

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

SEPTEMBER 13, 2021

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a virtual joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 3:01 P.M.

ROLL CALL. Upon roll call the following were present via Zoom:

COUNTY COMMISSIONERS: Chairwoman Natalia Macker, Vice-Chairman Luther Propst, Greg Epstein, and Mark Barron. Mark Newcomb joined the meeting shortly after roll call.

TOWN COUNCIL: Mayor Hailey Morton Levinson, Vice-Mayor Arne Jorgensen, Jonathan Schechter and Jessica Sell Chambers. Councilmember Jim Rooks was absent.

STAFF: Darren Brugmann, Alyssa Watkins, Lynsey Lenamond, Maureen Murphy, Lea Colasuonno, Keith Gingery, Tyler Sinclair, Stacy Stoker, Brian Schilling, Larry Pardee, Kristi Malone, Michelle Weber, Kristen Waters, and Chalice Weichman.

I. PUBLIC COMMENT. Public comment was given by Anne Stalker regarding the Housing Preservation Pilot Program; by Rebecca Bextel regarding the Housing Preservation Pilot Program; and by John Fox regarding the Housing Preservation Pilot Program.

This public comment is included under agenda item A. There was no public comment for items not on the agenda.

II. CONSENT CALENDAR.

A. Meeting Minutes. To approve the meeting minutes for the August 2, 2021 and meeting minutes as presented.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the consent calendar for today's joint information meeting that includes the minutes for the August 2, 2021, JIM meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Schechter and seconded by Councilmember Chambers to approve the consent calendar for today's joint information meeting that includes the minutes for the August 2, 2021, JIM meeting. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

III. MATTERS FOR DISCUSSION

A. Housing Rules and Regs Adoption. Stacy Stoker, Housing Manager, presented to the Council and Commission for consideration of approval adoption of the Housing Department Rules and Regulations document after its 45-day public comment period. The Council will consider adoption of the new Ordinances on Third Reading.

Key Changes:

1. Replace the exemption of employment requirements for individuals with disabilities with a Reasonable Accommodation Process.
2. Allow Deferred Action Childhood Arrivals (DACA) recipients to qualify to purchase restricted homes.
3. Change the calculation method for dorms to be based on 30% of the low end of the income range and base it on one person per bedroom to determine household size. Divide the amount evenly by number of bedrooms. Change the definition of Dormitory to a housing unit with more than two bedrooms that is designed to house unrelated individuals and meets the requirements for a dormitory in the Livability Standards. For three- or four-bedroom units, allow developers to choose whether they want to restrict the unit as a dormitory or a Single-Family Dwelling.

Public Comment for Agenda Items A and B. Public comment for items A and B was given during this meeting's open public comment period from Anne Stalker, Rebecca Bextel, and John Fox; See agenda item I.

Additional public comment for items A and B was given by Isabel Zumel, Jordan Rich on behalf of Jose Rivas, Jimmy Bartz, Victor Hernandez, Wendy Martinez, and Andy Cavallaro.

On behalf of the County, a motion was made by Commissioner Barron to approve the amendments to the 2018 Jackson/Teton County Housing Department Rules and Regulations, with two exceptions:

1. That the nonresidential units which are voluntarily built are exempt from housing department rules.
2. That the Commission and Council commit in a future meeting that will occur within six months to address the minimum hours of work required of housing applicants to qualify as "full-time."

Commissioner Epstein proposed a friendly amendment to the motion: that the non-residential exemption proposed by Commissioner Barron in clause 1 of the motion be added to the discussion portion of the motion in clause 2 so that both issues may be discussed within six months.

Commissioner Barron accepted the amendment and Commissioner Epstein seconded the amended motion.

The Board discussed the motion and Commissioner Barron withdrew his motion.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Propst to approve the amendments to the 2018 Jackson/Teton County Housing Department Rules and Regulations. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Chambers to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

B. Town Only Action: Housing Rules and Regs Adoption. Lea Colasuonno, Town of Jackson Attorney, read Ordinances D through M in short title:

- i. **Ordinance D:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1259, 1242, AND 1195 AND SECTION 16.10.000(B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS SUMMARY OF HOUSING PROGRAMS AND PROVIDING FOR AN EFFECTIVE DATE.
- ii. **Ordinance E:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1259, 1242, AND 1195 AND SECTION 16.10.200(C)(4)(c)(ii)(d) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS ADDITIONAL STORAGE AND PROVIDING FOR AN EFFECTIVE DATE.
- iii. **Ordinance F:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1260, 1242, AND 1195 AND SECTIONS 16.10.300(B), 16.10.300(C)(1)(b)(i) AND 16.10.300(C)(4) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS QUALIFICATION AND ELIGIBILITY AND PROVIDING FOR AN EFFECTIVE DATE.
- iv. **Ordinance G:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1261, 1242, AND 1195 AND SECTIONS 16.10.400(B)(4) AND 16.10.400(C) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS WEIGHTED DRAWING AND PROVIDING FOR AN EFFECTIVE DATE.

- v. **Ordinance H:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1262, 1242, AND 1195 AND SECTIONS 16.10.500(A)(3)(c), (A)(4)(k), (6)(d),(e) AND (f) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS SALE PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.
- vi. **Ordinance I:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1262, 1242, AND 1195 AND SECTION 16.10.500(C) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS PURCHASE PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.
- vii. **Ordinance J:** AN ORDINANCE REPEALING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1262, 1242, AND 1195 AND SECTION 16.10.500(D) AND ADDING SECTION 16.10.850 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS BUSINESS OPTION AND PROVIDING FOR AN EFFECTIVE DATE.
- viii. **Ordinance K:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1263, 1242, AND 1195 AND SECTION 16.10.600(E) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS RENTAL STANDARDS AND PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.
Ordinance L: AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1264, 1242, AND 1195 AND SECTION 16.10.700(A) AND (B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS COMPLIANCE AND PROVIDING FOR AN EFFECTIVE DATE.
- ix. **Ordinance M:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1266, 1242, AND 1195 AND SECTION 16.10.800(A) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Schechter to approve ordinances D through M on third reading, and designate them ordinances 1289 through 1298, respectively. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

C. START Update - Micro-Transit Selection and Winter Service. Darren Brugmann, START Director, presented to the Commission and Council an update on the status of introducing on-demand Microtransit service to the Town of Jackson and Winter Level of Service for 2021-22.

A major component of START's 2020-25 Route Plan is the introduction of on-demand Microtransit service to the Town of Jackson. START recently adopted a Route Plan that identified the need to implement Microtransit service connecting the eastern portion of Jackson with downtown and a new transit center. This strategy will allow fixed routes to operate more efficiently while also better serving the dispersed areas of east Jackson. The planned service area for the Microtransit service is shown in the Staff Report

No action was taken.

Commissioner Barron left the meeting at 4:10 p.m.

Commissioner Newcomb left the meeting at 4:30 p.m.

Chairwoman Macker suggested moving to agenda item E before hearing item D. Agenda Item D, an update on Northern South Park, was moved to the end of the agenda.

E. Year-End FAA Grant to Airport. A year-end FAA Grant to the Airport. The Federal fiscal year ends on September 30, 2021. It appears that FAA will have

unencumbered FY 20-21 funds which it will offer to the Jackson Hole Airport, to fund infrastructure replacements and improvements which are identified in the Airport's currently approved Capital Improvement Plan. The amount of such year-end grant is expected to be in the neighborhood of \$5,500,000. However, FAA has informed the Airport that there is the possibility that additional unencumbered funds will be available, and because the Airport has several eligible projects currently identified on its FAA-approved Capital Improvement Plan (CIP), it would be a candidate for receipt of such funds. The Airport has therefore made application to FAA for a grant of \$20,000,000 for the purpose of Constructing Access Taxiway, Constructing Bypass, and/or Expanding the Deicing Pad at the Airport, which are all projects identified its CIP.

There was no public comment.

On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Epstein to adopt the proposed Resolution, and approve the FAA AIP Grant Agreement 3-56-0014-070-2021, for Constructing Access Taxiway, Constructing Bypass, and/or Expanding the Deicing Pad at the Jackson Hole Airport, with the FAA obligation under the grant being an amount not-to-exceed \$20,000,000. Chairwoman Macker called for the vote. The vote showed three in favor and the motion carried 3-0 for the County.

On behalf of the Town, a motion was made by Councilmember Schechter and seconded by Councilmember Chambers to adopt the Resolution authorizing the Jackson Hole Airport Board to accept FAA Grant No. 3-56-0014-070-2021. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried for the Town.

D. Northern South Park – Update Only. Chris Neubecker, Director of Planning and building Services, presented to the Commission and the Council an update on the status and progress of the Northern South Park neighborhood plan project.

The project is currently within the agreed upon budget but is behind schedule. The timeline will likely be extended through the end of the year. A letter from the consultant team explaining project timeline extensions was provided July 20, 2021. Currently, staff is working to coordinate meetings between the landowners of the project site and the consultant team to review questions on financial feasibility assumptions and modeling. The Board of County Commissioners briefly discussed this issue at their September 7, 2021 regular meeting. Any changes to the modeling data that result from landowner questions and comments, review by the Steering Committee, review by local technical/advisory contacts, or review by the public will be made public and incorporated into the proposed neighborhood plan in the next phase of this project.

No action was taken.

MATTERS FROM COMMISSION AND COUNCIL.

a. Open Position in the Housing Department. Chairwoman Macker brought to the attention of the Commission that the Town has funded a position in the Housing Department and is expecting to receive updates this week.

Adjourn. On behalf of the County, a motion was made by Commissioner Propst and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed three in favor and the motion carried 3-0 for the County.

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

The meeting adjourned at 4:48 p.m.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk