitations may significantly impact the ability to store stockpiles on site.
 - 9. Maintenance: All temporary erosion and sediment control measures must be properly maintained and inspected after each storm event. Immediately restore, clean out, repair and replace the facilities affected by the storm runoff.
 - 10. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with applicable regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- B. Strip surface soils containing organic matter in areas indicated for disturbance.
- C. Maintain adequate and positive drainage of entire site for duration of project. Do not allow groundwater, surface water or direct precipitation to accumulate on subgrades or in excavations.
- D. Excavation Support: Place and maintain appropriate systems to support sides of excavation and to prevent soil movement that may endanger adjacent persons, structures, pavements, or utilities.
- E. Excavation:

2. New water service will be installed from the 8-inch water main (TBD) in Broadway Avenue. A 4-inch water main will be hot-tap installed on the main and extended at 7 foot bury depth into the property and to the building. A 1-inch domestic service tap will be made from the 4-inch service at the property line and a curb stop and riser installed. The 1-inch domestic service will then extend to the building at 7 foot of bury.
3. New sewer service will be via a 4-inch sewer line at the north west side of the building and connect to a new 4-inch service stubout that was installed in 2020. A cleanout will be installed on the new sewer wasteline from the building.
4. New electrical wire, communications, and natural gas utilities will extend to the building from existing infrastructure located in a utility easement to the northeast of the property.
5. All utility trenching bedding and backfill shall be in accordance with the applicable utility company requirements and must be inspected prior to backfilling. Existing surfaces disturbed off-site for utility installations shall be restored to existing conditions.

2.8 Paving and Surfacing

- A. Subgrade: Testing Agency approved in accordance with earthwork section requirements.
- B. Aggregate Base: Class 5, 100 percent crushed quarry rock, in accordance with Minnesota Department of Transportation Standard Construction Specifications (Mn/DOT Specs).
- C. Portland Cement Concrete (PCC): 4,000 psi, air entrained concrete in accordance with Mn/DOT Specs.
- D. Asphalt or Bituminous pavement in accordance with Mn/DOT Specs.
- E. Concrete expansion joint sealer (applies to concrete walks also): 2-part urethane sealant over compatible backup material.
- F. Surface Areas:
 1. Concrete Paving (CONC FIN-1):
 - a. 4,000 psi, air entrained PCC reinforced with polypropylene fiber
 - b. Joints: Tooled joints
 - c. Finish: Light broom finish
 - d. Thickness: 5-inch
 - e. Base: 4-inch aggregate base
 2. Plank Boardwalk (PVR-1):
 - a. Alaskan yellow cedar
 - b. Size: 5-1/2"
 - c. Thickness: 2-1/4"
 - d. Base: On sleepers and concrete slab-on-grade base
 3. Concrete Pavers (PVR-2):
 - a. Finish: Porcelain Pavers by Tile Tech
 - b. Size: 24" x 24"
 - c. Thickness: 3/4"
 - d. Base: Adjustable pedestals by Tile Tech Paver System
 4. Wood Pavers (PVR-3):
 - a. Finish: Ipe wood deck tiles by Tile Tech
 - b. Size: 24" x 48"
 - c. Thickness: 1-5/8"
 - e. Base: Adjustable pedestals by Tile Tech Paver System



June 18, 2021

RE: Jackson Hole Historical Society & Museum, TOJ Construction Management Plan

General

The Jackson Hole Historical Society is constructing a 13,300 sf museum that will also incorporate (2) historic cabins from the area that will be relocated outside the main structure. The building will have a partial basement primarily for storage, and a main level and 2nd level consisting of exhibit space, office space, and utility space.

Schedule

Construction of the new building is anticipated to take 18 months with a ground-breaking in April of 2022. Foundations and superstructure are anticipated to be complete by Winter of 2022. Exterior skin will begin in the fall of 2022 and complete in the second quarter of 2023. Interior finishes begin in the fourth quarter of 2022 and continue until completion in the Fall of 2023.

Public Impact

The owner, Jackson Hole Historical Society and Museum and their contractor, ACM Wyoming LLC have identified the following businesses that may be impacted by the construction and will be informed via email of construction schedule and possible impacts (utility outages, lane closures, etc.)

- Business A, Contact, Email
- Business B, Contact, Email
- Business C, Contact, Email

The Jackson Hole Historical Society and their contractor ACM Wyoming are aware that the right-of-way is a shared use area, including community special events and Town capital improvement projects and will work in good faith to coordinate with the town to accommodate these events.

Construction Parking

A parking plan identifying acceptable parking areas along with alternate methods of transportation (carpooling, bus, non-motorized vehicles) will be incorporated into the project.

Site Logistics

See attached site logistics plan.

Stormwater Management

A final stormwater management plan along with the appropriate BMP's will be developed and submitted to the TOJ following the Design Development drawing completion.

**Site Plan**

See attached site logistics plan.

Crane

Upon selection of the appropriate sized crane the project will submit a crane radius and hoisting plan to the TOJ.

Protection Of Pedestrians

Per the site logistics plan, portions of sidewalk on Broadway and Willow adjacent to the construction site will be closed during improvements. Barriers (fence or concrete) will be used in the street and no covered pedestrian walkways are anticipated at this time.

Stabilized Construction Access

See site logistics and SWMP plan.

Traffic Control

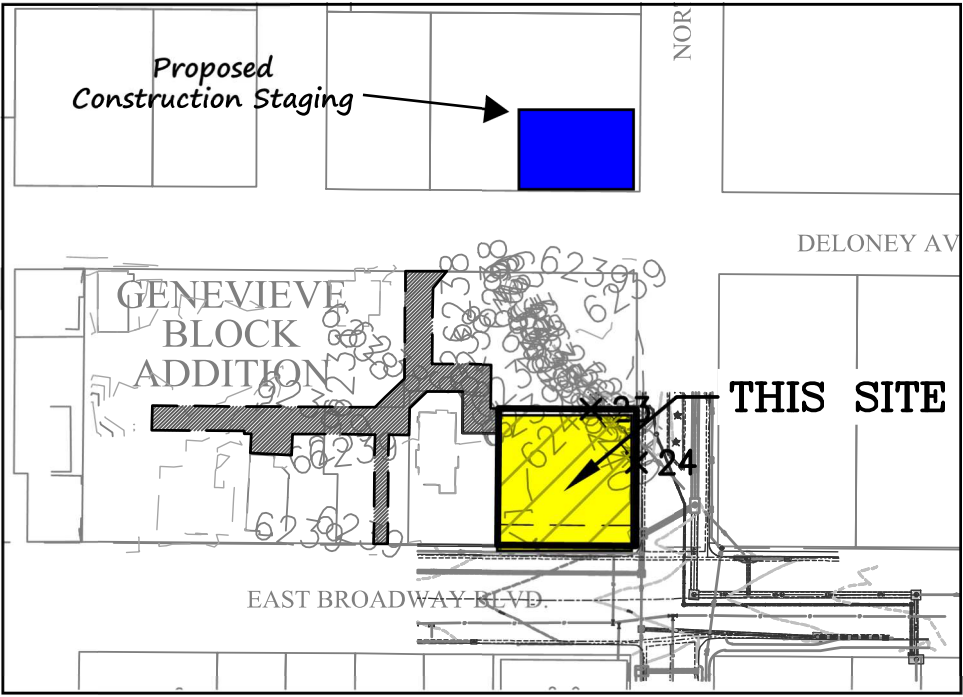
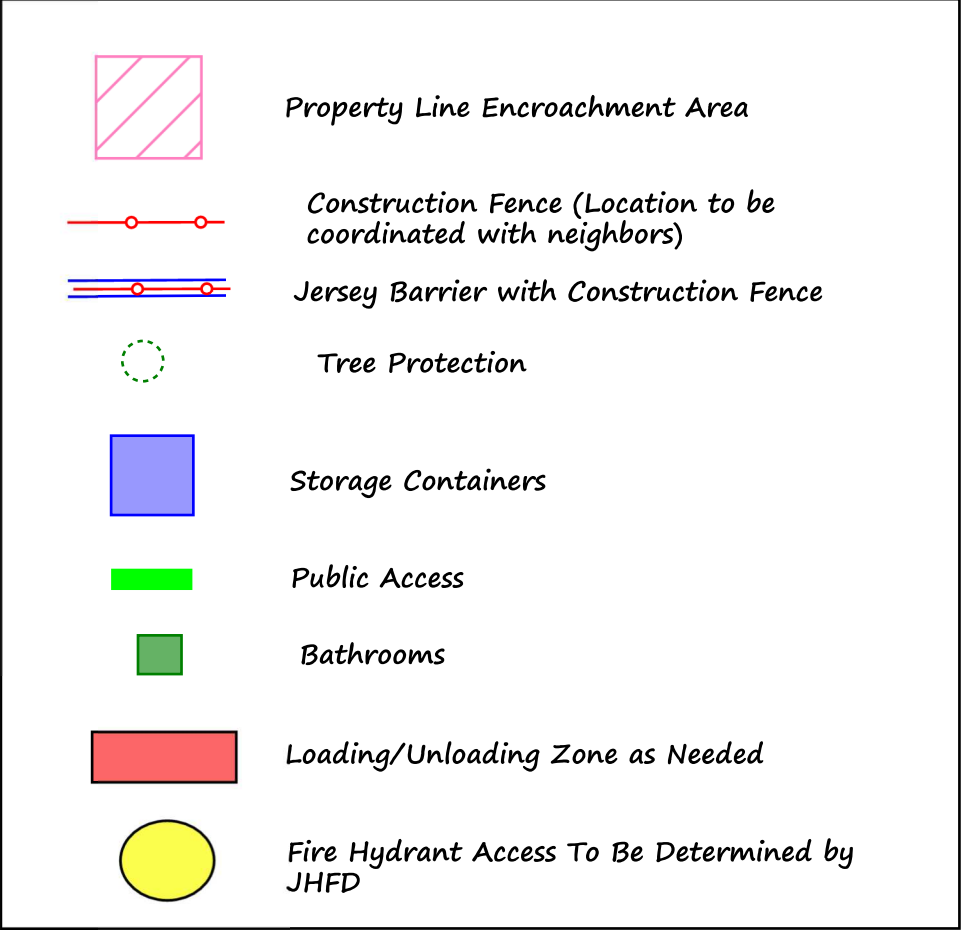
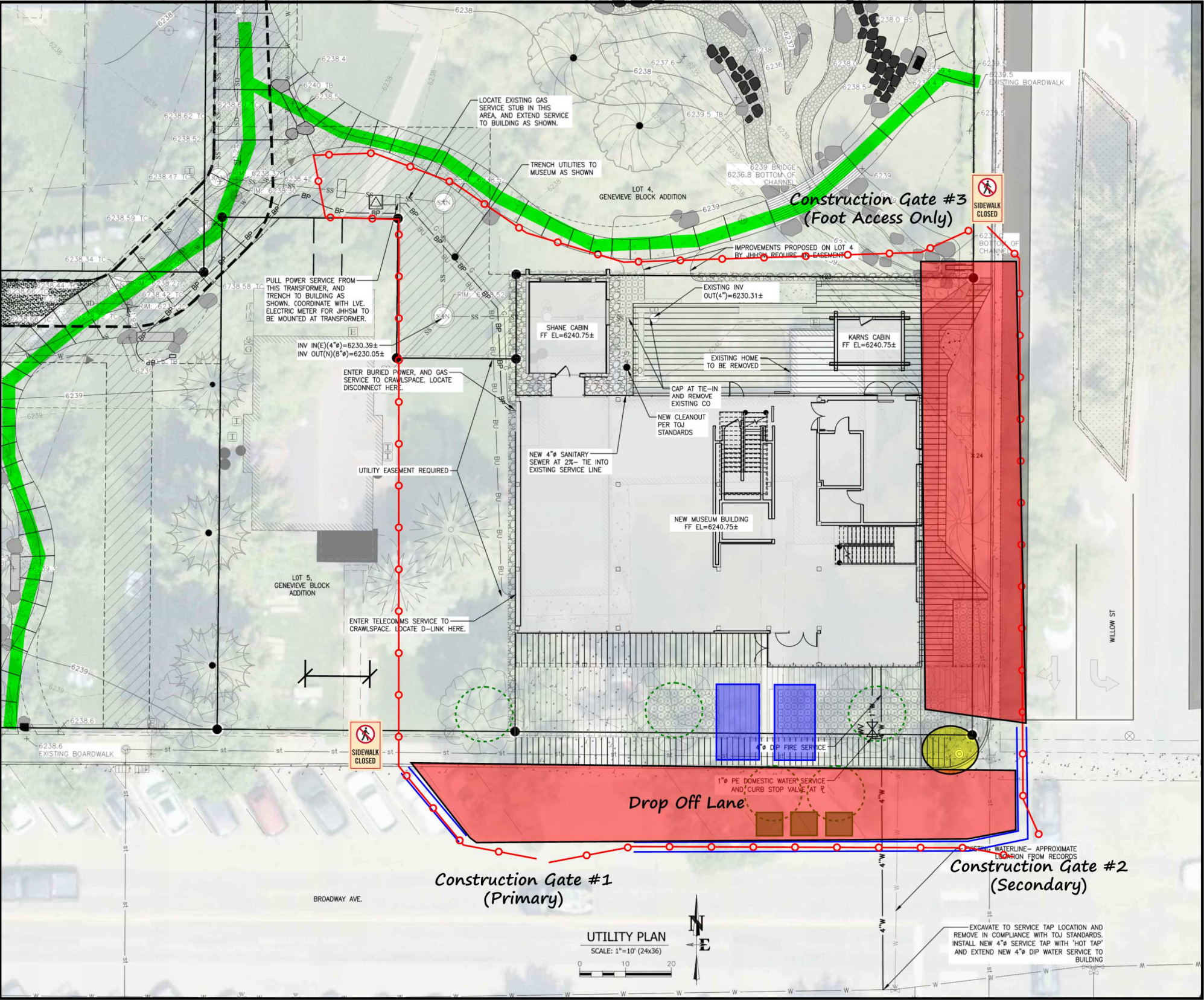
Public Right of Way permit application will include a traffic control plan for receiving/sending material on both Broadway and Willow.

Shoring

If shoring encroaching on the Right Of Way will be necessary in the construction of the museum an Encroachment Agreement will be applied for.

Staging

We are currently planning to utilize a portion of the King St. parking lot for material staging and short term storage. The area being used will be surrounded by a 6' temporary fence and screened to reduce visibility.



DATE	TITLE	REV
031221	JHHS SITE LOGISTICS	2
031521	JHHS SITE LOGISTICS	3
060221	JHHS SITE LOGISTICS	4
061021	JHHS SITE LOGISTICS	5
061621	JHHS SITE LOGISTICS	6
071921	JHHS SITE LOGISTICS	7

Construction Site Logistics
175 E. Broadway Jackson, WY 83001



Town of Jackson
Project Plan Review History
PLANNING

Project Number P21-203
Project Name PAP - 175 E. Broadway
Type PREAPPLICATION
Subtype DEVELOPMENT PLAN
Status STAFF REVIEW

Applied 7/28/2021 KP
Approved
Closed
Expired
Status

Applicant **Owner** JACKSON HOLE HISTORICAL SOCIETY
Site Address **City** **State** **Zip**
 175 E BROADWAY AVENUE

Subdivision **Parcel No** **General Plan**
 22411627335006

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder (7/29/2021 9:48 AM KS) A plan review will not be done by this office until a permit is applied for. If a review is needed prior to that, please contract with a 3rd party plan review company.	APPROVED W/CONDITIONS	7/28/2021	8/11/2021	7/29/2021	
Fire Kathy Clay (7/28/2021 1:40 PM CLAY) Construction must meet local ordinances and the most current edition of the International Fire Code. With the assumption the new structure will be fire sprinklered, consideration will need to be made the attached Shane Cabin and how to provide proper fire protection. The Karns Cabin appears to be separate of the proposed structure. No further comments at this time.	APPROVED W/CONDITIONS	7/28/2021	8/11/2021	7/28/2021	
Joint Housing Dept Stacy Stoker	APPROVED W/CONDITIONS	7/28/2021	8/11/2021	8/16/2021	See Notes

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (8/16/2021 10:46 AM SAS) A Housing Mitigation Plan was not submitted with this Pre-application Conference Request. The plans do not show any restricted housing units, however, the applicant has stated that they are not requesting a waiver of housing requirements. If a unit(s) is required, the following will apply: All restricted units are required to comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The following shall occur prior to submittal for Building Permit: 1. The Livability Standards Questionnaire shall be completed and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram. 2. A letter from the Housing Department will be issued to the applicant stating whether the unit(s) are approved or whether there are required changes. 3. A Livability Standards Approval Letter is required to be submitted to the Planning Department along with submittal for Building Permit. The following shall occur prior to issuance of Certificate of Occupancy: 1. The applicant or applicant's agent(s) shall attend a Compliance Conference with the Housing Department. 2. The Housing Department shall inspect the unit. 3. A restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees.					
Legal Lea Colasuonno	NO COMMENT	7/28/2021	8/11/2021	8/4/2021	
Parks and Rec Steve Ashworth	APPROVED W/CONDITI	7/28/2021	8/11/2021	8/16/2021	See Notes

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (8/16/2021 4:28 PM AL) P&R Comments on P21-203 175 E Broadway Cottonwoods on Broadway					
- Tree protection specs are adequate however, not confident they can be met based on footprint of building, lot size and construction staging. - It is recommended not to plant cottonwoods within 40 feet of buildings to avoid foundation damage, granted these are established but will be within 15-20 feet of the building. - Proposed building is within the dripline (CRZ-Critical Root Zone) of (2) eastern most cottonwoods on Broadway (south side of property). Again, not confident there is the ability to create protection zone adequate for these trees. Third tree dripline (western most) on Broadway is right at the edge of the building footprint. - Entire area will be touched during construction, even with mitigation it is likely these trees will suffer short and long term. - These (3) trees are over 75 years old. Average expected lifespan of cottonwood in natural setting is 75-90 years. All have structural defects to some extent and the eastern most tree on the corner was substantially impacted already by the Cache Creek re-alignment (already changing color due to stresses). - I would request the owner have a Certified Arborist do an assessment to provide the Town prior to decision, to have on file. - Request the developer provide a detailed tree protection plan if removal is not recommended. - If not removed the trees need to be "cleaned up" prior to construction. Limbed, dead hangers, etc. - Would request that someone is designated from the Town to ensure tree protection plan is being followed during construction if approved without removal of the trees. - Parks Department recommends removal and replacement of these trees with different species.					
Sidewalk/Snow Removal-Property owner to be responsible for shoveling/hand work. - Appears the 10' "drop off" turnout on the east side (Bruun Blvd) will take the sidewalk onto private property and be flush against the east side of the building from the north to south and continues to the corner. Area is concrete with planters. Appears to be only 4-5' width between planters closest to the corner of Broadway and Bruun. Staff recommends having property owner to be responsible for snow removal on the east side of the building and drop off area. Park staff can do corner curb cut and boardwalk on Broadway. - Planter on east side is half outside of property line right on curb line. Would recommend not allowing planter in TOJ ROW (no room for snow staging). - Snow removal from the large boardwalk area on the south side main entrance cannot be pushed to the sidewalk in the TOJ ROW. If they anticipate keeping that area free of snow, they will have to pile it up in the proposed planter areas, remove it or push it on to the property to the west (165 E Broadway).					
Construction site logistics/utility plan - Shows (2) storage containers in the south side of the property. There is approximately 20 feet between drip line of the two cottonwoods at that location. Again, not confident that protection zones can be met for this. - Will loading zones be used for materials staging as well, or does applicant anticipate all storage/staging to be inside the storage containers? - Loading/unloading zones and fire hydrant access could create a potential funnel for activity within the CRZ/drip lines of the 2 eastern cottonwoods. - If storage containers are in the proposed location, boardwalk will need protection or replacement as well as tree zone protection mitigation. - New 4" water service goes directly under cottonwood tree. Depth of service connection to the building will need to be at minimum 4' deep under the entire drip line of the tree all the way to the building connection.					
Pathways	APPROVED W/CONDITI	7/28/2021	8/11/2021	8/24/2021	See Notes
Brian Schilling					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (8/24/2021 8:50 AM AL) P21-203 175 E. Broadway JH Historical Society - Pre App Comments from Teton County/Town of Jackson Pathways Department Status: approved w/conditions - o Bruun Blvd. Bike Lanes and Sidewalk - o Bruun Blvd. is currently in planning for protected bike lanes. The applicant's grading plan will need to include space for the protected bike lanes and sidewalk along Bruun Blvd. The proposed vehicle turnout on Bruun will need to be sized and aligned to provide sufficient space for the protected bike lane and sidewalk. It will also need to be located east of the bike lane so that the path of the bike lane and sidewalk do not cross the path of moving vehicles for the entire length of Bruun Blvd. The layout would go, from east to west, travel lane, turnout/dropoff, bike lane, sidewalk, with appropriate buffer space between the turnout and bike lane, and the bike lane and sidewalk. At the vehicle turnout, the bike path and sidewalk would jog to the west and stay west of the vehicle turnout area. - o Staff can provide additional design information and guidance to help coordinate the layout of the various elements along Bruun Blvd. - o Street frontage on Broadway - o Streetscape should comply with Town LDRs and the Community Streets Plan. - o Bicycle Parking - o Given the location type of use, and parking plan of the proposed development, staff expects that there will be a moderate to high demand for bicycle parking. - o Staff supports crediting the bike parking toward the development's overall parking requirement. - o The bike parking should ideally be a mix of short-term (for visitors, frequent/regular use) and long-term (for residents, infrequent use/storage). ? Short-term parking (for visitors or guests parking for a few hours or less): the recommended style for short-term bike parking is one or more "single inverted-U" racks. "Wave," "ribbon," and "toaster" style racks shall not be used. The best location for a rack area is immediately adjacent to the entrance it serves. The rack area should be as close as or closer to the front entrance than the nearest car parking space, visible from the front entrance, hardscaped, and should not obstruct pedestrian flow. Three to four u-racks in the streetscape buffer strip should suffice for short-term parking. ? Long-term parking (for employees parking for more than a few hours—i.e. all-day): the recommendations for long-term parking include providing a secure, conveniently-accessed, well-lit, covered area with racks or lockers that will protect bikes from rain, snow and other elements and deter bike theft. The area does not have to be immediately adjacent to the access door for the residence, but should be located in a secure or monitored location or in a locked enclosure. Clustered inverted-U bike racks, wall racks, or external bike lockers are appropriate. ? At least one space for every two employees should be provided. - o The bike parking should be constructed on a concrete pad. A grass surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also, a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. - o Staff supports including the bike parking towards the landscape surfacing requirement so that bike parking does not detract from the applicant's landscape requirements. Conversion of a car parking spot to bike parking would also be supported. - o Rack details and locations should be shown on site plans. - o Staff can provide additional background information and guidance on site selection, layout, rack specification, and rack installation. - o Parked/Idling Vehicles - o Vehicles idling near entrances and in parking areas are a common problem. In 2010, the Town of Jackson adopted a resolution to reduce unnecessary vehicle idling. The Town actively seeks opportunities to partner with developers to increase awareness of and discourage unnecessary vehicle idling. The applicant is encouraged to work with the Town of Jackson and the Pathways department to install "No Idling" signs (provided by the Town of Jackson) along Broadway.					
Planning		7/28/2021	8/11/2021		
Paul Anthony					
Police	NO COMMENT	7/28/2021	8/11/2021	7/28/2021	
Michelle Weber					

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Public Works Scott Mohror (7/29/2021 6:28 PM SM) Pre-Ap Comments – Approved with Comments	APPROVED W/CONDITI	7/28/2021	8/11/2021	7/29/2021	See Notes
P21-203 PAP Conference ADDRESS: 175 E Broadway Avenue OWNER: Jackson Hole Historical Society & Museum APPLICANT: Berning Project Management (Jason Berning)					
7/29/2021 Scott Mohror, 733-3079					
DATE OF SUBMITTAL: 7/28/2021 DATE OF MATERIALS: 7/20/2021 REVISION NO.:					

The engineering division has reviewed your application for a PRE-APPLICATION CONFERENCE REQUEST submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency .

PROJECT SPECIFIC COMMENTS

Prior to demolition of existing structures, asbestos testing will be required in accordance with the WYDEQ Memorandum regarding “Asbestos Inspection and Notification Requirements”.

ToJ CODE

A construction-staging narrative shall be submitted for review and approval with the Development Plan application.

Plans provided shall show all work to be completed within the Town’s right-of-way.

Show all encroachments into the Town’s right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

A demolition permit is required for each existing structure to be removed from the site.

Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

LAND DEVELOPMENT REGULATIONS

5.5 LANDSCAPING STANDARDS

1. Provide a plan that complies with the LDRs and addresses erosion control and slope stability for Hillside Area developments.

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.1 Grading Permit Required:

1. Provide information on how the application will comply with this section.

5.7.2 Grading Standards:

1. Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.

5.7.3 Erosion Control Standards:

1. Provide an erosion control plan that shows compliance with this section.

5.7.4 Stormwater Management Standards:

1. Provide an erosion control plan that shows compliance with this section.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading:

1. Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require delivers, show the proposed loading

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes facilities.					
6.4 OPERATIONAL STANDARDS					
6.4.1 Outside Storage:					
1. Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.					
6.4.3 Noise:					
1. Provide a statement to address compliance with this section.					
6.4.4 Vibration:					
1. Provide a statement to address compliance with this section.					
7.7 – REQUIRED UTILITIES					
7.7.2 Potable Water Supply:					
1. Show compliance with state regulations, construction standards, connections and fire protection. Provide information on planned metering and backflow prevention locations.					
7.7.3 Sanitary Sewer System:					
1. Show compliance with state regulations, construction standards, maximum allowable infiltration.					
7.7.4 Irrigation System:					
1. Provide an irrigation plan when the system is for the entire development, or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.					
2. Show compliance with surface water rights (if applicable), irrigation surface water runoff, setbacks to ditches, and access to ditches.					
3. Show compliance to standards for any alteration of an irrigation ditch.					
7.7.5 Other Utilities:					
1. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.					
2. All utilities shall be installed underground.					
3. Provide right-of-way or easements as required.					
4. Show that private utilities can be located on private properties, e.g. transformers.					
START		7/28/2021	8/11/2021		
Darren Brugmann					