Jackson Town Council Workshop

September 19, 2022
1:30 PM
Town Council Chambers

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I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: https://us02web.zoom.us/j/87091336853?pwd=bnlid1F2NXJwTEhuMGNtSFE2OXY0dz09
If the link does not work, join at zoom.com with Webinar ID **870 9133 6853** Password: **83001**

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II. CALL TO ORDER AND ROLL CALL

A. Director Updates (IT & Personnel, 20 mins)

III. WORKSHOP ITEMS

A. Wastewater Treatment Plant Technical Review Update (Floren Poliseo, 30 mins)

B. Short Term Rentals (Tyler Sinclair, 120 mins)

C. Pathway Safety and E-Bike Usage (Brian Schilling, 60 mins)

D. Council's Work Plan Review (Tyler Sinclair, 20 mins)

IV. PROPOSED ITEMS FOR FUTURE WORKSHOPS

10/17 Director Updates - Police & Public Works
10/17 Second Code Enforcement Position Discussion (Michelle Weber & Tyler Sinclair)
10/17 FY 2023 Sales & Use Tax Projection Update (Tyler Sinclair)
10/17 Tiered Water Rate Adjustment (Johnny Ziem)
10/17 Karns Meadow Master Plan (Tanya Anderson)
11/21 Parklets (Carl Pelletier & Susan Scarlata)

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:	19 September 2022	**Meeting Title:**	Town Council Workshop
Submitting Department:	Public Works	**Presenter:**	Floren Poliseo
Agenda Item:	WWTP Technical Review – project update	**Public Comment:**	Yes

Purpose & Policy Considerations.
Staff presentation of project Alternatives and recommendations, and Council consideration of next steps.

Requested Action.
Council review of technical analysis and recommendations for modifications to processes and capital improvement options at the Town's Wastewater Treatment Plant (WWTP).

Recommendations.
Council direction to staff on priorities, project options, and possible implementation items.

Background.
Council approved a contract with Trihydro in October 2021 to conduct a review of the Town's Wastewater Treatment Plant (WWTP). The project considered our current operations, infrastructure condition, permit requirements, priorities for the facility, and stakeholder input to make recommendations for appropriate and cost-effective improvements that will ensure future success.

The primary goals of the Technical Review Report are to provide a better understanding and alignment of current WWTP operations with priorities in the community including:

1. Protecting the region's water quality and ecosystem by achieving better than the DEQ discharge permitting standards.
2. Maintaining a cost-effective and high level of service to the Town of Jackson's rate-paying customers.
3. Reducing energy consumption in wastewater treatment through use of energy efficient treatment methods.
4. Aligning with the recent update to the Jackson/Teton County Comprehensive Plan.

A Steering Committee was involved throughout this project. Steering Committee members were:

- American Rivers, Northern Rockies
- Ducks Unlimited
- Protect Our Water Jackson Hole
- Snake River Fund
- Teton Conservation District
- Wyoming Game and Fish Department (WGFD)

Additionally, Teton County is currently developing a Water Quality Master Plan. One aspect of this project is wastewater management throughout the County and several ideas have been proposed related to the Town's WWTP as a contributing solution for current and anticipated wastewater management problems. The County anticipates this project will be completed fall of 2023. Town staff expects this Plan to propose some form of increased capacity to be accommodated by the Town's WWTP beyond its current commitments.

Separate but related, the Wyoming Department of Environmental Quality (DEQ) administers the Town's current Wyoming Pollutant Discharge Elimination System (WYPDES) permit which allows a point source effluent discharge to the Snake River. Our WWTP WYPDES permit is on a 5-year renewal cycle. At each renewal, DEQ may revise the permit requirements, subject to a public review and comment period. The current permit was scheduled to expire on August 31, 2022, and as of the time this staff report was submitted, DEQ was scheduled to publish the draft renewal permit on September 16, 2022. The permit in place continues until such time the renewal permit is effective. Staff will come back to Council with this permit update as a separate item.

Also separate but related, this summer Town Wastewater Collections discovered that large volumes of water from Flat Creek was continuously flowing into a wastewater manhole located in Karns Meadow. While sewage was not being displaced back up into the creek, emergency construction was required to stop the inflow. Flow data at the WWTP indicates this inflow was responsible for approximately 410,000 gallons per day (GPD) of additional volume moving through for treatment. Staff believes this has been going on for at least 10 years. This increases the remaining available capacity at the WWTP from what was previously understood, but does not change the findings from the 2020 Capacity Report that WWTP capacity will be exceeded when the Town's currently contracted service areas are built out to the current zoning density allowances.

Analysis.

Based on input from staff and the Steering Committee, Trihydro developed a Decision Matrix that weights 10 different criteria based on importance/priority. The goal of the Decision Matrix was for the Steering Committee to establish criteria prior to Trihydro developing potential improvements/alternatives. The pre-selected criteria are meant to align with the above project goals and specific items important to stakeholders and decision makers. Then, for each recommended project Alternative, staff and each member of the Steering Committee assigned a value to each criterion based on the project's effectiveness in addressing it (scale 1-5 with 5 being the most favorable). Next, applying the weightings to each criteria score produced an overall score for each Alternative (again, 5 being the most favorable). Trihydro compiled staff and all Committee scores received to produce final Decision Matrix results, shown in Figure 7-1 in the attached Report (page 78 of 114 in the PDF).

Refer to the Potential Improvements and Decision Matrix Results sections (sections 6 and 7, pages 31-35 and 36-39 of 114 in the PDF) for more detailed information on these improvement project opportunity Alternatives:

- Aeration Modification
- Clarifier
- Bioreactor
- Mechanical Plant
- Water Reuse
- On-Site Sludge Disposal
- Off-Site Sludge Disposal

Additionally, Trihydro provided short-term recommendations that do not require major capital investments. Refer to section 8.2 (pages 41-42 of 114 in the PDF).

Staff Recommendations

Following internal review and analysis of the Alternatives, staff recommends the following:

1. Aeration Modifications – Committee score 3.4; Town score 4.1. This project Alternative requires the least ongoing operation and maintenance (O&M) costs, is easily implemented within our permitting requirements,

and does not require any additional footprint on site. While this option does not achieve the highest water quality, it is on par with anticipated water quality results from the Bioreactor Alternative, and all Alternatives recommended by Trihydro would result in significant water quality improvements.

- Operations staff has already implemented one related short-term recommendation from the Trihydro report: aerating cell 5. This operational change was in place for a month but did not drop nitrates as desired, so staff turned that aeration back off.
- Other vendors and products are available to implement changes in the aeration practices at the WWTP. One example the Wastewater Manager identified is replacing old aerators in cells 1 and 2 with a newer product that would improve performance, reduce maintenance costs and energy use, and would not require draining ponds to install, which is a cost-prohibitive factor of traditional aerator installations.

Generally, aeration modifications are estimated to cost $5.7M with an annual O&M cost of approximately $233,000. This project could be implemented in the next few years if funding were identified. The simpler installation option would cost approximately $750,000 to $1M and would also reduce the annual O&M cost.

2. Bioreactor – Committee 3.4; Town 3.9. This Alternative provides additional media for microbes that consume ammonia to reproduce and thus increase performance. Installation would involve draining a pond and removing sludge to make room for the bioreactor.
    - An alternative to the bioreactor installation as presented in the Report would be to utilize a different cell or installation practice that may improve the constructability but may not guarantee the same performance as the model design.
    - An interim step to a project like this could be to add simple media for the WWTP existing microbes to improve habitat and increase performance. This would involve installations such as vertical netting in a cell or rocks on the bed of a cell. This option would be temporary and would be removed and disposed when the more permanent project is implemented.

    Trihydro's estimated project cost is approximately $6.4M. Staff could work with Trihydro on other installation options at the WWTP to try and reduce the construction cost. A traditional bioreactor could be implemented in a 5-year plan if funding were identified. The interim project idea would be much less expensive to implement and could be done in the next couple of years.

3. On-Site Sludge Disposal – Committee 4.5; Town 4.6. This is an Add-On recommendation from Trihydro that scores high on all criteria except for Odor and Noise. On-site sludge disposal can be accomplished using a sludge storage pond or sludge wetlands. Staff anticipates this option may produce high odor particularly in the summer. With the surface vegetation consuming the sludge in sludge wetlands, it would not produce as much odor as an open sludge storage pond, but because it involves keeping sludge on-site it will smell. This Add-On aids in high water quality output and is highly expandable with little to no energy demand, capital cost, O&M cost, or training.
    - An alternative to this use of sludge on-site that the Wastewater Manager has identified is a vendor who can implement enhanced microbial treatment and charges based on the amount of pollution reduction achieved. The microbes reduce the sludge, making the on-site disposal unnecessary. The vendor has provided a total project estimate of $2.3M which includes setup and an expected reduction. That value represents a maximum cost, so even if we achieve a higher reduction the Town's expense would be capped at the $2.3M. This could be implemented in the next 10 years if funds are allocated.

    This option would cost approximately $4.2M to implement (or the $2.3M alternative approach) and with no annual O&M costs thereafter. This project could be implemented in the next few years if funding were identified.

Mechanical Plant Consideration

Through the WWTP Technical Review project, and particularly the Steering Committee engagement, the Town clearly understands from Protect Our Water Jackson Hole (POWJH) that their number one preference is converting a cell to a mechanical plant. This Alternative scores very high in water quality output, expandability, and use of existing footprint. On the downside, a mechanical system would require the most energy to operate, incur the highest capital cost, and require the highest ongoing O&M costs compared with all the other Alternatives. Town staff has very thoughtfully considered this option and does not recommend it at this time due to its lowest overall score (Town's score 3.0) among all Alternatives and Add-Ons. Additionally, mechanical plants do not adapt as well to changes in external environmental conditions. Mechanical plants can treat waste more quickly, particularly in winter months, but can't adapt to events such as a large rainfall that flushes out the microbes treating the waste. Currently, heavy rain events that cause flooding at the WWTP site and facility do not impact the treatment process and the WWTP's ability to maintain sufficient microbial activity following the event. There is greater risk of factors beyond staff control impacting the ability of the treatment to function as intended. This Alternative also presents additional highly-technical equipment that can fail, increasing the burden of staff response potentially being required outside of typical working hours. Adding a mechanical plant to the WWTP may require additional staffing, and would also likely involve different WWTP permitting and staff licensing requirements.

Add-On Consideration

It is worth considering that all Add-On options scored higher than all improvement Alternatives. Add-On options are Water Reuse, On-Site Sludge Disposal, and Off-Site Sludge Disposal. Town staff is in favor of considering any of the Alternatives and Add-Ons for future implementation. The above three numbered Staff Recommendations are those that staff feels are most cost-effective and feasible to implement at this time if funds are available or identified.

Summary Staff Recommendations and Timelines

Should Council direct staff to implement more than one of the above projects, the time horizons for each may need to be extended. For example, where Aeration Modifications and On-Site Sludge Disposal could each be implemented in a couple of years, if staff were to do both it may take a total of 5 years to complete both. Project implementation may be successive rather than concurrent and would depend on fund balance and anticipated revenues each fiscal year.

In summary, staff recommends planning for implementation of the three Alternatives/Add-On project options numbered above as part of the 5- to 10- year capital improvement plan for the WWTP. If nearer-term improvements are desired, staff recommends also implementing the interim measures described in the second bullet for items 1 and 2. In summary:

Project Option	Short-Term trial project (2 year implementation)	Long-Term project (5- to 10- year implementation)
Aeration	$1M	$5.7M
Bioreactor	$10,000	$6.4M
Sludge	N/A	$4.2M

Possible Alternatives.

Council may direct staff in one of the following ways:

1. Implement staff's three recommendations, or an alternative bulleted, as described above.
2. Await completion of the County's Water Quality Master Plan to consider other opportunities for the WWTP that may come out of that Plan and determine prioritization of projects holistically.
3. Request a more rigorous and detailed fiscal and staff impact and timelines for implementing one or more options presented.

4. Other Council directives that come out of discussion.

Comprehensive Plan & Priority Alignment.
This project supports the Town Comprehensive Plan under Common Value #1- Ecosystem Stewardship.

- *Principle 1.2*: Preserve and Enhance Water and Air Quality
  - Policy 1.2.c: Monitor and maintain water quality

This project supports the Town Comprehensive Plan under Common Value #3- Quality of Life.

- *Principle 6.1*: Measure prosperity in natural and economic capital
  - Policy 6.1.b: Promote eco-tourism
- *Principle 8.1*: Maintain current, coordinated service delivery
  - Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels
- *Principle 8.2*: Coordinate the provision of infrastructure and facilities needed for service delivery
  - Policy 8.2.c: Require mitigation of the impacts of growth on service levels

Fiscal Impact.
None at this time, but rough estimates of costs for each option are presented herein (with more detail in the Report). Staff could further assess impact if directed to evaluate and/or implement any of the recommendations.

These projects would be funded by the Sewer Enterprise Fund. Town could pursue Federal infrastructure grant funding and use Sewer Enterprise Fund to provide the required match.

Staff Impact.
Staff has contributed approximately 65 hours to this project, plus an additional approximately 15 hours in reviewing the Report, analyzing the results, and forming the recommendations presented herein. At this time no staff hours are budgeted in the PW Work Plan to implement the projects. Rough estimates of staff time commitments for each project option are presented herein (with more detail in the Report). Staff would further assess impact if directed to evaluate and/or implement any of the recommendations.

Attachments or Links.
1. Technical Review Report (PDF attached)
2. Recording of public presentation (26 July 2022): https://us02web.zoom.us/rec/play/qLcfxLZ3grb_wjSwsPEE6V2Z1JQb3CsvIQIDmYHeePgRNecqQqa4e55ZyU7aHPlfE12qBeBiI77bPhm8.Lie1-btWN28LpGya?startTime=1658879770000

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

I move to direct staff to proceed with planning for implementation of the three recommended project alternatives including assessment of costs and staff work plan impacts.

-OR-

I move to direct staff to proceed with planning for implementation of the three recommended project alternatives including assessment of costs and staff work plan impacts, and implement the short-term projects as interim measures.

STAFF REPORT

Meeting Date:	September 19, 2022	**Meeting Title:**	Regular Workshop
Submitting Department:	Community Development	**Presenter:**	Tyler Sinclair
Agenda Item:	**SUBJECT: ITEM P21-333:** Request for a Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits	**Public Comment:**	Yes

Purpose & Policy Considerations.
For Town Council to provide direction on LDR Text and Municipal Code Amendments regarding definitions and requirements regarding occupancy limits for long term residential and short-term rental units.

Requested Action.
[NOTE: This item was continued from the Council's June 21, 2022, workshop with direction from the Council to staff to answer questions raised at the workshop, address public comment, and to provide additional options for consideration related to regulating short-term rentals in residential neighborhoods. For efficiency, this staff report does not repeat material provided in the last staff report and instead focuses only on providing new and updated material that is responsive to the Council's direction from the previous workshop. We have attached the previous staff report to this staff report for easy reference as necessary. This item was also on the August 15, 2022, workshop agenda but was not presented or discussed. This staff report has not been amended since August 15, 2022 with the exception of revising the dates.

For the purposes of this workshop, staff suggests the following goals as an agenda for Council:

1. Listen to presentation and ask questions
2. Provide direction to staff by taking the following actions:
   a. Choose an STR definition option;
   b. Choose a "Local Exclusion" option (including all three components), if desired.

Recommendations.
The Community Development Director recommends **approval** of Option 2B for LDR Text Amendment (P21-333).

Background.
As mentioned above, this item was continued from the Council's June 21, 2022, workshop with direction to staff to answer specific questions and provide more alternatives for Council's consideration.

Additional history/timeline on how and why the Council allowed residential rentals of less than 30 days
A central feature of the Town's current short-term-rental rules is that homeowners in residential zones are allowed to rent their units for less than 31 days once per month (12 times per year) and that these rentals still qualify as a "residential" use. This flexibility has been allowed even though the definition of a residential use in the LDRs states that "no residential unit or portion of a residential unit may be rented such that occupancy is limited to less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use… " Below is a quick history on how we got here.

- Pre-1994: Prior to 1994 the LDRs contained no reference to residential short-term rentals.

- 1994: Adoption of the community's first Comprehensive Plan and updated LDRs where the Town and County establish a Lodging Overlay that prohibits all lodging uses outside of the Lodging Overlay and Resort zone. Rental of a residential unit for less than 30 days defined as a separate, commercial use that is only allowed in these areas and in specific grandfathered developments. Enforcement was primarily complaint-driven until 2007.
- 2007: The Teton County Planning Director makes an informal interpretation that the rental of residential units outside the Lodging Overlay and Resort District for occupancy of less 30 days was allowed provided the contracted lease period was for at least 30 days. This interpretation— i.e., allowing one short-term rental every 30 days (one per month) — has been the Town's policy since.
- 2015: Town amends Municipal Code (not LDRs) to create new requirement for a short-term rental license for legal rentals inside of the Lodging Overlay.

Analysis.

Questions from June 21, 2022, workshop
Below are questions that were raised by the Council and public at the June 21, 2022, Workshop. Staff has provided our response to each question.

1. *What is the fundamental problem we are attempting to address?*
   - The Town is seeing an increasing trend of homeowners outside of the Lodging Overlay and Resort zone renting units to visitors once per month as a primary, lodging-type use. This rental type is allowed per the 2007 interpretation made by the Teton County Planning Director summarized above. Due to the success and expansion of online rental platforms like Airbnb and VRBO, the number of these rentals in residential neighborhoods has increased dramatically. These rentals are inconsistent with the intended land use of residential neighborhoods and disruptive to the character and peace and quiet of residential areas. Short-term rentals outside of the Lodging Overlay tend to remove long-term community housing stock, increase housing costs, and contradict the Town's "community first, resort second" vision. Staff finds that any economic or private property benefits of allowing lodging use in residential areas are outweighed by the negative impacts to our neighborhoods and full-time residents.
2. *What is the scope of the problem?*
   - On July 14, 2022, a total of 70 homes following this model outside the Lodging Overlay and Resort zone were advertised on sites like Airbnb and VRBO, and through local private property management companies. This count is a snapshot in time and likely conservative, since units are frequently listed and delisted depending on owners' needs and because units may be advertised on other platforms like Facebook and other social media sites that the Town does not track.
3. *What is our total housing stock?*
   - Approximately 5,000 units.
4. *How many STR licenses have been issued and how many are outside the Lodging Overlay?*
   - As of May 2022, 192 units had a short-term rental permit for 2022. All of those permits are for units located inside the Lodging Overlay and Resort zone, with the exception of two properties with "grandfathered" STR use.
5. *Do STRs pay lodging tax?*
   - Yes. State statute provides that "lodging services" provided to "transient guests" for stays of less than 30 continuous days are subject to a 5% lodging tax. Per statute, permitted and licensed STRs in the Lodging Overlay and Resort zone pay lodging tax; once-per-month rentals in residential areas do not, as leases are written per month. Because lodging tax is assessed by the state, enforcement is not Town-managed.
6. *How much revenue do we produce through STR licenses and tax revenues?*

- Local STR licenses cost $107 annually per unit. As of May 2022, 192 units had a 2022 STR permit, generating a total of $20,544 in revenue for the Town. Lodging tax is assessed by the state at 5% of the rental rate – 3% is managed by the Wyoming Office of Tourism and 2% is managed locally. Of those local funds, 60% is managed by the Jackson Hole Travel and Tourism Board and the remaining 40% is managed by the Town. Per Town finance records, the Town of Jackson generated $4.4M of lodging tax in FY21. Of those revenues, the Town received $1.8M (40%) to mitigate the impacts of tourism and supplement the General Fund. The vast majority of this $1.8M was generated by traditional hotel lodging, not STRs.

7. *If we increase stay length, can we no longer charge lodging tax per WY lodging tax statute?*
   - The State of Wyoming assesses the Lodging Tax according to its own statutes and rules. Staff is not an expert on their taxing authority but it is our general understanding that any stay of less than 30 days is subject to Lodging Tax regardless of how the Town (or any local government) defines STR.
8. *How does this proposed change to increase the residential lease period help our workforce housing issue?*
   - Allowing STRs outside the Lodging Overlay and Resort zone creates a strong financial incentive for homeowners to rent to visitors rather than local workers. Per recent VRBO listings, a 3BR house that might rent to a local worker for $6,000 – 8,000/month on a long-term lease can be rented to a visitor for $1,100/night or more ($11,000 for a 10-day stay) instead. In this rental environment, we can predict that the market will drive out workforce housing and be replaced by high-end lodging-type units, and this has, in fact, occurred. In addition, these visitor rentals increase demand on infrastructure, services, and create additional generally low-wage jobs (e.g., housekeepers, landscapers, handymen, property managers, concierge services, car services, etc.) which in turn increases demand for workforce housing and exacerbates the local housing shortage.
9. *How many people are purchasing property for the opportunity to rent short-term?*
   - There are three primary types of buyers leveraging the 2007 STR interpretation: 1) second home owners who intend to use STR income to offset mortgage and maintenance costs, 2) local homeowners who intend to use STR income to offset rising property taxes and cost of living, and 3) real estate investment and management companies that may use STRs as a primary use. The Town does not have – and likely cannot accurately collect – hard data regarding the number of people purchasing residential property for STR use because this data is not tracked or recorded by anyone. However, staff is confident that the potential to rent nightly or weekly is a factor in the decision to buy or invest in a residential property given the clear financial advantages.
10. *What are the economic forces incentivizing property investment for STR use? What is the scale of this kind of investment? Are investors individuals or large funds?*
    - For the same reason as explained for Question #9, this type of data is not available because it is not tracked by anyone. However, staff has observed what appears to be a trend of private equity money buying residential property in the Town. The investment is not limited to only high-end homes but includes workforce housing such as Cottonwood Park homes and even multi-family housing such as Blair Place Apartments. There might be various factors driving this investment so it is not possible to isolate how much, or if, the possibility of STR use is a significant part of their motivation, even though the financial incentives are often lucrative as provided in Question #8.
11. What is the relationship to fractional ownership?
    - Short-term rentals and fractional ownership are related but separate issues that require different policy responses. STRs are defined by the length of time a unit is occupied, while fractional ownership is defined by how many different people/entities own a unit. Although some jurisdictions, like Park City, UT, have attempted to regulate fractional ownership through use definitions, the Wyoming Supreme Court has previously indicated that local governments cannot regulate ownership directly, so addressing

fractional ownership is likely a more complicated and potentially prohibited task than changing STR occupancy limits. The scope of this staff report includes short-term rentals only.

12. *How does a longer stay requirement help the enforcement issue?*
    - The Town's current STR interpretation allowing one rental that is less than 31 days per month is practically unenforceable. This is because a violation does not take place until either a second less-than-31-day rental takes place in the same month or the owner reoccupies the unit. Identifying either violation requires stake-outs, routine compliance check-ins, and exorbitant staff time. In addition, obtaining hard evidence of a violation is difficult because complaints are often made after the renter has left and the complaining neighbor is often not willing to go on the record due to concerns about privacy. Eliminating any transient stays less than 31 days would significantly reduce the number of potential violations and make it much easier to identify a violation when it does happen because then any transient stay of less than 31 days would be an illegal rental (no need to figure if it is the second offence, etc.).
13. *Should we get rid of the online monitoring software?*
    - Whether the Town continues to use our current online monitoring software or not will be determined by the outcome of this STR conversation.
14. *How many STR violations are by repeat offenders?*
    - Because of the unenforceable nature of the Town's current STR interpretation, it is not possible to determine the scale of violations. Regardless, violations of local ordinance are not the primary issue; legal, once-per-month rentals that are inconsistent with the intent of residential zoning are the primary issue creating negative impacts. The current practice allowing once per month rentals results in members of the public misidentifying legal, once-per-month rentals as illegal, since they look and feel like illegal STRs. For reasons described in Question #12, the Town is unable to respond to complaints because we often cannot accurately identify who is in violation of local ordinance in the first place.
15. *Should we revert to the original interpretation as a starting point?*
    - One option before Council is to revert to the pre-2007 interpretation that prohibited the rental and occupancy of residential units outside the Lodging Overlay and Resort zone for less than 30 days.
16. *What communities have stay requirements longer than 60 days?*
    - See below for more detail.
17. *How should we define "locals" for the Locals Exemption Program?*
    - See below for more detail.

How other communities regulate STRs

At the June 21, 2022 Workshop, Council requested that staff research STR policies in other communities across the state, and in peer communities across the country. Staff has prepared the table below, summarizing relevant STR definitions and policies in other communities in order for Council to inform their understanding and policy direction.

WY Community:	Short-Term Rental Definitions and Regulations:
Buffalo	STR defined as less than 30 days; allowed as a special use in some residential zones but prohibited in low density residential zone; no apparent exceptions to rule.
Cody	STR defined as less than 30 days; allowed in some residential zones only when property owner is present during rental (i.e., when the property owner is present and "hosts" the rental); no apparent exceptions to rule.
Dubois	STR defined as less than 30 days; Special Use Permit required; no more than 25 Permits to be issued by Town at any one time; no apparent exceptions to rule.
Lander	STR defined as less than 30 days; allowed as conditional use in residential zones; permitted use in commercial zone; no apparent exceptions to rule.

Park County	STR defined as less than 30 days; STR license required; no apparent exceptions to rule.
Pinedale	STR defined as less than 30 days; permit required for STR; STRs must be hosted in some residential zones; non-hosted STRs (i.e., owner is not present during rental period) only permitted in commercial zones; no apparent exceptions to rule.
Star Valley Ranch	STR defined as less than one calendar month; STR permit and notice to neighbors within 300' required; no apparent exceptions to rule.
Note: Other WY communities also define STR as less than 30 days (with no apparent exceptions to rule), or do not define/regulate STRs as a lodging type at all.	
Other Communities:	**Short-Term Rental Definitions and Regulations:**
Kauai, HI	STR defined as less than 180 days; prohibited outside of Visitor Designation Area.
Honolulu, HI	STR defined as less than 90 days; prohibited in residential areas.
Prior Lake, MN	STR defined as 60-180 days; rentals 60 days or less prohibited in residential areas.
Telluride, CO	STR defined as 29 days or less; 3 STRs allowed per year for a cumulative number of 29 days maximum/year. Number of long-term rentals (30 days or more) not to exceed 3 per year.
Fort Lauderdale, FL	STR defined as unit that is rented more than 3 times per year for periods of less than 30 days.
Santa Monica, CA	STR defined as 30 days or less for unhosted; prohibited in residential zones.
Roseville, MN	STR defined as 30 days or less; off-season 7-day min. stay, on-season 10-day min. stay
Santa Cruz, CA	250 STR permits available by lottery; non-hosted STRs prohibited.

Options for Council consideration

The goal for this meeting is for Council to select a specific STR policy program from the options provided below. The STR policy program may be any combination of the below elements, to include: 1) an STR definition and occupancy requirement and 2) a Local Exclusion program, if applicable. The table below provides a menu of policy options for Council's consideration, in order of most restrictive to least restrictive.

Option 1A: Change residential definition from 31 days to 90 days WITHOUT 'Local Exclusion' program (i.e., rentals less than 90 days are prohibited, no exceptions) **Option 1B: Change residential definition from 31 days to 90 days WITH 'Local Exclusion' program (i.e., rentals less than 90 days are prohibited, with limited exceptions for qualifying locals or property owners)**
Pros: Enforceable; protects workforce housing and community character; consolidates lodging uses; preserves long-term rental pool; consistent with intent of residential zoning and LDRs; **Cons:** Minimum stay requirement is more aggressive than many other municipalities; would limit ability of some genuine local homeowners to rent for lesser periods and obtain helpful income; and would limit rental opportunities for local workforce who only need a month or two lease. The 'Local Exclusion' will make program significantly less enforceable, depending on details of program. **Local exclusion?** If yes, then choose specific exclusion program (see below)
Option 2A: Keep residential definition at 31-day minimum WITHOUT 'Local Exclusion' program (i.e., rentals less than 31 days are prohibited, no exceptions) **Option 2B: Keep residential definition at 31-day WITH 'Local Exclusion' program (i.e., rentals less than 31 days are prohibited, with limited exceptions for qualifying locals or property owners)**
Pros: Enforceable; protects workforce housing and community character; consolidates lodging uses; preserves long-term rental pool; consistent with intent of residential zoning and LDRs; essentially consistent with WY Lodging Tax; most consistent with other WY communities; consistent with timeframe of month-to-month rentals; consistent with intent of Comp Plan

Cons: More difficult to enforce than the 90 day definition. The 'Local Exclusion' will make program significantly less enforceable, depending on details of program. **Local exclusion?** If yes, then choose specific exclusion program (see below)
Option 3: Keep residential definition at 31 day minimum but allow 3 rentals/year of occupancies less than 31 days for all residential properties (i.e., rentals less than 31 days are prohibited, with the exception of 3 STRs per year per unit)
Pros: 3 STRs per year creates less negative community impact and easier to enforce than 12 as currently allowed; allows for some level of STR within residential areas to allow for income generation; **Cons:** Difficult to monitor and enforce the 3 exceptions; requires significant staff time for permitting and monitoring; arguably inconsistent with the intent of residential zoning and Comp Plan of restricting STRs to Lodging Overlay and Resorts.
Option 4: No change to current STR policy and practice (Note: this may require minor LDR text amendments to clarify and codify the current interpretation allowing 12 rentals of less than 31 days per year)
Pros: Keeps the status quo; consistent with Teton Count policy and current public understanding **Cons:** Largely unenforceable for reasons stated above; encourages once-per-month visitor rentals rather than long-term rentals; removes long-term housing stock; increases housing costs; inconsistent with residential zoning; inconsistent with Comprehensive Plan; founded on an outdated interpretation.

Local Exclusion Program

At the June 21, 2022 Workshop, Council discussed and public comment was made regarding the possibility of providing limited exceptions to the 90-day minimum residential lease period to allow "locals" (e.g., teachers, retirees, or perhaps anyone residing in their primary home) the option to rent their home for a certain number of less-than-90-day rentals per year. Staff responded that we would provide additional details and options for such a program.

There are three primary considerations or elements in creating a Locals Exclusion program:

1. **Eligibility:** Define who qualifies as a local.
    a. What are home occupancy/residency requirements, if any?
    b. What are work requirements, if any?
    c. Other?
2. **Exclusion:** Define what the exclusion allows. What does the homeowner get to do?
3. **Enforcement:** Decide how the Town will review, permit, and enforce this program. What kind of permit system, fees, and enforcement system is desired to regulate whatever exclusion program is approved?

Listed below are options regarding eligibility requirements and exclusion details from which Council can select in drafting the Local Exclusion Program, if applicable. These policy details will determine who qualifies for the exclusion and what it allows them to do. The Local Exclusion program may be any combination of the below elements, to include 1) a definition for "local", 2) the specific exclusion locals are entitled to, and 3) a specific enforcement mechanism.

"Local" Eligibility	
Wyoming Residency Requirement:	Must maintain more than 6 months occupancy per year
Jackson/Teton County Affordable Housing Work Requirement:	Must be employed in Teton County at least 30 hours per week and 75% of HH income must be earned in Teton County (exemptions for retirees, active military, secondary education, and hospitalization)
Jackson/Teton County Affordable Housing Residency Requirement:	Must maintain more than 10 months occupancy per year

Other Residency Requirement:	Must maintain more than 8 or 9 months occupancy per year
Primary Residence Requirement:	Limited to 1 per eligible local
Property Ownership Requirement:	Simply need to prove ownership of property; No residency requirement so do not have to be Teton County resident; could limit to one property or have no limit on how many properties one person/entity can own and rent with exclusion.
Other?	
Local Exclusion	
Eligible 'Local' can rent property 3 times (or 12 times) per year for any period less than 90 days (or 60 days or 30 days)	
Eligible 'Local' can rent property 3 times (or 12 times) per year but only if "hosted"	
Eligible 'Local' is eligible for one or more of a limited number of total STR licenses (i.e., Town caps total number of STR licenses at 75, 100, 250, or some number)	
Other?	
Review Process/Enforcement	
Business License: (to be used if the STR is considered a business and we want to tax each STR)	a) One license issued for each allowed STR per year on a per-rental basis (e.g., 3 rentals = 3 individual licenses). b) One license issued for all allowed STRs for the entire year (e.g., 3 rentals = 1 license)
Basic Use Permit: (to be used as alternative to business license)	a) One license issued for each allowed STR per year on a per-rental basis (e.g., 3 rentals = 3 individual licenses). b) One license issued for all allowed STRs for the entire year (e.g., 3 rentals = 1 license)
"Local Exclusion" License: (Town creates a new license procedure that is designed specifically to approve STRs under the Local Exclusion	Could be an "over-the-counter" permit that is approved in, for example, 24 hours.
Other?	

Comprehensive Plan & Priority Alignment.

Policy 3.2.c: Limit lodging to defined areas
Lodging and short-term rental use will continue to be limited to areas within a Lodging Overlay and existing Planned Resort in Town, and the existing County Planned Resorts and Planned Unit Developments where it is entitled. The potential for lodging and short-term rental development is important to the community's tourism economy, but it is not appropriate throughout the Town and County. Concentration of lodging locates short- term accommodations in areas where guests can access visitor-oriented amenities without a vehicle, while protecting the remainder of the community's residential, locally-oriented, and Rural Areas from expansion of tourist-related amenities.

Policy 4.2.e: Maintain lodging as a key component in the downtown
A key element of the 1994 Comprehensive Plan was the establishment of the Lodging Overlay District. The purpose of the overlay was to concentrate lodging into the downtown core, where guests can access tourist-orientated amenities without a vehicle. In addition, the overlay was intended to protect the remainder of the community from expansion and sprawl resulting from tourist and lodging amenities. The community continues to support the original intent of the overlay. Expanding on the goals of the 1994 Plan, this Plan supports the provision of a variety of year-round lodging types that encourage active management for nightly year-round occupancy.

Principle 4.3—Develop desirable residential neighborhoods
A primary goal of the community is to enhance the character and integrity of Complete Neighborhoods in the Town and County. Town residential neighborhoods will be defined as either "Stable" or "Transitional," Subareas based upon their existing and desired future character. An important goal is to maintain or reestablish a strong sense of ownership by all residents of their neighborhood. The specific designation for each neighborhood and the desired future character is defined in the Illustration of Our Vision chapter.

Fiscal Impact.
Any potential fiscal impact cannot be determined until final direction is provided.

Staff Impact.
Staff has spent approximately 80 hours on this project thus far.

Attachments or Links.
Town Council staff report and review packet for June 21, 2022, Workshop

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

I move to direct staff to draft an amendment to the text of the Town of Jackson Land Development Regulations consistent with the direction provided at this workshop on September 19, 2022.

STAFF REPORT

Meeting Date:	June 21, 2022	**Meeting Title:**	Special Workshop
Submitting Department:	Community Development	**Presenter:**	Tyler Sinclair
Agenda Item:	**SUBJECT: ITEM P21-333:** Request for a Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits	**Public Comment:**	Yes

Purpose & Policy Considerations.

For Town Council to provide direction on LDR Text and Municipal Code Amendments regarding definitions and requirements regarding occupancy limits for long term residential and short-term rental units.

Requested Action.

As directed by the Town Council the Community Development Department has drafted an LDR Text Amendment to:

1. Amend LDR Section 6.1.4.A.1 Definition as follows:

   Definition. A residential use is a living facility, certified under the International Residential or Building Code or by HUD, that includes permanent provision for long term permanent living, sleeping, eating, cooking, and sanitation and not for short term transient lodging or short-term rental use.

2. Amend LDR Section 6.1.4.A.2 Standards [Standards for Residential Uses] as follows:

   ~~a.~~ *No residential unit or portion of a residential unit may be rented such that occupancy by the lessee is limited to less than 90 consecutive ~~31~~days. Occupancy shall mean the duration of time that a lessee resides, or intends to reside, within the leased premises. Rental of less than 90 ~~31~~consecutive days shall be considered a lodging use subject to the standards of Sec. 6.1.4. ~~A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use.~~*

   Example of prohibited Residential Uses: The owner of a house located on Moose Street in the NL-3 residential zoning district outside of the Lodging Overlay, executes a lease or reservation for less than 90 days or limits occupancy in any way for less than 90 days is prohibited. For example, a lease that is executed for 90 days however occupancy/reservation is limited by the lease or other means to a 7-day period is prohibited. Any re-occupation of the house by the owner in the 90-day lease/reservation period is also prohibited.

3. Amend LDR Section 6.1.5.A.1 [Definition of Lodging Uses] as follows:

   1. *Definition. A lodging use is a sleeping unit or residential unit rented such that occupancy is limited to less than 90 consecutive days~~31~~.*

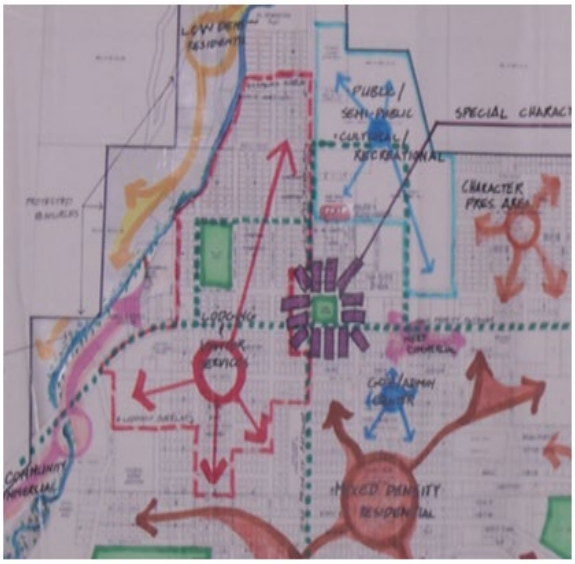
4. Amend LDR Section 6.1.5.C.2 [Standards for Short-term Rental Unit] as follows:

   2. *Standards*
   a. No residential unit or portion of a residential unit may be rented so as to limit occupancy to less than 90 consecutive days ~~31~~unless permitted for short-term rental.

Recommendations.
The Community Development Director recommends **approval** of LDR Text Amendment (P21-333).

Background.
Staff finds that it is important to understand the history of lodging and residential uses in the Town to set the context for discussion of the proposed text amendments, as the relationship between these two allowed uses and their associated benefits and impacts to the community are key to determining the correct balance between short-term lodging and residential uses in the community.

In 1967, the Town of Jackson adopted its first zoning ordinance. Several existing motels, such as the Buckrail Lodge (470 S King St), the Snow King Motel (110 E Karns Ave), and the Alpine Motel (70 S King St) were constructed prior to the enaction of zoning and have since functioned as nonconforming uses. Between the period of 1967 and 1994, the Town zoning ordinance permitted hotels and motels in all commercial zones in place at the time, which included most of the downtown area as well as the West Broadway and South Highway 89 corridors. This led to the development of many auto-oriented hotels that utilized large, vacant parcels for prototypical hotel buildings and large surface parking areas. Hotels such as the Virginian Lodge (750 W Broadway), the Wyoming Inn (930 E Broadway), the Hampton Inn (formerly the Days Inn at 350 S Hwy 89), Motel 6 (600 S Hwy 89), and the Super 8 motel (750 S Hwy 89) were developed at this time. Residential uses were allowed in all zoning districts during this period but were primarily located in residential zones. In 1994, the Town adopted a new Comprehensive Plan and Land Development Regulations (LDRs). The 1994 Comprehensive Plan included a "Community Issues Map" which sought to focus lodging uses primarily in the core downtown area to limit impacts of lodging on residential areas and allow visitors to access visitor amenities without use of their car. To implement this vision the LDRs, the Town adopted the Lodging Overlay (LO) which permitted lodging uses only in a specific geographic location and within the Snow King Resort zone. Prohibiting it in all residential zones. All existing lodging uses outside of the new Lodging Overlay were then rendered nonconforming uses.

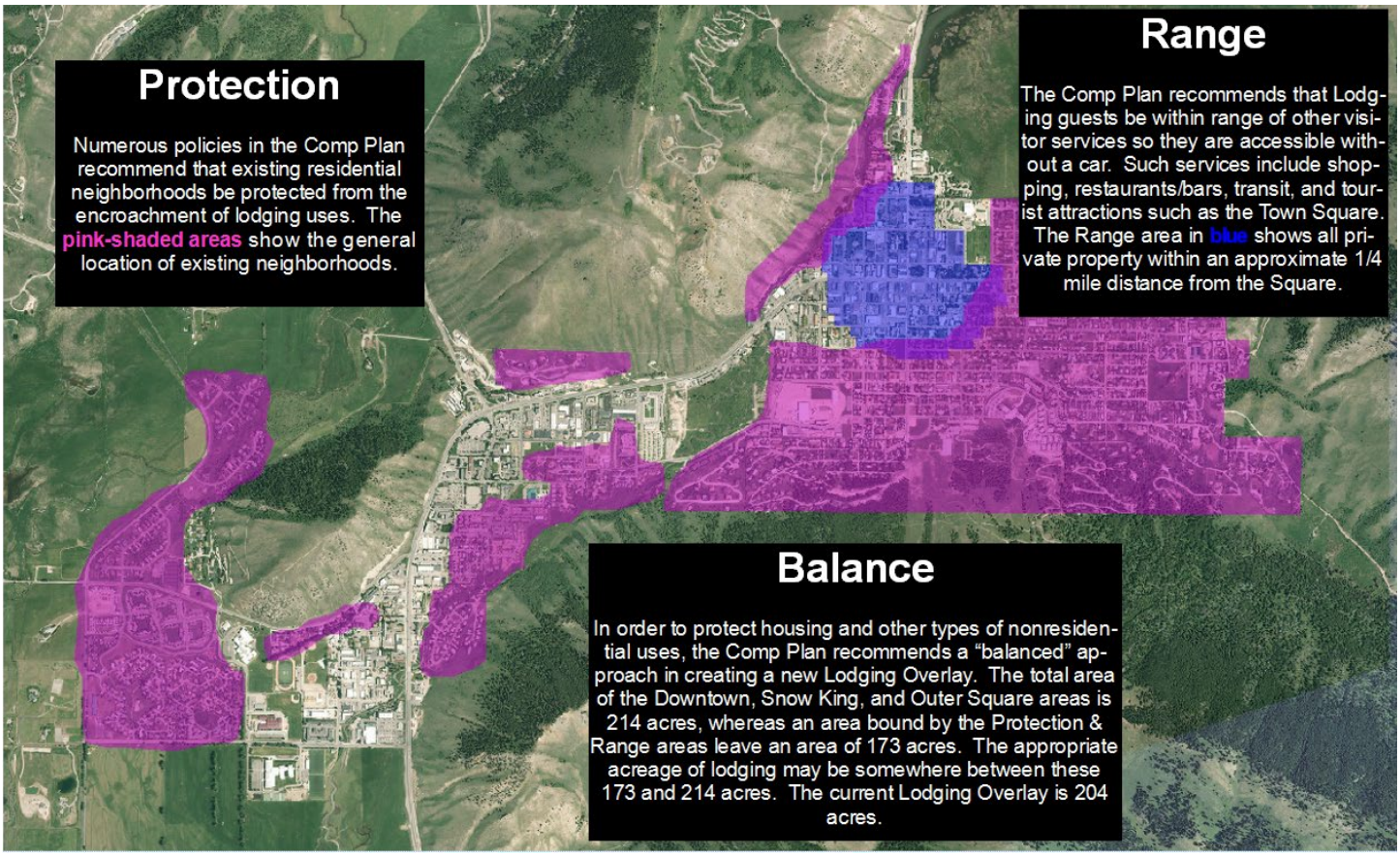


1994 Community Issues Map. Lodging area depicted within dotted red line

The 2012 Comprehensive Plan, updated in 2020, carried forth many of the themes from the 1994 Comprehensive Plan, including the desire to focus lodging uses downtown to allow access to visitor services without a car and protect residential neighborhoods as housing largely for our local workforce and community.

In 2013 the Town completed an extensive public review of the future of lodging in the community consistent with the 2012 Comprehensive Plan. The analysis was framed in the context of the following 3 themes based upon the policies of the 2012 Comprehensive Plan:

PROTECTION	BALANCE	RANGE
Residential neighborhoods should be protected from lodging "creep"	Maintain a desirable balance between residential & nonresidential uses	Lodging guests should be within range of other visitor services accessible without a car
•Policy 3.2.c: Limit lodging to defined areas. •Policy 4.2.f: Maintain lodging as a key component in the downtown	•Policy 4.2b: Promote a balanced mix of uses. •Strategy 4.2.S.6: Review the Lodging Overlay boundary and associated regulations and incentives to determine the desired location, type and size of lodging. •Policy 6.3.e: Balance housing, nonresidential, and civic uses.	•Policy 3.2.b: Locate nonresidential development in Complete Neighborhoods •Policy 4.2.a: Create mixed use Subareas. •Policy 4.2.f: Maintain lodging as a key component in the downtown



As part of this initiative the Town implemented the following policy directions:

- The existing Lodging Overlay should serve as the core area of consideration for lodging, as it is the most preferred and most highly rated option in public comment.

- Existing residential neighborhoods should be protected and considered for exclusion from the Lodging Overlay.
- Existing lodging uses outside of the existing Lodging Overlay should be given the ability to maintain and redevelop.
- Existing lodging uses adjacent to the existing Lodging Overlay should be considered for inclusion.

Subsequent to this effort, in 2016, the Town completed significant updates to the District 2: Downtown Commercial Core LDRs incorporating the work of this lodging initiative along with a transition to a new form-based zoning code based upon the framework of street frontages and building types. Highlights of these LDR amendments resulting from this lodging discussion are:

- The Lodging Overlay boundary from 1994 was left largely unchanged, except that lodging was removed from the Town Square.
- Maximum lodging building and lodging operations square footages were removed. Bulk and scale of lodging structures are now addressed through the Design Guidelines.
- Short-Term Rentals and Conventional Lodging were both allowed as permitted uses.

More recently in 2021 the Town completed updates to District 1: Town Square, including adoption of Historic Preservation LDRs, that included the discussion of lodging uses and building types in this area. This effort concluded with the adoption of revised LDRs and a Downtown Design Overlay that includes new design guidelines to address "western character." Highlights from these amendments include:

- The Lodging Overlay boundary from 1994 was left unchanged
- Similar to District 2, maximum Lodging building and lodging operations square footages were removed with bulk and scale of lodging structures now being addressed through the Design Guidelines, specifically the addition of guidelines defining "western character." An exception to this is for lodging buildings in the Town Square-2 zone are limited to a maximum of 15,000 sf and a lodging use is limited to a maximum of 45,000 sf.
- Short-Term Rentals and Conventional Lodging were both allowed as permitted uses in the Town Square -2 district but prohibited in the Town Square -1 district

As this history shows the challenge of balancing short-term rentals and long-term residential uses is not a new topic. The proposed text amendments attempt to improve upon the current balance between these two uses.

The specific area being addressed by the proposed amendment is the length of time required to meet the definition of short-term rental and long-term residential use.

Long-Term Residential Use
In 2016, Council discussed and approved deliberately an interpretation for "long-term residential rentals" that allows owners to rent their residential unit 12 times/year for occupancies of a period of less than one month (e.g., a weekend, one week, etc.), provided the lease period is at least for one month/31 days. Staff finds that this definition has led to "long-term residential rentals" often being utilized as follows:

- Visitors/tourists can occupy these residential units for less than one month but that the unit cannot be re-occupied by anyone else (including the owner) for the rest of the month.
- This allowance is used by many individual homeowners and property management companies to rent primarily to visitors/tourists or non-workforce members of our community, especially as a result of the COVID pandemic. There is evidence that some residential units have been purchased to take advantage of this 12-rentals-per year allowance rather than be rented long-term, thus removing these units form the community housing pool.
- To neighbors, these units look and feel very much like an illegal short-term rental, but they are not. Many complaints come from this misunderstanding.

- Many of the units being rented 12 rentals/year are advertised on vacation rental websites such as VRBO, Flipkey, AirBB, etc., but this is neither illegal nor prima facie evidence of an illegal short-term rental. Again, this is often misunderstood by the public and is the cause of many complaints and consumes a lot of staff time.

Short-Term Rentals (STR)
Short-term rentals are currently defined by the Town in two locations as follows:

- According to the Town of Jackson Land Development Regulations (LDRs), an STR is the rental of a residential unit for less than 31 days.
- According to Chapter 5.60 in the Town Municipal Code (see more below), an STR is the rental of a residential unit for less than one calendar month

Although worded slightly differently staff finds that the two definitions are intended to be functionally the same. As discussed above short-term rentals are only allowed within the Lodging Overlay (downtown) and Snow King Resort Area.

In addition, in 2016, the Town adopted an ordinance regulating and requiring licensing of STRs in Chapter 5.60 in the Town Municipal Code with the goal of improving enforcement and monitoring of this use. Primary features of this permit include:

- A STR license (business license) must be approved and renewed each year (this includes annual fire inspection or fire self-inspection);
- A fee must be paid for STR license (currently $108/year);
- Notice to neighbors within 300 feet (initial approval only);
- All advertising for unit must include display of valid STR license number;
- STRs are subject to lodging and sales tax collection;
- All new STRs must be checked for compliance with applicable building and fire codes.
- A Basic Use Permit (BUP) must also be approved to ensure compliance with LDR requirements, such as housing mitigation and parking (BUP is approved once, no annual renewal required).

Short-term rental licenses require annual renewals. Although the license process is a business license approved through the Finance Department, the Planning Department has taken over full responsibility of the license process (other than final issuance) because it involves so many planning-related issues. A STR license is required to legally rent units. With over 200 STR licenses currently approved by the Town (approx. 80% in Snow King Resort), the licensing program requires a significant commitment of staff time every year.

Enforcement
Short-term and long-term rental requirements are enforced by the Town Code Enforcement Officer (when available), the Planning Department, and Legal Department. We also have an annual contract with Host Compliance, which is a short-term rental enforcement/management company that uses its own logarithm to search a wide variety of short-term rental websites daily to identify properties possibly being unlawfully used for short-term renting and reports those to the Town on a monthly basis. Host Compliance also generates and sends warning and violation letters (with Town approval) to owners who appear to be in violation of the rules.

Enforcing these requirements is complex, very fact-specific, and time consuming. The primary challenges the Town has in enforcing these requirements include the following:

- Number of Allowed rentals per year: The 12 rentals/year rule makes is nearly impossible, in many cases, to prove an illegal STR.
  - For example, if someone complains about a rental in the first week of the month, we would need to stake out the location for the next 3 weeks to determine if another rental took place or see if the owner reoccupied the unit. While we can periodically check on the unit, it is not feasible to do this 24/7 or at night when violations are most obvious.

- If someone complains about a tourist visit in the last week of the month, we would need to know whether there were any rentals in the previous 3 weeks, or if the owner previously reoccupied the unit, which is not possible.
- Many local owners are familiar with the 12 rentals/year rule and so will include a disclaimer on their website advertisements that states that the "*lease must be for a minimum period of 30 days"* even though they will be renting for an occupancy of *less than* 30 days. We rarely, if ever, enforce against these units because they at least appear to be following the rules. Another example from a recent listing addressing this issue states ""*Per Jackson Hole housing regulations, our home cannot be rented for less then [sic] 31 days, nor can occupancy be restricted for less than 31 days.*** This statement must be reflected in all VRBO listings in this area per law, however, this does not indicate interested parties may not rent for a lesser time period, ie., one week rental. The regulation states that we are unable to restrict access for the month block of time. Please do not hesitate to ask questions for clarification as this may be confusing, but must be stated to comply with city regulations."* This convoluted disclaimer demonstrates how confusing our existing STR regulation are to landowners and their renters.

- Staffing: Since 2016, short-term rental enforcement has been limited in two ways: 1) the Town has only had a Code Enforcement Officer employed for only about half of the time (a maximum of 3 years total), and 2)the position has been staffed by a police officer/community service officer and their time has always been split between LDR code enforcement and other police-related duties, such as parking and animal control, which often take precedence, meaning it was effectively a part-time position. Planning staff have little extra time (or investigative experience) to devote to STR enforcement as well.
- Evidence/Prosecution: Catching people in the act of a STR is rare. Neighbors usually call or complain after the rental has taken place and we often have no evidence other than their testimony. Compounding the issue significantly, neighbors often refuse to provide their name and want to remain anonymous which makes prosecution difficult, if not impossible.
- Host Compliance: The intricacies of the 12 rentals/year rule greatly diminish the effectiveness of the Host Compliance service. Unfortunately, merely identifying a possible violation is the beginning of a long enforcement process. Moreover, because of the rule Host Compliance often misidentifies violations.
  - We don't have great statistics on STR complaints or compliance because, as noted above, STR compliance has been very difficult and inconsistent with fluctuating staffing levels, etc.
    - Number of STR rental complaints: Approx. 50 - 70 since 2017
    - Host Compliance: Has sent out 123 violation letters since 2017.

In conclusion, staff finds that the Town is spending a lot of time and money on compliance with little apparent compliance occurring largely due to the 12 rentals/year definition.

Analysis.

Staff's conclusion from the above background and discussion is that the current definitions for short-term and long-term residential rentals should be amended to achieve the community's desired balance between residential and nonresidential uses and desired protection for residential neighborhoods, while simultaneously allowing for efficiencies in enforcement. Specifically, staff finds that the goals of the proposed amendment are to:

- Achieve further protections for residential neighborhoods from the impacts of STR including but not limited to transient occupancy, noise, parking, increased traffic, etc.
- Address rapidly escalating sales prices for residential properties brought on by the ability to rent short term rent, leading to rapidly increasing property taxes for all residents.
- Address the attractiveness of residential properties being purchased as commodities to diversify investing in the stock market, which leads to units that are not owner occupied and are instead used to generate profits while decreasing the community housing supply.

- Address increased job generation from short term rentals from the active management, cleaning, landscaping, and secondary job generation in the community leading to workers that cannot afford housing on their own without further subsidies from the community.
- Allowing for improved efficiencies in enforcement of illegal rentals.
- Proactively addressing the impacts of Short-Term Rentals on the community.
- Support permitted and desirable lodging and short-term rental uses inside the Town's Lodging Overlay and Snow King Resort to not have to compete with rentals throughout Town, the current regulation significantly increases the supply of lodging in the community by allowing it in all residential zones.
- Maintain residential properties for residents living here full time (increased supply) as either owner occupied or rental units.

Staff recommended amendments are:

Minimum Occupancy: Staff proposes amending the minimum occupancy length from 31 days/1 month to 90 days. Staff recommends this specific 90-day period to both accommodate the need for seasonal workers in rental units and address the issue that the "12-rentals-per-year" practice is leading to the rental of residential properties to tourists/visitors. Staff finds that increasing the minimum lease/occupancy length to more than 90 days (e.g., 120 days) may limit the rental of residential homes to the seasonal workforce, which is still a significant portion of our workforce. In addition, staff finds that increasing the minimum occupancy period further (e.g., to 120 or 365 days) may lead to a situation where seasonal employers would be more likely to master lease rentals then sublease back to employees on a shorter lease term, creating more of a "company town" situation than is desired. Furthermore, increasing the minimum occupancy period may invite significant "lease fraud" among landlords and tenants to create shorter lease periods to accommodate our seasonal workforce.

Definition of Occupancy of Unit: Staff also proposes clarifying how occupancy of a residential unit is defined and will be enforced to address the current situation where shorter lease/occupancy periods are allowed within the minimum occupancy requirements. The proposal to amend the regulations to a 90-day minimum requirement would allow four, 90-day lease periods a year, replacing the current 12 lease periods a year. Staff has clarified in the proposed example what is allowed and not allowed within this requirement including how/when the owner may occupy the unit.

Potential Additional Amendment:
Staff received comment that, in addition to the above proposed change, the regulations should allow for a "locals exclusion" from the 90-day minimum requirement. This would allow locals who own their own home, reside in it full-time, and work locally to rent for less than 90 days as an offset to the high cost of living in the community, including increasing property taxes. A "locals' exclusion" program could be considered, and if so, include the following elements:

- **Eligibility:** Locals who own their own home, reside in it full-time, defined as 10 months of the year, and work full-time, as defined in the Housing Department Regulations.
- **Exclusion:** Eligible owners would be allowed to rent their property twice or three times a year for a period less than 90 days, but for a minimum of 30 days.
- **Permitting:** Eligible owners would be required to obtain a permit/license from the Town for each rental.
- **Renters:** Allowed renters could be limited to the local workforce or unrestricted.
- **Other**

Staff has not made a recommendation on this approach at this time, but have identified the following items for consideration by the Council:

- Does the "locals' exclusion" program lead to the imposition of the exact impacts of short-term rentals in residential neighborhoods that these amendments are intended to redress?
- What is the likely total demand for this "local's exclusion"? How many homeowners will take advantage of this option?
- Who is the likely beneficiary of the "local's exclusion?" Local workers such as teachers, with summer breaks, or seasonal workers with two off-seasons would be logical target audiences for this exclusion.
- Does the proposed "locals' exclusion" allow for increased income for owners to offset the high cost of living in Teton County, including property taxes and other expenses, while helping to limit the purchase of properties for investment and rental to non-members of the workforce?
- Does the proposed "locals' exclusion" create another "loophole" that will make enforcement and monitoring more difficult leading to the same situation we are in today?
- Does the proposed "locals' exclusion" create a very difficult and time intensive administrative permitting and enforcement process, placing a burden on property owners to ensure they follow the program and Town staff to administer and enforce (thus requiring local homeowners to bear the cost of more enforcement staff)?

Staff has included a separate motion related to this topic below. Should the Council be inclined to create such a program, staff requests Council provide direction to staff and the Town Attorney to draft specific LDR and/or Municipal Code language for presentation to Council at a future meeting.

Planning Commission

The Planning Commission heard this item on April 20 and May 18, 2022. The Commission voted 4-1 to recommend approval of the proposed text amendment as presented by staff and voted 5-0 to recommend approval of a "locals exclusion" program be developed along with the proposed text amendment with the recommendation that a working group be considered to further define the program.

The Commission identified that the primary matter to be addressed with the amendment was the impact on the livability of residential neighborhoods from the "12-rentals-per-year" practice where residential properties are used for nightly, and weekly rentals. The Commission acknowledged that they did not find that the amendment would significantly increase the amount of workforce housing in the community but that it was necessary to reduce the impact of nightly and weekly rentals in our residential zones. Further, discussion included wanting to strengthen the current approach to keep lodging and short-term rentals within the lodging overlay and Snow King Resort. In addition, the Commission discussed that 90 days is still a short period of time, and they did not want to continue to encourage more second home ownership and the purchasing of residential properties as investments. The Commission considered that the proposed amendment would affect owners' property rights and that the Town has limited ability to enforce the current or proposed regulations but in the end the majority found that the impacts to community character outweighed these concerns. The Commission commented that the Town should consider raising fees on short term rentals to cover the cost of enforcement. Regarding the "locals' exclusion" program the Commission found that additional discussion would be beneficial to determine the details of the program including addressing the following:

- Consider allowing up to 3 - 30-day rental periods, along with 3 – 90-day rental periods
- Consider how Accessory Residential Units should be managed
- Etc.

Possible Alternatives.

Council may select a different number of days other than the proposed 90 and/or choose to make no amendments at this time.

Comprehensive Plan & Priority Alignment.

Policy 3.2.c: Limit lodging to defined areas

Lodging and short-term rental use will continue to be limited to areas within a Lodging Overlay and existing Planned Resort in Town, and the existing County Planned Resorts and Planned Unit Developments where it is entitled. The potential for lodging and short-term rental development is important to the community's tourism economy, but it is not appropriate throughout the Town and County. Concentration of lodging locates short- term accommodations in areas where guests can access visitor-oriented amenities without a vehicle, while protecting the remainder of the community's residential, locally-oriented, and Rural Areas from expansion of tourist-related amenities.

Policy 4.2.e: Maintain lodging as a key component in the downtown

A key element of the 1994 Comprehensive Plan was the establishment of the Lodging Overlay District. The purpose of the overlay was to concentrate lodging into the downtown core, where guests can access tourist-orientated amenities without a vehicle. In addition, the overlay was intended to protect the remainder of the community from expansion and sprawl resulting from tourist and lodging amenities. The community continues to support the original intent of the overlay. Expanding on the goals of the 1994 Plan, this Plan supports the provision of a variety of year-round lodging types that encourage active management for nightly year-round occupancy.

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

Staff Factors

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

1. ***Is consistent with the purposes and organization of the LDRs;***
   Complies. One of the primary purposes of the LDRs is to implement the community's goal to protect the character of residential neighborhoods by clearly defining what short-term rentals are and where they are allowed to be located.

2. ***Improves the consistency of the LDRs with other provisions of the LDRs;***
   Complies. Clarifying the definition of residential and lodging uses is key to ensuring consistency within all sections of the LDRs.

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

Complies. The proposed text amendment provides adequate flexibility for landowners to reasonably develop or redevelop their property utilizing the proposed definitions and requirements.

4. ***Is necessary to address changing conditions, public necessity, and/or state or federal legislation;***
Complies. These amendments address a changing condition related to how residential properties are currently being used.

5. ***Improves implementation of the Comprehensive Plan; and***
Not Applicable per Wyoming State statute.

6. ***Is consistent with other adopted Town Ordinances.***
Complies. The proposed amendment does not conflict with any other Town Ordinances.

Fiscal Impact.
None.

Staff Impact.
Staff has spent approximately 70 hours to complete research on this topic and prepare this staff report.

Attachments or Links.
Public Comment

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

Item 1
I move to **approve** LDR Text Amendment P21-333, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the June 21, 2022 staff report and direct staff to prepare the proposed amendment in ordinance form for consideration by Council at a future meeting.

Item 2
I move to **approve** the proposed "locals' exclusion" program to be incorporated as part of proposed LDR Text Amendment P21-333 and/or in the Municipal Code, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the June 21, 2022 staff report and direct staff to prepare the proposed amendment in ordinance form for consideration by Council at a future meeting.

Annette Langley

From: Estela Torres <etorres0104@gmail.com>
Sent: Wednesday, April 20, 2022 10:06 AM
To: Tyler Sinclair
Subject: 30 day rentals

Dear Tyler:

I am in favor of keeping the rental period of 30 days. There are many people who abide by the rules and rent their residences when they are away for a month. I, for one, have rented to people who are working in Teton County and need a temporary place to stay while they secure more permanent lodging; and i know of other people who do the same. This 30 day rental supplements income to locals who need it in order to live in this expensive town and pay exorbitant property taxes because of the high end real estate.

Thank you.

Sent from my iPhone

Annette Langley

From: JP Carey <jpcarey4@gmail.com>
Sent: Wednesday, April 20, 2022 8:45 AM
To: Tyler Sinclair
Subject: Development Proposal in town

Hi Tyler,

I wanted to write you to say I am in support of extending the short term rental of the new development in town from 30 to 90 days. Our town desperately needs to keep its workforce here and I believe the shorter rental options they have, the fewer ways we will keep them here. We have enough short term rental opportunities and not nearly enough long term solutions. While 90 days is still too short, it is a start. Thanks for reading,

Best,

JP

Annette Langley

From: Julia Olson <olsonjulia15@gmail.com>
Sent: Wednesday, April 20, 2022 8:55 AM
To: Tyler Sinclair
Subject: Extend minimum short term rental length

Hello Mr. Sinclair,

I hope this email finds you well. I am a Wilson resident and local educator and volunteer. I am writing in support of the extension of the minimum length for a short term rental from 30 to 90 days. I live in workforce housing on Moose Wilson Rd with my partner and a roommate, and I feel so lucky both to have housing I can afford, and to be surrounded by folks that actually work in Jackson and are active members of the community. Of course, like everyone in Jackson, I have seen dear friends and key community contributors have to leave their jobs and move away from Jackson due to the housing crisis.

Extending the short term rental length will help reduce the stress tourists place on our housing, and open up more housing options for the folks who make our community work: servers, teachers, nurses, grocery store workers, bus drivers, tour guides, and more. Three months is likely longer than a tourist will stay, but **three months can serve as a lifeline between long term housing situations for working folks, and can make the difference in helping people remain in our community.**

I hope you take this into consideration this evening with the Town Planning Commission.

Thank you!

Julia Olson
1751 Moose Wilson Rd, Wilson

Annette Langley

From: Anna Sullivan <annasullivanphotography@gmail.com>
Sent: Wednesday, April 20, 2022 6:22 PM
To: Tyler Sinclair
Cc: Anna Sullivan
Subject: Extend Short Term Rentals

Dear Mr. Sinclair,

I am writing you this evening to beg you to please support extending the minimum rental length for short-term rentals from 30 to 90 days.

I want my neighborhood to remain a neighborhood and not become a hotel or have visitors in and out constantly. We need to keep our community solid and it's being lost on a daily basis. We are losing the soul of Jackson Hole.

Thank you for your concideration.

All the best,

Anna C. Sullivan
Jackson Full-Time Working Local Resident

Annette Langley

From: David Hinck <davidhinck@gmail.com>
Sent: Wednesday, April 20, 2022 12:50 PM
To: Tyler Sinclair
Subject: Extend the minimum short term rental rate

Tyler,
I know extending the minimum short term rental rate may sound like it's encroaching on certain rights or Freedoms, but I want you to know my story. Real estate agents raked in a killing telling buyers throughout Covid pandemic that they could get around our short term rental rules by leasing their house out through Airbnb or vrbo for a specified amount under 30 days. I over heard them while they were showing the house I had rented for two years. My house on Aspen drive was bought by a californian and I was forced to move into the abyss of no housing while he makes money off the community I've lived and worked in for 10 years. Please extend the minimum and get housing back to workers and not rich out of staters trying to use our work force housing as an investment tool!
Regards,
-Dave Hinck

Ps- excuse any typos because I'm typing on my phone. If you have time and want to hear details 618 835 8340.

Sent from my iPhone

Annette Langley

From: Chris Perkins <perkincw@gmail.com>
Sent: Wednesday, April 27, 2022 1:07 PM
To: Tyler Sinclair
Subject: Extending Minimum Short Term Rental Length

Hi Tyler,

My name is Chris Perkins and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County—in my case having to relocate homes multiples times and watching good friends lose stable housing after being unable to afford rent increases.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

Best,

Chris Perkins

Jackson, WY

(206) 303-7315

Annette Langley

From: Miles Yazzolino <yazzojazz@yahoo.com>
Sent: Wednesday, April 27, 2022 6:57 PM
To: Tyler Sinclair
Subject: Extending Short Term Rental Length to Preserve Our Housing in this Community

Hello Tyler and members of the Town Planning Commission,

My name is Miles Yazzolino and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

I've seen too many of my friends, my mentors, my teachers, my own family pushed out of this valley by unsustainable housing price increases and an influx of very short term renters able to pay top dollar. Compass Jackson Hole's reports of a 45% year over year increase in the median housing price here is startling, and will result in more homes sitting empty most of the year while hosting guests a few days a month. That is why it is so crucial to extend the minimum length for a short term rental from thirty days to ninety days, while also allowing homeowners who live in their homes at least 10 months/year to rent short term to help make ends meet.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Miles Yazzolino (he/him)
24 year Teton County resident and ShelterJH Member

Sent from Yahoo Mail on Android

Annette Langley

From: Andrew Ward <andrewward01@yahoo.com>
Sent: Wednesday, April 20, 2022 8:56 AM
To: Tyler Sinclair
Subject: Extending the short term rental

Hello,

I am in favor or extending the short term rental from 30 to 90 days. As a small business owner it's tough to watch what is going on in this town/ valley. I know of a lot of people who are breaking these rental rules already. I would like to not only see this changed but also policed. It would be great for a way for residents to have a good way to report. If there already is I apologize I just don't know how to.

Thanks,

Andy Ward
Owner Hatch and Reward property management
484-437-7577

Annette Langley

From: Julien Hass <julien.hass@gmail.com>
Sent: Wednesday, April 20, 2022 9:29 AM
To: Tyler Sinclair
Subject: Extension of short term rental time period

Good morning Tyler,
I am writing to voice my desire for you to extend the minimum length of short term rentals from 30 to 90 days. It is important to do so for the town of Jackson in order for many employees to be able to find a place for 3-4 months, which is often the time necessary for an individual or family to find an acceptable place to live, in or near Teton County.

I also believe extending the "short term rental" period from 30 to 90 days, at the very least, may help alleviate the seasonal employee housing crunch, especially during the summer. Many seasonal employees during the summer are only here for 3-5 months, and have no issues living in a potentially higher priced rental. I strongly believe extending the short term rental time period can help both seasonal employees and long term locals, and benefit businesses as well. Some local business owners may own short term rental units or may want to and this extension can help them house some employees during the summer/winter high period, and may help alleviate some stress, both for employees and employers.

Have a good day!

Julien Hass
julien.hass@gmail.com
307 920 0747

Annette Langley

From: Jill Callahan <jillcallahan@gmail.com>
Sent: Wednesday, April 20, 2022 12:52 PM
To: Tyler Sinclair
Subject: Feedback on extending minimum short term rental length to 90 days

Dear Tyler,

I urge you to extend the minimum length for a short-term rental from 30 days to 90 days. This will immediately make more homes available for locals.

Please restore short-term retinal units to the local rental market.

Respectfully,
Jill Callahan

--
Jill M. Callahan
781.910.1045

Annette Langley

From: Madeleine Hurlbut <madeleine.hurlbut@gmail.com>
Sent: Tuesday, April 19, 2022 4:44 PM
To: Tyler Sinclair
Subject: I support extending the minimum rental length for short term rentals from 30 to 90 days

Hi Tyler,

I'm writing in support of extending the minimum rental length for short-term rentals from 30 to 90 days.

I am a JH resident (+4 years) and a seasoned property management employee, and I have seen firsthand the direct impact that short-term rentals have had on locals. The dramatic increase in second homeowners choosing to use their property as a turnkey hotel has severely decreased the opportunities available for those of us who choose to live and work here. I have seen many dear friends forced from their housing because their landlords had the opportunity to make more money (hand over foot) in the short-term market. By eliminating this option, homeowners will hopefully begin to view their property, not as a churn and burn rental unit, but as a viable living option for local workers who help keep this town afloat.

Thank you for your consideration.

Best,
Madeleine

--
Madeleine Hurlbut
206.225.8035 | Jackson WY | linkedin

Annette Langley

From: Ariel Kazunas <akazunas@gmail.com>
Sent: Wednesday, April 20, 2022 5:49 PM
To: Tyler Sinclair
Subject: In Favor of Extending the Minimum Length of Short Term Rentals

Hi there -

My name is Ariel Kazunas. I am writing tonight to offer my support of the proposal being considered by the Town Planning Commission to extend the minimum length for a short-term rental from thirty days to ninety days.

We are all affected by the current and ongoing housing crisis in Teton County and its surroundings, whether we have lived here for four generations or four months, whether we own several properties or are struggling month to month to make rent, whether we choose to live out of vehicles to cut costs or are experiencing undesired houslessness.

Addressing said crisis with positive and proactive change only improves our collective character, by ensuring a diversity of residents, with the many talents, ideas, professions and passions they possess, can remain here to strengthen and add richness and depth to our community. (That, and plow our roads, teach our children, nurse our suffering, unclog our drains, stock our stores, treat our water, respond to our emergencies, etc...)

Extending the minimum length for a short-term rental to ninety days would increase the likelihood that existing rental units in Jackson might become available to locals, rather than tourists. It would ensure that my vibrant neighborhood (and other neighborhoods like it) remains intact, rather than becoming, effectively, due to the allowance of thirty day short-term rentals, blocks upon block of, effectively, small hotels.

And, lastly, extending the minimum length for short-term rentals to ninety days would mean that I, my coworkers, my friends and my neighbors will continue to have a chance to live where we work, and will therefore be able to continue to contribute to the betterment of our community overall. There are SO many hotels, luxury condos, and short-term rentals already available for tourists in Teton County; housing within city limits, where there is access to public transit options and where residents are in proximity to business / employment hubs, should be prioritized as much as possible as for locals.

Denying folks from different socioeconomic backgrounds the chance to experience housing security because we are blindly committed to and focused on some short-term rental bottom line is unbelievably inhumane. It also shoots us ALL in the foot: at some point, there will come a day when this town is a shell of its old self, unable to regenerate and flourish as its younger, less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met.

It hurts (honestly almost physically) to watch as long-term rental after long-term rental gets torn down here in East Jackson, to make way for designer homes that are most often purchased by property management companies looking to increase their short-term rental offerings. I lose neighbors nearly every month to this devastating trend, and there doesn't seem to be anything I can do about it. We have apparently decided to put profit before people in Jackson, and we, the people, bear the brunt of the ensuing consequences.

As I have said in letter after letter to the County Commissioners, to the Town Planning Commission, to the Town Councilors, I, and folks in this community like me, WANT to be the neighbor who will lend you a cup of sugar. But we need a roof under which to store that sugar first.

Lengthening short-term rental minimums is a very small step in the right direction when it comes to addressing the housing crisis here in Teton County. I recognize that it might not preclude the very wealthy from renting a home for ninety days even when they only plan to be present for thirty of them; I also recognize that it does not address the need for enforcement of this change to have any real effect. That said, it is still a step, and better it be forward than not at all.

All my best, and thank you for your time,

Ariel Kazunas
8 year Teton County resident
Current East Jackson resident
Future ex-Jackson resident if we do not collectively choose to put people before profit and community first.

Annette Langley

From: Liz Lynch <elizabethnlynch@gmail.com>
Sent: Wednesday, April 27, 2022 7:49 PM
To: Tyler Sinclair
Subject: In support of extending the minimum short-term rental length

Good evening, members of the Town Planning Commission,

My name is Liz Lynch, and as a resident of Jackson for 3 years (previously, of similar outdoor resort towns in Idaho and Montana), I'm writing to you in support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty (30) days to ninety (90) days.

We are all affected by the current and ongoing housing emergency in Teton County. Personally, in addition to my own housing security concerns, I've seen how the replacement of longer term rentals for locals by short term rentals has negatively impacted our ability to sustain a local workforce. I work for the U.S. Forest Service, and in a position that had 40+ applicants for two positions, we were only able to hire one person, because multiple others had to decline, citing the lack of suitable housing options. The future is grim if we can't find ways to offer housing to seasonals for at least 3 months (usually more like 4-6 months) at prices they can afford on a government salary or internship stipend. I worry about what that means for the future health of our Forest and public lands in and adjacent to our town, if the boots on the ground tasked with making good work happen are priced out for good.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already many lodging options for tourists in and near Teton County. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

This change is by no means a silver bullet— but it would make a statement that our priority is to our community, our neighbors. Supporting this change would be a wonderful first step in the right direction.

Thank you for your time and consideration.
Sincerely,
--
Liz Lynch
C: (908) 803-2998

Annette Langley

From: Ash Hermanowski <ash.hermanowski@gmail.com>
Sent: Wednesday, April 20, 2022 6:40 PM
To: Tyler Sinclair
Subject: Increasing STR Minimum

Hi Tyler,

I'm writing to voice my support of increasing the minimum short term rental length to 90 days.

As someone who lives in the Aspens, I have seen how short term rentals have ruined neighborhoods. Simply put, I don't have any neighbors. Airbnb guests check in and out every day. I can hear rental car alarms going off at all hours of the night. House parties. You name it. We've already lost this neighborhood, but maybe that doesn't have to be the case for others in the area.

I want to RESTORE these short term rentals back to the rental market for locals. If people can't afford to pay their taxes or pay their mortgages because they spend "winters and summers" here, that's not our workforce's problem. We live here, we work here, we should have access to this housing. I don't want this decision to be swayed by homeowners and businesses who benefit to gain huge profits, or at least benefit Second homeowners in order to keep their little slice of Jackson.

I want a chance to keep living where I work. Why would we continue to prioritize the super privileged in our community instead of those who need housing?

Other mountain town communities have implemented measures like this and it has been very successful. I hope this is approved.

Thank you.

--
Ash Hermanowski
she/her/hers
c: 802-585-4061

Annette Langley

From: Phil Stevenson <phils@tccgjh.com>
Sent: Wednesday, April 20, 2022 5:52 PM
To: Tyler Sinclair
Subject: Increasing the Minimum Rental Period for Properties Not In the Lodging Overlay from 31 to 90 Days

Mr. Sinclair and Staff,

I am writing to voice my strong opposition to increasing the minimum rental period from 31 to 90 days for properties not in the Lodging Overlay, for the following reasons:

- The underlying premise of this proposal, though unstated as such, is that Renters Are Bad, bringing unwanted noise and bad conduct to the valley. In my experience this is simply not true, as most guests are here for the same reasons we are: natural beauty, abundant wildlife, and unparalleled outdoor recreation. If they want to raise hell, they can do that back home without going to the expense of coming to Jackson.

- The proposed changes would certainly decrease the number of guests renting in Town, but if the belief is that more homes would be then used for worker rentals, there would be no diminution of traffic or demand for Town services.

- Most rentals occur in the summer, so arguably under the current proposal there might be one rental that encompasses July, one that encompasses August, and one that includes most of ski season. While we certainly have seasonal workers, this likely rental pattern would preclude seasonal rentals and besides, most residents of the valley are looking for at least a one year lease.

- With the advent of the acceptability of remote working, we are seeing more guests who want to spend 30 or so days here. Ninety days would preclude most guests, however, especially those with school age children.

- Rather than address possible benefits to the community if the proposed changes were to be adopted, most of the staff report is spent lamenting the onerous requirements on staff time and effort. Respectfully, public policy should not be driven by its impact on Town administration. Even so, the challenges appear to be overdrawn, with a prime example being the statement that there have been approximately 50-70 complaints about short term rentals since 2017. This equates to an average of about one such complaint a month, which on its face should not be unduly burdensome.

- Whatever happened to Wyoming being a state that respects and values individual property rights?

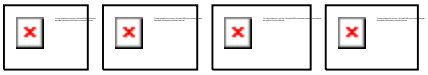
In conclusion, there has been a sea change in the type of lodging people desire since the Comp Plan was written in 1994, away from the old hotel model and towards the rental of private homes, providing much needed income to the property owner and a much better guest experience, especially for families. Our local economy is largely built on visitors seeking this type of accommodation, and it would not be good public policy to discourage them from coming to our valley.

Phil Stevenson

Phil Stevenson | *Partner* | *Responsible Broker*

Office (307) 732-3400 | *Direct* (307) 732-5922 | *Cell* (307) 690-3503

120 West Pearl Avenue, Jackson, Wyoming 83001
PO Box 10609, Jackson, Wyoming 83002



Annette Langley

From: Howard Garber <howardgarber@sbcglobal.net>
Sent: Thursday, April 21, 2022 12:58 PM
To: Tyler Sinclair
Subject: JHLA Agenda 4/20/22

Dear Tyler,

I was informed about the Town of Jackson Homeowners' Rental discussions of last night at about the time the discussions were taking place. I was unavailable at that time to participate due to previous obligations. So my apologies to you for my tardiness and I hope that I can add some constructive points to last night's discussions, if possible.

Let me begin by saying that I have considered and am sympathetic to both sides of the argument; the need to provide housing for an increased work force and the concern of homeowners for home value dilution. As such, I would like to suggest a solution to this concern that comprises both concerns. To wit, keep the homeowners' right to rent for thirty days or less intact with no alteration. For simplicity and clarity, let's call the homeowners' who have been renting through this process for years, Group A. To accommodate the needs of the town for additional worker housing a second group of real estate properties could be formed, let's call this Group B. Group B housing would be composed of those properties whose owners wish to rent their units to a less traffic-ed, more consistent renter that probably won't deteriorate the property as much as the transient flow-through of the very short term renter. If the town of Jackson feels that it needs to assist the workers in establishing a base or cap rental price or if the town feels it should become a conduit for workers to obtain Group B housing through businesses it could establish an agency to oversee and assist in this valuable need.

I hope that this email gives you an overview of my vision for a prosperous Town of Jackson real estate plan. I again apologize for the presentation tardiness. I will be very happy to provide further detail should you seek that. Please contact me at: e mail, howardgarber@sbcglobal.net or preferably 312.933.6130.

Respectfully,

Howard B. Garber

Annette Langley

From: Matt Schebaum <matt.schebaum@vacasa.com>
Sent: Wednesday, April 20, 2022 1:37 PM
To: Tyler Sinclair
Subject: Minimum Rental Length for Short-Term Rentals

Dear Tyler,

I wanted to reach out and express my opposition to extending the minimum rental length for short term rentals from 30 to 90 days. I hope you can pass along this information for the Councilors to review before any vote.

While I understand the sentiment and overall housing situation in Jackson (I've lived in the City of Jackson for 10 years), stricter regulations on short-term rentals is a slippery slope that may have unfair or unintended consequences on many stakeholders, including homeowners, without much effective benefit to Jackson residents.

First, it should be carefully examined whether extending the minimum will have any real effect on the availability of long term housing and not just weigh on homeowners unequally.

Second, among the core rights that a property owner has is the right to lease or rent the property. This right has long been recognized by the courts. For example, the Supreme Court of Connecticut has explained that the "right to rent" is one of the important "sticks" in the bundle of property rights, stating: [It] is undisputable that the right of property owners to rent their real estate is one of the bundle of rights that, taken together, constitute the essence of ownership of property…. Owners of a single-family residence can do one of three economically productive things with the residence: (1) live in it; (2) rent it; or (3) sell it. The inherent nature of this right to rent is supported by a leading treatise, Thompson on Real Property, which observes that "the right to lease property is an incident of ownership."

Short-term rental regulations can infringe upon this fundamental property right in many ways, including (1) outright bans on short-term rentals, (2) licensing requirements, and (3) mandatory inspection requirements.

Third, while most short-term rental regulations are adopted as a general regulation under the local government's "police power," some communities have instead chosen to regulate short-term rentals under their zoning code. The problem with this approach is that the regulation of short-term rentals does not fall within the scope of local zoning authority. The reason is that a key characteristic of local zoning power is the long-established principle that "zoning deals with land use, not the owner, operator, or occupant of the land."6 Zoning inherently pertains to land rather than to the landowner, or user—it "deals basically with land use and not with the person who owns or occupies it."

Zoning regulation of short-term rentals violates this fundamental principle in that it focuses not on the use of land, but on the form of one's interest in property (i.e., owner or renter) and the duration of the occupancy (e.g., short-term vs. long-term).

I hope this message will reach the councilors desk so as to consider all stakeholders and the effective consequences of more regulations on short term rentals in Jackson.

Thank you all for your time,

Matt Schebaum
Sales Executive

Schedule a meeting with me
m: 307-368-0034
vacasa.com

My favorite Vacasa destination is Maui, HI

Annette Langley

From: Katy Flanagan <katy.flanagan67@gmail.com>
Sent: Tuesday, April 19, 2022 3:29 PM
To: Tyler Sinclair
Subject: Minimum Rental Time: 30 to 90 Days

Hello, I am writing to express my support for the change from 30-90 Days for short term rentals. As of yesterday, I am once again houseless as my new housing situation turns to short-term rentals. I will be living in my vehicle this summer, unless a miracle happens. This would be great if I were a raft guide, but as a nursing student, I should have more access to a shower than car camping provides. We have plenty of hotels for visitors, and more keep going up- ironic since they won't be able to staff them all if short term rentals are permitted to continue.

Katy Flanagan

Annette Langley

From: Jim Sulciner <sulciner@gmail.com>
Sent: Wednesday, April 20, 2022 6:40 PM
To: Town Council
Cc: Tyler Sinclair
Subject: New land development regulation

To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.
The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

1) What problem is being addressed by putting a restriction on rentals in this way?
2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?
3) Our property tax has doubled since purchasing our home in 2020 why not use these new funds to build affordable housing?

As a member of the Jackson community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Jim Sulciner

Annette Langley

From: noreply@civicplus.com
Sent: Wednesday, April 20, 2022 6:14 PM
To: Tyler Sinclair
Subject: Online Form Submittal: Email Tyler Sinclair

Email Tyler Sinclair

Email Content:	Dear Mr Sinclair, We purchased our new townhome in the Hidden Hollows development in Jackson with the intention to rent it for a few 30-day periods each year. This was part of our calculation in evaluating the affordability of Jackson versus other locations. The “once per 31 days” rule is already highly restrictive compared to every other town we considered in the US. We sincerely hope that the town does not make the rule even more restrictive than it already is. Best, Matthew Russman
Your Name:	Matthew Russman
Your Company Name:	*Field not completed.*
Your Phone Number:	646-872-3448
Your Email Address:	matt.russman@gmail.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

Annette Langley

From: noreply@civicplus.com
Sent: Sunday, April 24, 2022 1:59 PM
To: Tyler Sinclair
Subject: Online Form Submittal: Email Tyler Sinclair

Email Tyler Sinclair

Email Content:

This was returned from regular email, so I will send a copy here, Mr. Sinclair, through our Jackson website:

Dear Mr. Sinclair,

When my family purchased our home in Jackson, I was working full time, and nonetheless it was a stretch; we both know about property values here, even eight years ago when it was bought. Now retired, I rely on the income I am able to get from renting occasionally which supplements my Social Security. If we implement the proposed 90-day minimum stay, you will have shut me and my family down completely. It was already hard enough at 31 days, given that few vacationers want a home beyond two weeks.

While we seem to have a housing shortage, is zeroing in on this segment of our community the answer? The report from staff itself said on page 5 that “There is evidence that some residential units have been purchased to take advantage of these 12 rentals per year allowance.” That is hardly the smoking gun one might want to prove the culpability of homeowners as the cause of a worker shortage, don’t you think?

While we might want to stem real estate speculators from gobbling up properties that could house workers, do we want to punish our local population for the crime of owning their homes and paying their taxes, which, as you likely know, went up quite steeply this year?

If you feel you must implement this punitive and ill-conceived program, may I ask that you allow those who have already purchased be grandfathered in and exempted from the 90 rule?

As an admittedly exaggerated parallel, consider this alternative: the Town confiscates 10% of the rooms at the Four Seasons

and establishes a maximum rent of $2,000 a month as affordable housing, thereby requiring this hotel to charge $69 a night for those rooms. Maybe all the hotels, come to think of it.

It's unthinkable, but it is of the same sort of unjust strong-arm tactics by a government agency claiming control over personal property that was hard won through honest work. Do please consider.

Sincerely,

William Reinecke
687 E. Kelly Ave.
805-660-0505

Your Name:	William Reinecke
Your Company Name:	*Field not completed.*
Your Phone Number:	8056600505
Your Email Address:	timberlove@mac.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

Annette Langley

From: Mckenzie Myers <mckenziesmyers@gmail.com>
Sent: Tuesday, April 19, 2022 4:31 PM
To: Tyler Sinclair
Subject: Please Change Short-Term Rentals to 90 Days

Hi Tyler,

It has come to my attention that tomorrow the Town Planning Commission is considering extending the minimum length for a short-term rental to 90 days. As a 7-year community member and local worker who is quickly being pushed out of town due to a lack of long-term rentals, I think this policy change could have widespread positive impacts for local workers.

I have never heard of more people searching for housing than I have this spring. Quite frankly, it is depressing how many people I know who have worked so hard to make the community what it is -- and in essential but low-paying jobs -- who have no option but to leave. I have heard of many people losing their long-term rentals because short-term rentals are more lucrative. I believe this could deter homeowners from pursuing short-term rentals and help maintain community character, avoid neighborhoods from becoming hotels, and give workers a chance to live where they work.

I can't urge or ask you enough to look out for the folks who can't afford to buy a home here but work hard to make Jackson, Jackson.

Thank you again for your time and representation,

Mckenzie Myers

Annette Langley

From: Amanda Flosbach <flosbacha@gmail.com>
Sent: Wednesday, April 27, 2022 3:05 PM
To: Tyler Sinclair
Subject: Please extend the minimum short-term rental length!

Hello members of the Town Planning Commission,

My name is Amanda Flosbach, and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

I myself am in temporary housing (thanks to a philanthropic friend) as I continue to look for a long-term rental or hope to purchase an affordable/workforce unit. I have been looking without luck since November of 2021. This will be my 11th move in 20 years of calling Teton County my home. I lost my most recent residence because the owner's remote working relative preferred to be in the guest cabin I inhabited. Over the years, I have moved from other homes as they were sold, demolished, or inhabited by owners' friends and relatives. As an experienced professional in the nonprofit arts, I regularly contribute to our community by creating education programs for youth and adults, by performing as a musician myself and by volunteering for community projects. Making a career of these contributions has come at a price: an income to afford me the ability to enter the free market as a homeowner in Teton County.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Amanda Flosbach
20-year Teton County resident
6225 N Spring Gulch Road (until June 30)
307-690-0628
flosbacha@gmail.com

Annette Langley

From: Adrian Croke <adrian.croke@gmail.com>
Sent: Thursday, April 28, 2022 4:18 PM
To: Tyler Sinclair
Subject: Please extend the minimum short-term rental length!

Hello members of the Town Planning Commission,

My name is Adrian Croke and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County. I've lost valuable friends and colleagues to other states due to the housing crisis, folk who would have otherwise joyfully continued to offer their volunteer hours, expertise, skills, money, and joy to Jackson. I can't help but feel that further limiting the number of short term rentals could have opened up more housing for those folks who were pushed out. I believe we need to be doing all that we can to combat the housing crisis, and extending the short-term rental minimum stay from 30 to 90 days could be an important part of the complex solution that we need.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of itself, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real struggle when it comes to housing insecurity. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your work and your consideration of my thoughts.

Best,

Adrian Croke
10 year Town of Jackson resident

Annette Langley

From: Leslye Hardie <hardie.leslye@gmail.com>
Sent: Wednesday, April 20, 2022 9:11 AM
To: Tyler Sinclair
Subject: Please lengthen the time for s-t rentals

Dear Tyler,

Thank you for your never ending work to manage this small town where everyone has a strong opinion. Anything you can do to lengthen the time on rentals to protect more of our workforce would be greatly appreciated. Many thanks, Leslye and David Hardie

Annette Langley

From: Charles Lynch <lynch522tw@gmail.com>
Sent: Wednesday, April 20, 2022 5:32 PM
To: Tyler Sinclair
Subject: Property rentals - Property Rights

From: Charles Lynch <Lynch522TW@gmail.com>

Date: April 20, 2022 at 4:19:48 PM MDT
To: tsinclair@jacskonwy.gov
Subject: Property rentals - Property Rights

Dear Mr. Sinclair,

As a property owner in Wilson and an owner in town, I am very much against the further erosion of our property rights as expressed in the redefining of minimum rental terms. It's a fallacy to think that eliminating short term property rentals will have a substantial positive impact on our workforce housing issue or on congestion. If the longer stay term where to pass, homeowners with simply charge a higher which people would be willing to pay in this market. Those who don't want to pay higher rates would simply stay at local hotels. Homeowners who offer short term stays most often spend a few months or longer in Jackson Hole. Very few, if any, what convert into year or longer leases. Even if they were to do so, it would be at a rate which people looking for affordable housing could not afford. If the town and county truly want to solve the affordable housing issue, they need to invest substantial money and efforts in collaborating with developers to create higher density projects. The LDR's need to be revised to incentivize these types of projects. And opportunities such as the north south park project need to be capitalized on in a expeditious and efficient manner. Going after short term rentals is a feel good option not an effective long term solution.

Many thanks for your time.

Charles Lynch

Sent from my iPad

Annette Langley

From: Phil Stevenson <phils@tccgjh.com>
Sent: Thursday, April 21, 2022 11:06 AM
To: Tyler Sinclair
Subject: Proposal to Extend Period for Minimum Rentals to 90 Days

Hi Tyler,

Prior to last night's Planning Commission meeting, I was uncertain as to the motivation behind the proposed extension of minimum rentals outside of the Lodging Overlay from 31 to 90 days, but the questions and comments at the meeting clarified that for me. For while community character and burden on staff time were mentioned, clearly the primary concern is whether such an extension would increase the availability of workforce housing. The individuals who commented in favor of the extension uniformly believe that the 90 day minimum would increase such availability, but in all likelihood it wouldn't. Why?

- Most renters are looking for the stability that comes with a rental of ideally a year, which wouldn't be possible whether a property had 30 day or 90 day rentals.

- Most properties impacted would need to rent at a number well in excess of what members of the workforce could pay.

We all are concerned about the lack of workforce housing, but the proposed change won't get us there. Rather, it seems like the proposal falls under the umbrella of "we've got to do something", but by passing this ineffective amendment, we run the risk of collectively taking our eyes off the search for real solutions, erroneously believing that we have done something to address the problem, when in fact, we haven't.

Phil Stevenson

Phil Stevenson | *Partner* | *Responsible Broker*

Office (307) 732-3400 | *Direct* (307) 732-5922 | *Cell* (307) 690-3503
120 West Pearl Avenue, Jackson, Wyoming 83001
PO Box 10609, Jackson, Wyoming 83002

Annette Langley

From: Paul George <paulggeorge@yahoo.com>
Sent: Wednesday, May 4, 2022 12:50 AM
To: Tyler Sinclair
Subject: Proposed Change in Rental Regulations for Non-Resort Properties

I want to reiterate my prior objection to the proposed change in rental regulations. In addition to the objections raised in my earlier email to you I wish to reiterate one point. The implementation to the proposed regulation for most if not many of the potentially affected properties will not result in any increase in affordable rental properties in the Jackson Hole area. The information provided in the reports from the City don't include data demonstrating the the proposed change will result in an increase in available properties. Rather, it's only effect will be to restrict the rights of property owners like myself and certainly injure the property management businesses in Jackson who facilitate rental of homes like mine. If that is the case there is no reasonable basis for making this change. I urge you and the Council not to proceed with the proposed change.

Paul and Lynn George
PO Box 2051
Wilson, Wyoming 84014
Sent from my iPhone

Annette Langley

From: Chelsea Beets <chelsea.beets@gmail.com>
Sent: Wednesday, April 20, 2022 4:53 PM
To: Tyler Sinclair
Subject: Public Comment for 4.20.22 Planning Commission Meeting

Hello,

My name is Chelsea Beets, I am a 13 year resident who rents in Jackson, I do not own land or a home. I am against amending LDR Section 6.1.4.A.2 from 31 days to 90 days. I do not think doing so will have the type of impact on workforce housing and our whole community, as many believe it will. I would ask that before any decisions are made, a larger community discussion takes place surrounding these and other rental regulations to ensure amending current regulations will actually get to the goal of more workforce housing. It's also an opportunity to brainstorm other solutions.

Best,
Chelsea

Annette Langley

From: Lauren Marshall Scoll <lauren@abodeluxuryrentals.com>
Sent: Wednesday, April 20, 2022 6:09 PM
To: Town Council; Tyler Sinclair
Subject: Public Comment on proposed LDR for rental restrictions

Dear Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.

The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

1) What problem is being addressed by putting a restriction on rentals in this way?
2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?

As a member of the Jackson business community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Lauren Marshall Scoll
--
Lauren Marshall
Abode Luxury Rentals
Park City: (435) 565-1555
Jackson Hole: (307) 264-1616
lauren@abodeluxuryrentals.com

Annette Langley

From: Kate Binger <katesjis@gmail.com>
Sent: Wednesday, April 20, 2022 9:27 PM
To: Tyler Sinclair
Subject: Rental regulations

Dear Tyler,

Please, I want this town to remain a community. I am in favor of the 30 day rentals to be pushed to a 90 day rental. We need this change for our town to stay a viable community.

Thanks,

--
Kate Binger
Designed Interiors, LLC
DBA: Dwelling
www.dwellingjh.com

1921 Moose Wilson Rd, Ste 102
Wilson, WY 83014
O: 307-733-8582
M: 307-690-5452

Think GREEN. Please consider your environment prior to printing this e-mail.

Annette Langley

From: John Fraser <jwf1960@gmail.com>
Sent: Thursday, April 21, 2022 5:12 PM
To: Tyler Sinclair
Subject: Rental term regulation proposal

Subject: Rental term regulation proposal

Dear Mr. Sinclair:

I am writing to express my objection to the proposed change to Teton County regulations regarding renting properties outside of the County/Town resort rental zones. I own property at 2055 Trader Road East in the Gros Ventre North association outside Jackson. Current County regulations allow County residents outside resort areas to rent their home once per 31 day period. While I understand and respect the goals associated with preventing short term rentals outside of specific, identified areas in the County, I firmly believe every County homeowner deserves the right to rent his/her home in order to generate income to fund the rapidly increasing costs associated with owning a home in the Jackson area, particularly property taxes. This is particularly true for owners who have owned their homes for extended periods of time and may not have experienced increases in wage/investment income commensurate with increases in the costs of home ownership. Many depend on rental income to ensure they can continue to enjoy all that this wonderful part of the world offers.

Increasing the non-resort area rental period from once every 31 days to once every 90 days would effectively prevent many County homeowners from generating such additional income. All this proposed change will do is benefit those homeowners in resort rental areas to the detriment of homeowners elsewhere in the County by forcing interested renters into more dense areas that may not offer the housing amenities they seek. This could in fact result in some renters seeking opportunities in other communities and detract from the value the Jackson area derives from such visitors.

I strongly urge those involved in voting on this proposal to consider the rights of all County homeowners as well as the impact this proposal could have on the number and composition of visitors to the valley and vote against making this change.

Respectfully,

John Fraser

Sent from my iPhone

Annette Langley

From: Davis Yates <dwyates21@gmail.com>
Sent: Tuesday, April 19, 2022 3:18 PM
To: Tyler Sinclair
Subject: Rentals

I support extending the minimum rental length for short term housing. I want our town to remain a community who lives here and doesn't just come for 2 weeks out of the year. Thank you

Davis Yates

Annette Langley

From: Jesse Brill <jbrill@naspp.com>
Sent: Thursday, April 21, 2022 10:37 AM
To: Tyler Sinclair
Subject: Rentals--Freedom of Choice

Please do not tramp on our property rights. Homeowners should have the right to rent their houses without government intrusion.

Thank You.

Jesse Brill

Annette Langley

From: Steve Lundberg <SLundberg@slwip.com>
Sent: Wednesday, April 20, 2022 8:56 PM
To: Town Council; Tyler Sinclair
Subject: Residential rental restrictions

To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days. I think that it is very important for Jackson to work hard to create more affordable housing, and on that front I am 100% in agreement.

Of course, all the interested parties who are suffering negative consequences of the current housing shortage, and especially those who can't find an affordable place to live, are looking for a quick fix to this problem. But common sense and even scientific studies tell us that the affordable housing problem won't be readably solved with the proposed requirement to lengthen the minimum stay requirement for Teton County.

In particular, reasons an "across the board" rental restriction will most likely make matters worse as opposed to improving the situation, for the following reasons:

1. Residential units such as luxury properties that currently rent at rates far above what is required to qualify as affordable housing will not suddenly be repurposed as affordable housing. Rather, this housing will either: 1) not be rented at all, depriving the Jackson community of the sales of goods and services these rentals would otherwise generate; or 2) shift to new rental strategies meeting the new minimum stay, such as renting for the minimum period at lower average monthly rates. Either way, no additional affordable housing is made available, and likely the value of these properties will be impaired and therefore their value will decrease. This will reduce property taxes and actually make it less possible for Jackson to finance new affordable housing using mechanisms like direct subsidies and Tax Increment Financing.
2. Housing currently being rented at a rate that might be considered affordable will only become more difficult to lease for the many seasonal workers due to the minimum commitment required.
3. Potentially there is some housing stock that is marginally affordable that may be forced to convert to service local, longer term rental demand, as it can no longer be rented for a month at a time, but the number of properties in this category may be minimal and do precious little to supplement affordable housing stock at the cost of lowering public tax revenues as the value of all properties affected declines across the board.

4. See the following study cited in the Harvard Business Review that recommends taking a well thought out nuanced approach to regulating property rentals due to demonstrated effect of reducing new development: https://hbr.org/2021/11/research-restricting-airbnb-rentals-reduces-development

Affordable housing is an important societal goal and I fully support the objective. The fastest track to this goal is likely best served by taxing short term rentals and using the taxes to help fund the public infrastructure required to build housing tailored to the need vs hope properties ill-suited to this need be repurposed.

As a result, I do not believe that increasing the nightly stay minimums across the board is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

/Steven Lundberg/

Steven W. Lundberg

6638 Ryegrass Road

Jackson, WY

Annette Langley

From: Daniel Ewert <ewert02@yahoo.com>
Sent: Sunday, May 1, 2022 1:30 PM
To: Tyler Sinclair
Subject: Short Term Rental Length

Dear Town Planning Commission,
I oppose extending the minimum short term rental length. With increases in cost of living and taxes, homeowners who don't have a lot of cash flow will be further restricted from making any money off of their property to offset the increased costs. A homeowner who wants to camp/tent for 1 month to rent their place out and make a bit of money to offset costs would be harmed by this proposal, and there would be no resulting increase in available housing to anyone. Extending the short term rental length would be a gift to the big hotel and lodging industry. The 30 day length is appropriate as it is, and accomplishes the purpose of not having rapid turnover in any house outside the lodging overlay zone. Thanks for your consideration.

Daniel Ewert
307-264-0701

Annette Langley

From: Cody Pitz <cpitz715@gmail.com>
Sent: Tuesday, April 19, 2022 6:50 PM
To: Tyler Sinclair
Subject: Short term rental minimum night stay

Dear Mr. Sinclair,

I am writing you to show my support for extending the minimum stay of a short term rental from 30 to 90 days.

I live in a long term rental in East Jackson. I want to continue to live and participate in this community. I hope that by extending the minimum length of short term rental stays that Jackson can continue to house local people who work and live here. There are plenty of accommodations in town already and I question how many more tourists we can support.

It is also my hope that some extending the minimum night stay in a rental will discourage the development of proposed STR developments and potentially convert some current STRs into long term rental units.

We need these kind of progressive, local regulations to allow this town to support the community that we all care about.

Thank you for your time and work,
Cody Pitz

Annette Langley

From: Havson LLC <havsonllc@gmail.com>
Sent: Tuesday, April 19, 2022 5:28 PM
To: Tyler Sinclair
Subject: Short Term Rental to 90s Days

Tyler,

My name is Bobby Thomson and I own the Quiznos Sub in Jackson and want to express my support for moving the short-term rental period from 30 days to 90 days.

As a small business owner we need desperately housing for our workforce and this policy option as a market force will incentivize homeowners to rental locally.

I thank you for your time.

-Bobby Thomson
Owner, Quiznos Sub

Annette Langley

From: lizzievotruba@gmail.com
Sent: Tuesday, April 19, 2022 3:21 PM
To: Tyler Sinclair
Subject: Short Term Rental vote

Tyler,

My name is Lizzie Votruba. I am a local resident, worker, and homeowner in downtown Jackson.

I am writing to express my support in extending the minimum rental length for short-term rentals from 30 days to 90 days.

I want my neighborhood to remain a neighborhood and not become a hotel. I want to have a chance to live where I work—there are plenty of lodging options in town for visitors. I want to restore short-term rental units to the local rental market.

Thank you for your hard work.

--

Lizzie Votruba

(216) 870-4688

lizzievotruba@gmail.com

Annette Langley

From: Trissta Lyman <trisstalyman@gmail.com>
Sent: Wednesday, April 20, 2022 12:46 PM
To: Tyler Sinclair
Subject: Short Term Rental

Hi Tyler,

I am emailing to show support for extending the minimum length of short term rentals from 30 days to 90 days. We have enough hotels in town and out at the village to accommodate travelers and tourists. I do not think short term rentals are needed period. However, if they are to be here, I would encourage them to be at a longer term to accommodate housing for traveling, nurses and other professionals, if they choose to have them. I support affordable housing for local workforce.

Thank you,

Trissta

Annette Langley

From: Connor Phillips <phillycondor@gmail.com>
Sent: Thursday, April 21, 2022 9:52 AM
To: Tyler Sinclair
Subject: Short Term Rentals

Hello,

I'm writing to in regards to short term rentals in town. As a volunteer firefighter, I aim to provide essential services to our community. This community that I invest so much time, energy, and, at times, my life to continues to change. Change in the wrong direction, in my opinion. Yet changes that, with proper action from elected officials, may become undone. One way to help get our community back on track is to discourage short term rentals, thereby providing additional homes for the local workforce. Please, extend short term rentals to a minimum 90 day occupancy. I do not want to be a firefighter exclusively for visitors from afar. I want to serve and protect our community and our community has to live here in order for that to happen.

Best,
Connor Phillips

Annette Langley

From: pschrey@aol.com
Sent: Monday, May 2, 2022 5:59 PM
To: Tyler Sinclair
Subject: short term rentals

-----Original Message-----
From: MAILER-DAEMON@aol.com
To: pschrey@aol.com
Sent: Mon, May 2, 2022 4:50 pm
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<tsinclair@jacskonwy.gov>:
No mx record found for domain=jacskonwy.gov

---------- Forwarded message ----------
Dear Sir,

We have owned our home in Jackson for almost 20 years. We are getting close to retiring as we are now in our late seventies and have worked our whole lives. We have been looking forward to spending more time in Jackson in our home. That dream may not become a reality for us if you pass the 90 day rental rule. We will not be able to maintain our home with the rising prices of upkeep and now higher property taxes. We have never taken advantage of the 31 day rule. We were at one point falsely charged with a misdemeanor for not obeying that rule, which caused us quite a bit of mental anguish. That charge was dropped because it was entirely false, and I considered it a malicious prosecution and a witch hunt. Before you pass such a law, please be sure the complaints you are getting are valid and not just false accusations.

We rely on the income to keep up with the rising costs in Jackson. Our home is not continually rented. It is not a revolving door rental. We keep our house well maintained and our guests are thoroughly checked out by The Clear Creek Group.

Please consider the homeowners that own these homes, too, not just the complainers.

Thank you for taking the time to read this.

Thomas and Patricia Schrey

Annette Langley

From: Alexandra Munger <alexandra.munger6@gmail.com>
Sent: Tuesday, April 19, 2022 8:11 PM
To: Tyler Sinclair
Subject: Short term to long term rental support

Hi,

My name is Alexandra Munger and I support the change to extend the minimum length for a short term rental to a long term rental from 30 days to 90 days.
I am a Jackson local, working for a local property management/remodel design company. I have been in Jackson for five years now and 2 of those years with my now husband who is self-employed here in Jackson. He runs a snow removal and landscaping business that started just 2 years ago. We are losing our housing at the end of May due to the owners selling.
Our town does not need anymore tourism. I believe we have enough full time residents here to keep this town running. We have plenty of lodging options for tourists as is.
As a local, I have dreamt of making a life here with my husband and starting a family. That opportunity is feeling less promising with limited housing options, rent increases and a market inflation.

Sincerely,
Alexandra Munger

Annette Langley

From: Skye Schell <skyeschell@gmail.com>
Sent: Wednesday, April 20, 2022 10:06 AM
To: Tyler Sinclair
Subject: Short-term rental comments / local worker and owner-occupied exemptions

Dear Tyler, Planning Commissioners, and Town Councilors:
I just reviewed the staff report re: short-term rentals and would like to comment as a resident and homeowner. Thanks for all your work on this topic!

In general, **I support tightening the rules on short-term rentals, such as by increasing the minimum stay** from 30 to 90 or more days. When short-term rentals take homes out of the pool for local workers, they contribute to our housing crisis and make it harder for our community to function.

I would also request two important exemptions, one similar to an idea in the staff report, and the other new:

1. Local worker exclusion: local workers should be able to rent rooms or apartments for any length of time. As someone who has rented long term, with many roommates, we have often had situations where someone is between rentals and needs a place for a month or even a couple weeks. This should not be illegal. (I understand this is difficult to enforce, and I would suggest that proof of local work only be required if enforcement is triggered by complaint.)

2. Owner-occupied exclusion: I strongly support an exemption for owner-occupied homes. I got lucky with amazing landlords who sold me the house I had rented long-term, with seller financing (something I hope more sellers do). Given the incredibly high cost of living here, and how it continues to increase, being able to occasionally rent a room or house for a short timeframe (like a week) would help me afford to stay in the house in general. I know there are many others in similar situations. I would recommend as little red tape as possible. Please continue to consider this part of long-term use (not short-term with fees, lodging tax, etc) since it is not a standalone lodging use but just part of the owners affording to stay in their home.

Here are my comments on the categories raised in the staff report:

- Eligibility: keep this wide: require **owner occupancy for 9 months** (not 10 - to allow for teachers or seasonal workers to travel); **do not require a set number of hours per week or year** or if you do, keep it low (again, to allow for the variety of work that people do here / having to do some work elsewhere)
- Exclusion: allow owners to (A) rent rooms to **local workers unlimited times** for any length of time (this would be covered under the "local worker exclusion"), and (B) rent rooms/apartments to anyone **4-8 times / year for any length** (no 30-day minimum)
- Permitting: owners should **only need to get a permit once,** to prove eligibility, and then include that permit info on rental listings. This would decrease hassle for owners and decrease burden on staff. Permit fees should be as low as possible.
- Renters: see above - unlimited rental to local worker renters, limited rental (4-8x/year?) to unlimited renters

I understand that adding exemptions makes the program more complicated and harder to enforce. However, it would also make local renting and owning more possible for people who are just barely breaking even (either renting or owning).

Thank you for considering my comments - I'm happy to share / talk more if you'd like.

Take care,
Skye

--
Skye Schell

Annette Langley

From: aburton@wyoming.com
Sent: Monday, May 2, 2022 11:49 AM
To: Tyler Sinclair
Subject: Short-term rental extension

RE: Short-term rental extension

Attention: ***Town Planning Commission***
tsinclair@jacksonwy.gov

- Please extend the minimum short-term rental length!
- Neighborhoods are for neighbors!
- Extend short-term rental lengths: people over profit!

Hello members of the Town Planning Commission,

My name is Angela Burton and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your consideration!

Sincerely,
Angela Burton

38 year Teton County resident
POB 13100 83002

Annette Langley

From: Jaclyn "JJ" Jaroch <jjinthenorthwest@gmail.com>
Sent: Tuesday, April 19, 2022 3:20 PM
To: Tyler Sinclair
Subject: Short-Term Rental Minimum

Good afternoon, I'm writing you to comment that I support increasing the short-term rental limit from 30 to 90 days. The blight of short-term rentals in communities across the world needs to be addressed as one of the significant factors limiting affordable workforce housing. I'm sure I'm not alone in starting that I want to have a chance to live where I work—there are already plenty of lodging options in town for visitors. (And new hotels being built or expanded upon every year.)

I **want to see Jackson work to restore short-term rental units to the local rental market.**

Thank you for your time & work.

Jaclyn "JJ" Jaroch

Annette Langley

From: Ryan Dorgan <rpdorgan@gmail.com>
Sent: Wednesday, April 20, 2022 12:37 PM
To: Tyler Sinclair
Subject: Short-term rentals

Tyler,

I'm writing to express support for the staff recommendation to update the current short-term rental minimum occupancy length from 31 days/1 month to 90 days/3 months. I hope that this change results in more rental units available to the local workforce as well as more efficient and effective enforcement of short-term rental regulations.

One concern that came to mind is that this change could simply shift this segment of short-term rentals from tourists and remote workers to those remote workers willing to commit to a three-month stay. This situation could incentivize rental managers to price the units above what many local workers - both seasonal and year-round - could afford.

Thank you,
Ryan Dorgan

Annette Langley

From: Matthew Russman (Gmail) <matt.russman@gmail.com>
Sent: Wednesday, May 4, 2022 2:36 PM
To: Tyler Sinclair
Cc: Lisa Russman
Subject: Town of Jackson Planning Staff Meeting - May 4

Dear Mr Sinclair,

I am a new homeowner in the Hidden Hollow development in downtown Jackson. I am writing to provide my input regarding the potential amendment to the Land Development Regulations to limit homeowner rentals to a minimum of once every 91 days.

I recognize that a lack of affordable housing in Jackson is forcing too many workers to drive from Victor or Alpine, exacerbating traffic congestion, generating air pollution and harming wildlife. Although I share these concerns, I am also deeply concerned about the impact of this proposal on private property rights.

We purchased our home with the intention of living there as well as traveling and renting it periodically to tenants. The existing rental limitations, which are already highly restrictive, were incorporated into our estimation of the property's cost and value.

To change these rules now, the Town of Jackson should meet a high burden of proof regarding the value and effectiveness of any new limitations. However, I am extremely concerned that our property rights will be impaired even though no research or data has been presented to demonstrate how these new rules would ease traffic, improve affordable housing availability, or achieve any other community goals.

It is irresponsible to change a law that infringes on our property rights without any evidence that it will make a difference in the problem you're trying to solve. A better solution is an amendment to the LDR's to allow for more higher-density workforce housing (higher FAR) — this is a straight-forward solution to a problem.

Sincerely,
Matthew Russman

Annette Langley

From: Leigh Chrisinger <leigh@jacksonholepm.com>
Sent: Wednesday, April 20, 2022 1:49 PM
To: Tyler Sinclair
Subject: Town Planning Meeting

HI Tyler-I wanted to send an email before the evening's Planning Meeting. I am sure you have heard from others in my industry, but I would love to understand what the proposed law hopes to do and maybe that's something that will be addressed today? Would your group benefit from hearing numbers from businesses like mine or having an open dialogue? We would love to help make a positive change that helps the community as well as doesn't negatively impact an industry.

I own property in Teton Co and with the increase in property taxes in conjunction with not having the ability to rent my home for a month at a time…to help pay for constant property cost increases is very scary for many local types. Teacher friends and others in the community who use that ability in order to keep their properties…are concerned about what the future holds here in JH in many ways.

Thanks in advance for your input and information…I appreciate your time!

My best,

Leigh Chrisinger

Annette Langley

From: Kahlynn Huck <kahlynnmarie@gmail.com>
Sent: Tuesday, April 19, 2022 8:14 PM
To: Tyler Sinclair
Subject: year-round local AGAINST 90-day rental ordinance

Hi Tyler,

I'm a member of ShelterJH and County ISWR Board Member and I care deeply about housing in Jackson. However, extending the minimum rental length from 30 days to 90 days for homeowners is NOT a solution and is harming well-intended homeowners like my family.

My husband and have lived here for 5 years and we have a 1.5-year-old daughter. We still have not been able to get her into a single daycare because of the enormous influx of new families to Teton County. (I'm currently 218 on a waitlist! Crazy!) We have no other family here. Because of this, we take a break and spend a month each season (twice a year) back at our parents house to have childcare help. During those times, we'd love to be able to rent our home rather than have it sit empty. One time we left for a month and had a friend rent our house for those 30 days because she was in between two leases here in Jackson. It was a huge help to her and it was helpful for us. Locals helping locals! If we were to move to 90-day minimum rental restrictions, it eliminates things like this as a possibility. I have another friend who is renting a place for a month this summer because she lost her housing and is again in between two places. With the 90-day ordiance in place she wouldnt have been able to rent a place for just that month she needed. 90-day rental ordinances aren't going to help keep communities "communities" - it's just going to make it tougher to find places in a pinch and it disallows locals rent their homes to other locals.

In my opinion, the way we currently have it, 30-day rental minimum is FAIR to homeowners and FAIR to the community. Homeowners occasionally offering their place up for a 30-day rental when they're out of town isn't turning the neighborhood into a hotel. We don't need more regulations on well-intentioned single-family, year-round homeowners. Extending to a 90 day minimum rental would eliminate my ability to rent to a local in need for 1 month at a time. It's forcing another empty house in a neighborhood that would have otherwise been filled and helping a fellow local.

Thank you for all you do and for considering what the public has to say. I appreciate and admire the work you're doing!

Best,
Kahlynn

Kahlynn Huck
414.526.6090
LinkedIn

Annette Langley

From: Evan Huck <evanthuck@gmail.com>
Sent: Tuesday, April 19, 2022 8:17 PM
To: Tyler Sinclair
Subject: year-round local AGAINST extending rental restrictions to 90 days

Hi Tyler,

Evan Huck here - local of 5 years living in East Jackson year round in a single family home. First - having watched you speak on the housing crisis, comprehensive plan, and zoning strategy - I appreciate your data-driven and logical approach to planning, and I trust you and the town planning commission will apply the same reasoned approach to this important issue.

I DO *NOT* support extending rental restrictions from 30 to 90 days. For context, I am a ShelterJH supporter -- I generally support Shelter's broader goals and appreciate their urgency, and agree with many of their specific proposals outlined in their temporary development moratorium. However, I think the proposal to extend rental restrictions from 30-90 days is inaccurate and ineffective in achieving its intended goal (making rentals more accessible/affordable for local workforce).

You'll obviously be much more familiar with the actual data/research, but my concerns/questions about the theory that extending the restriction from 30-90 days are as follows:

1) single-family home rentals that are currently restricted at a minimum of 30 days represent a small fraction of the overall tourist accomodation picture. There are a lot of units (more being built) that are truly "short-term" (ie you can rent for 2 nights). It would likely make a much bigger impact on the intended goal to extend the restriction on this category of housing/units from 0 to say 14 days, then it would to extend the units currently minimumed at 30 to 90 days. Why is this group of no-minimum short-term rentals exempt from the focus? For example, b/c of our zoning, houses about 100 yards from us on Snow King Ave (we're on Karns) can be rented out for 2 nights. Yet we're considering leaving no minimum for those units and increasing our minimum from 30 to 90 days?

2) Increasing the minimum from 30 to 90 days makes it harder to rent to the local workforce. There are a lot of locals (particularly in shoulder season) that are often between longer-term housing. Renting to a local for 30-60 days might help that local extend their timeline for finding a more permanent option rather than moving away.

3) Not all homeowners are 4th-house owning billionaires. We worked very hard to buy a very reasonable-priced house 5 years ago. We still work very hard to make it work here. If we want to go visit our parents for a month or two months, we should be able to earn income on the property we own (rather than just have it sit empty) to help us be able to stay and live here.

Thank you for your consideration.

Evan Huck

Annette Langley

From: JP Carey <jpcarey4@gmail.com>
Sent: Wednesday, April 20, 2022 8:45 AM
To: Tyler Sinclair
Subject: Development Proposal in town

Hi Tyler,

I wanted to write you to say I am in support of extending the short term rental of the new development in town from 30 to 90 days. Our town desperately needs to keep its workforce here and I believe the shorter rental options they have, the fewer ways we will keep them here. We have enough short term rental opportunities and not nearly enough long term solutions. While 90 days is still too short, it is a start. Thanks for reading,

Best,

JP

Annette Langley

From: Julia Olson <olsonjulia15@gmail.com>
Sent: Wednesday, April 20, 2022 8:55 AM
To: Tyler Sinclair
Subject: Extend minimum short term rental length

Hello Mr. Sinclair,

I hope this email finds you well. I am a Wilson resident and local educator and volunteer. I am writing in support of the extension of the minimum length for a short term rental from 30 to 90 days. I live in workforce housing on Moose Wilson Rd with my partner and a roommate, and I feel so lucky both to have housing I can afford, and to be surrounded by folks that actually work in Jackson and are active members of the community. Of course, like everyone in Jackson, I have seen dear friends and key community contributors have to leave their jobs and move away from Jackson due to the housing crisis.

Extending the short term rental length will help reduce the stress tourists place on our housing, and open up more housing options for the folks who make our community work: servers, teachers, nurses, grocery store workers, bus drivers, tour guides, and more. Three months is likely longer than a tourist will stay, but **three months can serve as a lifeline between long term housing situations for working folks, and can make the difference in helping people remain in our community.**

I hope you take this into consideration this evening with the Town Planning Commission.

Thank you!

Julia Olson
1751 Moose Wilson Rd, Wilson

Annette Langley

From: Anna Sullivan <annasullivanphotography@gmail.com>
Sent: Wednesday, April 20, 2022 6:22 PM
To: Tyler Sinclair
Cc: Anna Sullivan
Subject: Extend Short Term Rentals

Dear Mr. Sinclair,

I am writing you this evening to beg you to please support extending the minimum rental length for short-term rentals from 30 to 90 days.

I want my neighborhood to remain a neighborhood and not become a hotel or have visitors in and out constantly. We need to keep our community solid and it's being lost on a daily basis. We are losing the soul of Jackson Hole.

Thank you for your concideration.

All the best,

Anna C. Sullivan
Jackson Full-Time Working Local Resident

Annette Langley

From: David Hinck <davidhinck@gmail.com>
Sent: Wednesday, April 20, 2022 12:50 PM
To: Tyler Sinclair
Subject: Extend the minimum short term rental rate

Tyler,
I know extending the minimum short term rental rate may sound like it's encroaching on certain rights or Freedoms, but I want you to know my story. Real estate agents raked in a killing telling buyers throughout Covid pandemic that they could get around our short term rental rules by leasing their house out through Airbnb or vrbo for a specified amount under 30 days. I over heard them while they were showing the house I had rented for two years. My house on Aspen drive was bought by a californian and I was forced to move into the abyss of no housing while he makes money off the community I've lived and worked in for 10 years. Please extend the minimum and get housing back to workers and not rich out of staters trying to use our work force housing as an investment tool!
Regards,
-Dave Hinck

Ps- excuse any typos because I'm typing on my phone. If you have time and want to hear details 618 835 8340.

Sent from my iPhone

Annette Langley

From: Chris Perkins <perkincw@gmail.com>
Sent: Wednesday, April 27, 2022 1:07 PM
To: Tyler Sinclair
Subject: Extending Minimum Short Term Rental Length

Hi Tyler,

My name is Chris Perkins and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County—in my case having to relocate homes multiples times and watching good friends lose stable housing after being unable to afford rent increases.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

Best,

Chris Perkins

Jackson, WY

(206) 303-7315

Annette Langley

From: Miles Yazzolino <yazzojazz@yahoo.com>
Sent: Wednesday, April 27, 2022 6:57 PM
To: Tyler Sinclair
Subject: Extending Short Term Rental Length to Preserve Our Housing in this Community

Hello Tyler and members of the Town Planning Commission,

My name is Miles Yazzolino and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

I've seen too many of my friends, my mentors, my teachers, my own family pushed out of this valley by unsustainable housing price increases and an influx of very short term renters able to pay top dollar. Compass Jackson Hole's reports of a 45% year over year increase in the median housing price here is startling, and will result in more homes sitting empty most of the year while hosting guests a few days a month. That is why it is so crucial to extend the minimum length for a short term rental from thirty days to ninety days, while also allowing homeowners who live in their homes at least 10 months/year to rent short term to help make ends meet.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Miles Yazzolino (he/him)
24 year Teton County resident and ShelterJH Member

Sent from Yahoo Mail on Android

Annette Langley

From: Andrew Ward <andrewward01@yahoo.com>
Sent: Wednesday, April 20, 2022 8:56 AM
To: Tyler Sinclair
Subject: Extending the short term rental

Hello,

I am in favor or extending the short term rental from 30 to 90 days. As a small business owner it's tough to watch what is going on in this town/ valley. I know of a lot of people who are breaking these rental rules already. I would like to not only see this changed but also policed. It would be great for a way for residents to have a good way to report. If there already is I apologize I just don't know how to.

Thanks,

Andy Ward
Owner Hatch and Reward property management
484-437-7577

Annette Langley

From: Julien Hass <julien.hass@gmail.com>
Sent: Wednesday, April 20, 2022 9:29 AM
To: Tyler Sinclair
Subject: Extension of short term rental time period

Good morning Tyler,
I am writing to voice my desire for you to extend the minimum length of short term rentals from 30 to 90 days. It is important to do so for the town of Jackson in order for many employees to be able to find a place for 3-4 months, which is often the time necessary for an individual or family to find an acceptable place to live, in or near Teton County.

I also believe extending the "short term rental" period from 30 to 90 days, at the very least, may help alleviate the seasonal employee housing crunch, especially during the summer. Many seasonal employees during the summer are only here for 3-5 months, and have no issues living in a potentially higher priced rental. I strongly believe extending the short term rental time period can help both seasonal employees and long term locals, and benefit businesses as well. Some local business owners may own short term rental units or may want to and this extension can help them house some employees during the summer/winter high period, and may help alleviate some stress, both for employees and employers.

Have a good day!

Julien Hass
julien.hass@gmail.com
307 920 0747

Annette Langley

From: Jill Callahan <jillcallahan@gmail.com>
Sent: Wednesday, April 20, 2022 12:52 PM
To: Tyler Sinclair
Subject: Feedback on extending minimum short term rental length to 90 days

Dear Tyler,

I urge you to extend the minimum length for a short-term rental from 30 days to 90 days. This will immediately make more homes available for locals.

Please restore short-term retinal units to the local rental market.

Respectfully,
Jill Callahan

--
Jill M. Callahan
781.910.1045

Annette Langley

From: Ariel Kazunas <akazunas@gmail.com>
Sent: Wednesday, April 20, 2022 5:49 PM
To: Tyler Sinclair
Subject: In Favor of Extending the Minimum Length of Short Term Rentals

Hi there -

My name is Ariel Kazunas. I am writing tonight to offer my support of the proposal being considered by the Town Planning Commission to extend the minimum length for a short-term rental from thirty days to ninety days.

We are all affected by the current and ongoing housing crisis in Teton County and its surroundings, whether we have lived here for four generations or four months, whether we own several properties or are struggling month to month to make rent, whether we choose to live out of vehicles to cut costs or are experiencing undesired houslessness.

Addressing said crisis with positive and proactive change only improves our collective character, by ensuring a diversity of residents, with the many talents, ideas, professions and passions they possess, can remain here to strengthen and add richness and depth to our community. (That, and plow our roads, teach our children, nurse our suffering, unclog our drains, stock our stores, treat our water, respond to our emergencies, etc...)

Extending the minimum length for a short-term rental to ninety days would increase the likelihood that existing rental units in Jackson might become available to locals, rather than tourists. It would ensure that my vibrant neighborhood (and other neighborhoods like it) remains intact, rather than becoming, effectively, due to the allowance of thirty day short-term rentals, blocks upon block of, effectively, small hotels.

And, lastly, extending the minimum length for short-term rentals to ninety days would mean that I, my coworkers, my friends and my neighbors will continue to have a chance to live where we work, and will therefore be able to continue to contribute to the betterment of our community overall. There are SO many hotels, luxury condos, and short-term rentals already available for tourists in Teton County; housing within city limits, where there is access to public transit options and where residents are in proximity to business / employment hubs, should be prioritized as much as possible as for locals.

Denying folks from different socioeconomic backgrounds the chance to experience housing security because we are blindly committed to and focused on some short-term rental bottom line is unbelievably inhumane. It also shoots us ALL in the foot: at some point, there will come a day when this town is a shell of its old self, unable to regenerate and flourish as its younger, less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met.

It hurts (honestly almost physically) to watch as long-term rental after long-term rental gets torn down here in East Jackson, to make way for designer homes that are most often purchased by property management companies looking to increase their short-term rental offerings. I lose neighbors nearly every month to this devastating trend, and there doesn't seem to be anything I can do about it. We have apparently decided to put profit before people in Jackson, and we, the people, bear the brunt of the ensuing consequences.

As I have said in letter after letter to the County Commissioners, to the Town Planning Commission, to the Town Councilors, I, and folks in this community like me, WANT to be the neighbor who will lend you a cup of sugar. But we need a roof under which to store that sugar first.

Lengthening short-term rental minimums is a very small step in the right direction when it comes to addressing the housing crisis here in Teton County. I recognize that it might not preclude the very wealthy from renting a home for ninety days even when they only plan to be present for thirty of them; I also recognize that it does not address the need for enforcement of this change to have any real effect. That said, it is still a step, and better it be forward than not at all.

All my best, and thank you for your time,

Ariel Kazunas
8 year Teton County resident
Current East Jackson resident
Future ex-Jackson resident if we do not collectively choose to put people before profit and community first.

Annette Langley

From: Liz Lynch <elizabethnlynch@gmail.com>
Sent: Wednesday, April 27, 2022 7:49 PM
To: Tyler Sinclair
Subject: In support of extending the minimum short-term rental length

Good evening, members of the Town Planning Commission,

My name is Liz Lynch, and as a resident of Jackson for 3 years (previously, of similar outdoor resort towns in Idaho and Montana), I'm writing to you in support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty (30) days to ninety (90) days.

We are all affected by the current and ongoing housing emergency in Teton County. Personally, in addition to my own housing security concerns, I've seen how the replacement of longer term rentals for locals by short term rentals has negatively impacted our ability to sustain a local workforce. I work for the U.S. Forest Service, and in a position that had 40+ applicants for two positions, we were only able to hire one person, because multiple others had to decline, citing the lack of suitable housing options. The future is grim if we can't find ways to offer housing to seasonals for at least 3 months (usually more like 4-6 months) at prices they can afford on a government salary or internship stipend. I worry about what that means for the future health of our Forest and public lands in and adjacent to our town, if the boots on the ground tasked with making good work happen are priced out for good.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already many lodging options for tourists in and near Teton County. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

This change is by no means a silver bullet— but it would make a statement that our priority is to our community, our neighbors. Supporting this change would be a wonderful first step in the right direction.

Thank you for your time and consideration.
Sincerely,
--
Liz Lynch
C: (908) 803-2998

Annette Langley

From: Estela Torres <etorres0104@gmail.com>
Sent: Wednesday, April 20, 2022 10:06 AM
To: Tyler Sinclair
Subject: 30 day rentals

Dear Tyler:

I am in favor of keeping the rental period of 30 days. There are many people who abide by the rules and rent their residences when they are away for a month. I, for one, have rented to people who are working in Teton County and need a temporary place to stay while they secure more permanent lodging; and i know of other people who do the same. This 30 day rental supplements income to locals who need it in order to live in this expensive town and pay exorbitant property taxes because of the high end real estate.

Thank you.

Sent from my iPhone

Annette Langley

From: Ash Hermanowski <ash.hermanowski@gmail.com>
Sent: Wednesday, April 20, 2022 6:40 PM
To: Tyler Sinclair
Subject: Increasing STR Minimum

Hi Tyler,

I'm writing to voice my support of increasing the minimum short term rental length to 90 days.

As someone who lives in the Aspens, I have seen how short term rentals have ruined neighborhoods. Simply put, I don't have any neighbors. Airbnb guests check in and out every day. I can hear rental car alarms going off at all hours of the night. House parties. You name it. We've already lost this neighborhood, but maybe that doesn't have to be the case for others in the area.

I want to RESTORE these short term rentals back to the rental market for locals. If people can't afford to pay their taxes or pay their mortgages because they spend "winters and summers" here, that's not our workforce's problem. We live here, we work here, we should have access to this housing. I don't want this decision to be swayed by homeowners and businesses who benefit to gain huge profits, or at least benefit Second homeowners in order to keep their little slice of Jackson.

I want a chance to keep living where I work. Why would we continue to prioritize the super privileged in our community instead of those who need housing?

Other mountain town communities have implemented measures like this and it has been very successful. I hope this is approved.

Thank you.

--
Ash Hermanowski
she/her/hers
c: 802-585-4061

Annette Langley

From: Phil Stevenson <phils@tccgjh.com>
Sent: Wednesday, April 20, 2022 5:52 PM
To: Tyler Sinclair
Subject: Increasing the Minimum Rental Period for Properties Not In the Lodging Overlay from 31 to 90 Days

Mr. Sinclair and Staff,

I am writing to voice my strong opposition to increasing the minimum rental period from 31 to 90 days for properties not in the Lodging Overlay, for the following reasons:

- The underlying premise of this proposal, though unstated as such, is that Renters Are Bad, bringing unwanted noise and bad conduct to the valley. In my experience this is simply not true, as most guests are here for the same reasons we are: natural beauty, abundant wildlife, and unparalleled outdoor recreation. If they want to raise hell, they can do that back home without going to the expense of coming to Jackson.

- The proposed changes would certainly decrease the number of guests renting in Town, but if the belief is that more homes would be then used for worker rentals, there would be no diminution of traffic or demand for Town services.

- Most rentals occur in the summer, so arguably under the current proposal there might be one rental that encompasses July, one that encompasses August, and one that includes most of ski season. While we certainly have seasonal workers, this likely rental pattern would preclude seasonal rentals and besides, most residents of the valley are looking for at least a one year lease.

- With the advent of the acceptability of remote working, we are seeing more guests who want to spend 30 or so days here. Ninety days would preclude most guests, however, especially those with school age children.

- Rather than address possible benefits to the community if the proposed changes were to be adopted, most of the staff report is spent lamenting the onerous requirements on staff time and effort. Respectfully, public policy should not be driven by its impact on Town administration. Even so, the challenges appear to be overdrawn, with a prime example being the statement that there have been approximately 50-70 complaints about short term rentals since 2017. This equates to an average of about one such complaint a month, which on its face should not be unduly burdensome.

- Whatever happened to Wyoming being a state that respects and values individual property rights?

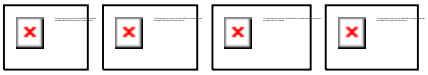
In conclusion, there has been a sea change in the type of lodging people desire since the Comp Plan was written in 1994, away from the old hotel model and towards the rental of private homes, providing much needed income to the property owner and a much better guest experience, especially for families. Our local economy is largely built on visitors seeking this type of accommodation, and it would not be good public policy to discourage them from coming to our valley.

Phil Stevenson

Phil Stevenson | *Partner* | *Responsible Broker*

Office (307) 732-3400 | *Direct* (307) 732-5922 | *Cell* (307) 690-3503

120 West Pearl Avenue, Jackson, Wyoming 83001
PO Box 10609, Jackson, Wyoming 83002



Annette Langley

From: Howard Garber <howardgarber@sbcglobal.net>
Sent: Thursday, April 21, 2022 12:58 PM
To: Tyler Sinclair
Subject: JHLA Agenda 4/20/22

Dear Tyler,

I was informed about the Town of Jackson Homeowners' Rental discussions of last night at about the time the discussions were taking place. I was unavailable at that time to participate due to previous obligations. So my apologies to you for my tardiness and I hope that I can add some constructive points to last night's discussions, if possible.

Let me begin by saying that I have considered and am sympathetic to both sides of the argument; the need to provide housing for an increased work force and the concern of homeowners for home value dilution. As such, I would like to suggest a solution to this concern that comprises both concerns. To wit, keep the homeowners' right to rent for thirty days or less intact with no alteration. For simplicity and clarity, let's call the homeowners' who have been renting through this process for years, Group A. To accommodate the needs of the town for additional worker housing a second group of real estate properties could be formed, let's call this Group B. Group B housing would be composed of those properties whose owners wish to rent their units to a less traffic-ed, more consistent renter that probably won't deteriorate the property as much as the transient flow-through of the very short term renter. If the town of Jackson feels that it needs to assist the workers in establishing a base or cap rental price or if the town feels it should become a conduit for workers to obtain Group B housing through businesses it could establish an agency to oversee and assist in this valuable need.

I hope that this email gives you an overview of my vision for a prosperous Town of Jackson real estate plan. I again apologize for the presentation tardiness. I will be very happy to provide further detail should you seek that. Please contact me at: e mail, howardgarber@sbcglobal.net or preferably 312.933.6130.

Respectfully,

Howard B. Garber

Annette Langley

From: Matt Schebaum <matt.schebaum@vacasa.com>
Sent: Wednesday, April 20, 2022 1:37 PM
To: Tyler Sinclair
Subject: Minimum Rental Length for Short-Term Rentals

Dear Tyler,

I wanted to reach out and express my opposition to extending the minimum rental length for short term rentals from 30 to 90 days. I hope you can pass along this information for the Councilors to review before any vote.

While I understand the sentiment and overall housing situation in Jackson (I've lived in the City of Jackson for 10 years), stricter regulations on short-term rentals is a slippery slope that may have unfair or unintended consequences on many stakeholders, including homeowners, without much effective benefit to Jackson residents.

First, it should be carefully examined whether extending the minimum will have any real effect on the availability of long term housing and not just weigh on homeowners unequally.

Second, among the core rights that a property owner has is the right to lease or rent the property. This right has long been recognized by the courts. For example, the Supreme Court of Connecticut has explained that the "right to rent" is one of the important "sticks" in the bundle of property rights, stating: [It] is undisputable that the right of property owners to rent their real estate is one of the bundle of rights that, taken together, constitute the essence of ownership of property…. Owners of a single-family residence can do one of three economically productive things with the residence: (1) live in it; (2) rent it; or (3) sell it. The inherent nature of this right to rent is supported by a leading treatise, Thompson on Real Property, which observes that "the right to lease property is an incident of ownership."

Short-term rental regulations can infringe upon this fundamental property right in many ways, including (1) outright bans on short-term rentals, (2) licensing requirements, and (3) mandatory inspection requirements.

Third, while most short-term rental regulations are adopted as a general regulation under the local government's "police power," some communities have instead chosen to regulate short-term rentals under their zoning code. The problem with this approach is that the regulation of short-term rentals does not fall within the scope of local zoning authority. The reason is that a key characteristic of local zoning power is the long-established principle that "zoning deals with land use, not the owner, operator, or occupant of the land."6 Zoning inherently pertains to land rather than to the landowner, or user—it "deals basically with land use and not with the person who owns or occupies it."

Zoning regulation of short-term rentals violates this fundamental principle in that it focuses not on the use of land, but on the form of one's interest in property (i.e., owner or renter) and the duration of the occupancy (e.g., short-term vs. long-term).

I hope this message will reach the councilors desk so as to consider all stakeholders and the effective consequences of more regulations on short term rentals in Jackson.

Thank you all for your time,

Matt Schebaum
Sales Executive

Schedule a meeting with me
m: 307-368-0034
vacasa.com

My favorite Vacasa destination is Maui, HI

Annette Langley

From: Jim Sulciner <sulciner@gmail.com>
Sent: Wednesday, April 20, 2022 6:40 PM
To: Town Council
Cc: Tyler Sinclair
Subject: New land development regulation

To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.
The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

1) What problem is being addressed by putting a restriction on rentals in this way?
2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?
3) Our property tax has doubled since purchasing our home in 2020 why not use these new funds to build affordable housing?

As a member of the Jackson community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Jim Sulciner

Annette Langley

From: noreply@civicplus.com
Sent: Wednesday, April 20, 2022 6:14 PM
To: Tyler Sinclair
Subject: Online Form Submittal: Email Tyler Sinclair

Email Tyler Sinclair

Email Content:	Dear Mr Sinclair, We purchased our new townhome in the Hidden Hollows development in Jackson with the intention to rent it for a few 30-day periods each year. This was part of our calculation in evaluating the affordability of Jackson versus other locations. The “once per 31 days” rule is already highly restrictive compared to every other town we considered in the US. We sincerely hope that the town does not make the rule even more restrictive than it already is. Best, Matthew Russman
Your Name:	Matthew Russman
Your Company Name:	*Field not completed.*
Your Phone Number:	646-872-3448
Your Email Address:	matt.russman@gmail.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

Annette Langley

From: noreply@civicplus.com
Sent: Sunday, April 24, 2022 1:59 PM
To: Tyler Sinclair
Subject: Online Form Submittal: Email Tyler Sinclair

Email Tyler Sinclair

Email Content:

This was returned from regular email, so I will send a copy here, Mr. Sinclair, through our Jackson website:

Dear Mr. Sinclair,

When my family purchased our home in Jackson, I was working full time, and nonetheless it was a stretch; we both know about property values here, even eight years ago when it was bought. Now retired, I rely on the income I am able to get from renting occasionally which supplements my Social Security. If we implement the proposed 90-day minimum stay, you will have shut me and my family down completely. It was already hard enough at 31 days, given that few vacationers want a home beyond two weeks.

While we seem to have a housing shortage, is zeroing in on this segment of our community the answer? The report from staff itself said on page 5 that “There is evidence that some residential units have been purchased to take advantage of these 12 rentals per year allowance.” That is hardly the smoking gun one might want to prove the culpability of homeowners as the cause of a worker shortage, don’t you think?

While we might want to stem real estate speculators from gobbling up properties that could house workers, do we want to punish our local population for the crime of owning their homes and paying their taxes, which, as you likely know, went up quite steeply this year?

If you feel you must implement this punitive and ill-conceived program, may I ask that you allow those who have already purchased be grandfathered in and exempted from the 90 rule?

As an admittedly exaggerated parallel, consider this alternative: the Town confiscates 10% of the rooms at the Four Seasons

and establishes a maximum rent of $2,000 a month as affordable housing, thereby requiring this hotel to charge $69 a night for those rooms. Maybe all the hotels, come to think of it.

It's unthinkable, but it is of the same sort of unjust strong-arm tactics by a government agency claiming control over personal property that was hard won through honest work. Do please consider.

Sincerely,

William Reinecke
687 E. Kelly Ave.
805-660-0505

Your Name:	William Reinecke
Your Company Name:	*Field not completed.*
Your Phone Number:	8056600505
Your Email Address:	timberlove@mac.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

Annette Langley

From: Amanda Flosbach <flosbacha@gmail.com>
Sent: Wednesday, April 27, 2022 3:05 PM
To: Tyler Sinclair
Subject: Please extend the minimum short-term rental length!

Hello members of the Town Planning Commission,

My name is Amanda Flosbach, and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

I myself am in temporary housing (thanks to a philanthropic friend) as I continue to look for a long-term rental or hope to purchase an affordable/workforce unit. I have been looking without luck since November of 2021. This will be my 11th move in 20 years of calling Teton County my home. I lost my most recent residence because the owner's remote working relative preferred to be in the guest cabin I inhabited. Over the years, I have moved from other homes as they were sold, demolished, or inhabited by owners' friends and relatives. As an experienced professional in the nonprofit arts, I regularly contribute to our community by creating education programs for youth and adults, by performing as a musician myself and by volunteering for community projects. Making a career of these contributions has come at a price: an income to afford me the ability to enter the free market as a homeowner in Teton County.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Sincerely,

Amanda Flosbach
20-year Teton County resident
6225 N Spring Gulch Road (until June 30)
307-690-0628
flosbacha@gmail.com

Annette Langley

From: Adrian Croke <adrian.croke@gmail.com>
Sent: Thursday, April 28, 2022 4:18 PM
To: Tyler Sinclair
Subject: Please extend the minimum short-term rental length!

Hello members of the Town Planning Commission,

My name is Adrian Croke and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County. I've lost valuable friends and colleagues to other states due to the housing crisis, folk who would have otherwise joyfully continued to offer their volunteer hours, expertise, skills, money, and joy to Jackson. I can't help but feel that further limiting the number of short term rentals could have opened up more housing for those folks who were pushed out. I believe we need to be doing all that we can to combat the housing crisis, and extending the short-term rental minimum stay from 30 to 90 days could be an important part of the complex solution that we need.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of itself, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real struggle when it comes to housing insecurity. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your work and your consideration of my thoughts.

Best,

Adrian Croke
10 year Town of Jackson resident

Annette Langley

From: Leslye Hardie <hardie.leslye@gmail.com>
Sent: Wednesday, April 20, 2022 9:11 AM
To: Tyler Sinclair
Subject: Please lengthen the time for s-t rentals

Dear Tyler,

Thank you for your never ending work to manage this small town where everyone has a strong opinion. Anything you can do to lengthen the time on rentals to protect more of our workforce would be greatly appreciated. Many thanks, Leslye and David Hardie

Annette Langley

From: Charles Lynch <lynch522tw@gmail.com>
Sent: Wednesday, April 20, 2022 5:32 PM
To: Tyler Sinclair
Subject: Property rentals - Property Rights

From: Charles Lynch <Lynch522TW@gmail.com>

Date: April 20, 2022 at 4:19:48 PM MDT
To: tsinclair@jacskonwy.gov
Subject: Property rentals - Property Rights

Dear Mr. Sinclair,

As a property owner in Wilson and an owner in town, I am very much against the further erosion of our property rights as expressed in the redefining of minimum rental terms. It's a fallacy to think that eliminating short term property rentals will have a substantial positive impact on our workforce housing issue or on congestion. If the longer stay term where to pass, homeowners with simply charge a higher which people would be willing to pay in this market. Those who don't want to pay higher rates would simply stay at local hotels. Homeowners who offer short term stays most often spend a few months or longer in Jackson Hole. Very few, if any, what convert into year or longer leases. Even if they were to do so, it would be at a rate which people looking for affordable housing could not afford. If the town and county truly want to solve the affordable housing issue, they need to invest substantial money and efforts in collaborating with developers to create higher density projects. The LDR's need to be revised to incentivize these types of projects. And opportunities such as the north south park project need to be capitalized on in a expeditious and efficient manner. Going after short term rentals is a feel good option not an effective long term solution.

Many thanks for your time.

Charles Lynch

Sent from my iPad

Annette Langley

From: Phil Stevenson <phils@tccgjh.com>
Sent: Thursday, April 21, 2022 11:06 AM
To: Tyler Sinclair
Subject: Proposal to Extend Period for Minimum Rentals to 90 Days

Hi Tyler,

Prior to last night's Planning Commission meeting, I was uncertain as to the motivation behind the proposed extension of minimum rentals outside of the Lodging Overlay from 31 to 90 days, but the questions and comments at the meeting clarified that for me. For while community character and burden on staff time were mentioned, clearly the primary concern is whether such an extension would increase the availability of workforce housing. The individuals who commented in favor of the extension uniformly believe that the 90 day minimum would increase such availability, but in all likelihood it wouldn't. Why?

- Most renters are looking for the stability that comes with a rental of ideally a year, which wouldn't be possible whether a property had 30 day or 90 day rentals.

- Most properties impacted would need to rent at a number well in excess of what members of the workforce could pay.

We all are concerned about the lack of workforce housing, but the proposed change won't get us there. Rather, it seems like the proposal falls under the umbrella of "we've got to do something", but by passing this ineffective amendment, we run the risk of collectively taking our eyes off the search for real solutions, erroneously believing that we have done something to address the problem, when in fact, we haven't.

Phil Stevenson

Phil Stevenson | *Partner* | *Responsible Broker*

Office (307) 732-3400 | *Direct* (307) 732-5922 | *Cell* (307) 690-3503
120 West Pearl Avenue, Jackson, Wyoming 83001
PO Box 10609, Jackson, Wyoming 83002

Annette Langley

From: Paul George <paulggeorge@yahoo.com>
Sent: Wednesday, May 4, 2022 12:50 AM
To: Tyler Sinclair
Subject: Proposed Change in Rental Regulations for Non-Resort Properties

I want to reiterate my prior objection to the proposed change in rental regulations. In addition to the objections raised in my earlier email to you I wish to reiterate one point. The implementation to the proposed regulation for most if not many of the potentially affected properties will not result in any increase in affordable rental properties in the Jackson Hole area. The information provided in the reports from the City don't include data demonstrating the the proposed change will result in an increase in available properties. Rather, it's only effect will be to restrict the rights of property owners like myself and certainly injure the property management businesses in Jackson who facilitate rental of homes like mine. If that is the case there is no reasonable basis for making this change. I urge you and the Council not to proceed with the proposed change.

Paul and Lynn George
PO Box 2051
Wilson, Wyoming 84014
Sent from my iPhone

Annette Langley

From: Chelsea Beets <chelsea.beets@gmail.com>
Sent: Wednesday, April 20, 2022 4:53 PM
To: Tyler Sinclair
Subject: Public Comment for 4.20.22 Planning Commission Meeting

Hello,

My name is Chelsea Beets, I am a 13 year resident who rents in Jackson, I do not own land or a home. I am against amending LDR Section 6.1.4.A.2 from 31 days to 90 days. I do not think doing so will have the type of impact on workforce housing and our whole community, as many believe it will. I would ask that before any decisions are made, a larger community discussion takes place surrounding these and other rental regulations to ensure amending current regulations will actually get to the goal of more workforce housing. It's also an opportunity to brainstorm other solutions.

Best,
Chelsea

Annette Langley

From: Lauren Marshall Scoll <lauren@abodeluxuryrentals.com>
Sent: Wednesday, April 20, 2022 6:09 PM
To: Town Council; Tyler Sinclair
Subject: Public Comment on proposed LDR for rental restrictions

Dear Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days.

The ongoing housing shortage for the workers who are an integral part of this thriving community is a serious and worrisome matter which affects all of us as local business owners and residents.

There is little evidence however, that increasing rental restrictions in this way will actually contribute to housing options for the local workforce.

The matter of affordable housing needs more discussion and alternatives to the proposed rental restrictions should be considered before any changes are made. Specifically, answers to the following questions should be thoughtfully regarded:

1) What problem is being addressed by putting a restriction on rentals in this way?
2) How does enacting a 60- or 90-night minimum help to solve the lack of affordable housing?

As a member of the Jackson business community, I am committed to supporting the efforts to increase available housing for the workforce whether through monetary donations, volunteer hours, or other community involvement. But I do not believe that increasing the nightly stay minimums is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

Lauren Marshall Scoll
--
Lauren Marshall
Abode Luxury Rentals
Park City: (435) 565-1555
Jackson Hole: (307) 264-1616
lauren@abodeluxuryrentals.com

Annette Langley

From: Kate Binger <katesjis@gmail.com>
Sent: Wednesday, April 20, 2022 9:27 PM
To: Tyler Sinclair
Subject: Rental regulations

Dear Tyler,

Please, I want this town to remain a community. I am in favor of the 30 day rentals to be pushed to a 90 day rental. We need this change for our town to stay a viable community.

Thanks,

--
Kate Binger
Designed Interiors, LLC
DBA: Dwelling
www.dwellingjh.com

1921 Moose Wilson Rd, Ste 102
Wilson, WY 83014
O: 307-733-8582
M: 307-690-5452

Think GREEN. Please consider your environment prior to printing this e-mail.

Annette Langley

From: John Fraser <jwf1960@gmail.com>
Sent: Thursday, April 21, 2022 5:12 PM
To: Tyler Sinclair
Subject: Rental term regulation proposal

Subject: Rental term regulation proposal

Dear Mr. Sinclair:

I am writing to express my objection to the proposed change to Teton County regulations regarding renting properties outside of the County/Town resort rental zones. I own property at 2055 Trader Road East in the Gros Ventre North association outside Jackson. Current County regulations allow County residents outside resort areas to rent their home once per 31 day period. While I understand and respect the goals associated with preventing short term rentals outside of specific, identified areas in the County, I firmly believe every County homeowner deserves the right to rent his/her home in order to generate income to fund the rapidly increasing costs associated with owning a home in the Jackson area, particularly property taxes. This is particularly true for owners who have owned their homes for extended periods of time and may not have experienced increases in wage/investment income commensurate with increases in the costs of home ownership. Many depend on rental income to ensure they can continue to enjoy all that this wonderful part of the world offers.

Increasing the non-resort area rental period from once every 31 days to once every 90 days would effectively prevent many County homeowners from generating such additional income. All this proposed change will do is benefit those homeowners in resort rental areas to the detriment of homeowners elsewhere in the County by forcing interested renters into more dense areas that may not offer the housing amenities they seek. This could in fact result in some renters seeking opportunities in other communities and detract from the value the Jackson area derives from such visitors.

I strongly urge those involved in voting on this proposal to consider the rights of all County homeowners as well as the impact this proposal could have on the number and composition of visitors to the valley and vote against making this change.

Respectfully,

John Fraser

Sent from my iPhone

Annette Langley

From: Jesse Brill <jbrill@naspp.com>
Sent: Thursday, April 21, 2022 10:37 AM
To: Tyler Sinclair
Subject: Rentals--Freedom of Choice

Please do not tramp on our property rights. Homeowners should have the right to rent their houses without government intrusion.

Thank You.

Jesse Brill

Annette Langley

From: Steve Lundberg <SLundberg@slwip.com>
Sent: Wednesday, April 20, 2022 8:56 PM
To: Town Council; Tyler Sinclair
Subject: Residential rental restrictions

To Planning Commission,

I'm writing to express my opinion on the Planning Commission's intent to enact a new Land Development Regulation that would prohibit any residential unit within the rental overlay to be rented for less than 90 days. I think that it is very important for Jackson to work hard to create more affordable housing, and on that front I am 100% in agreement.

Of course, all the interested parties who are suffering negative consequences of the current housing shortage, and especially those who can't find an affordable place to live, are looking for a quick fix to this problem. But common sense and even scientific studies tell us that the affordable housing problem won't be readably solved with the proposed requirement to lengthen the minimum stay requirement for Teton County.

In particular, reasons an "across the board" rental restriction will most likely make matters worse as opposed to improving the situation, for the following reasons:

1. Residential units such as luxury properties that currently rent at rates far above what is required to qualify as affordable housing will not suddenly be repurposed as affordable housing. Rather, this housing will either: 1) not be rented at all, depriving the Jackson community of the sales of goods and services these rentals would otherwise generate; or 2) shift to new rental strategies meeting the new minimum stay, such as renting for the minimum period at lower average monthly rates. Either way, no additional affordable housing is made available, and likely the value of these properties will be impaired and therefore their value will decrease. This will reduce property taxes and actually make it less possible for Jackson to finance new affordable housing using mechanisms like direct subsidies and Tax Increment Financing.
2. Housing currently being rented at a rate that might be considered affordable will only become more difficult to lease for the many seasonal workers due to the minimum commitment required.
3. Potentially there is some housing stock that is marginally affordable that may be forced to convert to service local, longer term rental demand, as it can no longer be rented for a month at a time, but the number of properties in this category may be minimal and do precious little to supplement affordable housing stock at the cost of lowering public tax revenues as the value of all properties affected declines across the board.

4. See the following study cited in the Harvard Business Review that recommends taking a well thought out nuanced approach to regulating property rentals due to demonstrated effect of reducing new development: https://hbr.org/2021/11/research-restricting-airbnb-rentals-reduces-development

Affordable housing is an important societal goal and I fully support the objective. The fastest track to this goal is likely best served by taxing short term rentals and using the taxes to help fund the public infrastructure required to build housing tailored to the need vs hope properties ill-suited to this need be repurposed.

As a result, I do not believe that increasing the nightly stay minimums across the board is the solution. Please consider opening the floor to more discussion before a final decision is reached on this matter.

Respectfully,

/Steven Lundberg/

Steven W. Lundberg

6638 Ryegrass Road

Jackson, WY

Annette Langley

From: Daniel Ewert <ewert02@yahoo.com>
Sent: Sunday, May 1, 2022 1:30 PM
To: Tyler Sinclair
Subject: Short Term Rental Length

Dear Town Planning Commission,
I oppose extending the minimum short term rental length. With increases in cost of living and taxes, homeowners who don't have a lot of cash flow will be further restricted from making any money off of their property to offset the increased costs. A homeowner who wants to camp/tent for 1 month to rent their place out and make a bit of money to offset costs would be harmed by this proposal, and there would be no resulting increase in available housing to anyone. Extending the short term rental length would be a gift to the big hotel and lodging industry. The 30 day length is appropriate as it is, and accomplishes the purpose of not having rapid turnover in any house outside the lodging overlay zone. Thanks for your consideration.

Daniel Ewert
307-264-0701

Annette Langley

From: Trissta Lyman <trisstalyman@gmail.com>
Sent: Wednesday, April 20, 2022 12:46 PM
To: Tyler Sinclair
Subject: Short Term Rental

Hi Tyler,

I am emailing to show support for extending the minimum length of short term rentals from 30 days to 90 days. We have enough hotels in town and out at the village to accommodate travelers and tourists. I do not think short term rentals are needed period. However, if they are to be here, I would encourage them to be at a longer term to accommodate housing for traveling, nurses and other professionals, if they choose to have them. I support affordable housing for local workforce.

Thank you,

Trissta

Annette Langley

From: Connor Phillips <phillycondor@gmail.com>
Sent: Thursday, April 21, 2022 9:52 AM
To: Tyler Sinclair
Subject: Short Term Rentals

Hello,

I'm writing to in regards to short term rentals in town. As a volunteer firefighter, I aim to provide essential services to our community. This community that I invest so much time, energy, and, at times, my life to continues to change. Change in the wrong direction, in my opinion. Yet changes that, with proper action from elected officials, may become undone. One way to help get our community back on track is to discourage short term rentals, thereby providing additional homes for the local workforce. Please, extend short term rentals to a minimum 90 day occupancy. I do not want to be a firefighter exclusively for visitors from afar. I want to serve and protect our community and our community has to live here in order for that to happen.

Best,
Connor Phillips

Annette Langley

From: pschrey@aol.com
Sent: Monday, May 2, 2022 5:59 PM
To: Tyler Sinclair
Subject: short term rentals

-----Original Message-----
From: MAILER-DAEMON@aol.com
To: pschrey@aol.com
Sent: Mon, May 2, 2022 4:50 pm
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

<tsinclair@jacskonwy.gov>:
No mx record found for domain=jacskonwy.gov

---------- Forwarded message ----------
Dear Sir,

We have owned our home in Jackson for almost 20 years. We are getting close to retiring as we are now in our late seventies and have worked our whole lives. We have been looking forward to spending more time in Jackson in our home. That dream may not become a reality for us if you pass the 90 day rental rule. We will not be able to maintain our home with the rising prices of upkeep and now higher property taxes. We have never taken advantage of the 31 day rule. We were at one point falsely charged with a misdemeanor for not obeying that rule, which caused us quite a bit of mental anguish. That charge was dropped because it was entirely false, and I considered it a malicious prosecution and a witch hunt. Before you pass such a law, please be sure the complaints you are getting are valid and not just false accusations.

We rely on the income to keep up with the rising costs in Jackson. Our home is not continually rented. It is not a revolving door rental. We keep our house well maintained and our guests are thoroughly checked out by The Clear Creek Group.

Please consider the homeowners that own these homes, too, not just the complainers.

Thank you for taking the time to read this.

Thomas and Patricia Schrey

Annette Langley

From: Skye Schell <skyeschell@gmail.com>
Sent: Wednesday, April 20, 2022 10:06 AM
To: Tyler Sinclair
Subject: Short-term rental comments / local worker and owner-occupied exemptions

Dear Tyler, Planning Commissioners, and Town Councilors:
I just reviewed the staff report re: short-term rentals and would like to comment as a resident and homeowner. Thanks for all your work on this topic!

In general, **I support tightening the rules on short-term rentals, such as by increasing the minimum stay** from 30 to 90 or more days. When short-term rentals take homes out of the pool for local workers, they contribute to our housing crisis and make it harder for our community to function.

I would also request two important exemptions, one similar to an idea in the staff report, and the other new:

1. Local worker exclusion: local workers should be able to rent rooms or apartments for any length of time. As someone who has rented long term, with many roommates, we have often had situations where someone is between rentals and needs a place for a month or even a couple weeks. This should not be illegal. (I understand this is difficult to enforce, and I would suggest that proof of local work only be required if enforcement is triggered by complaint.)

2. Owner-occupied exclusion: I strongly support an exemption for owner-occupied homes. I got lucky with amazing landlords who sold me the house I had rented long-term, with seller financing (something I hope more sellers do). Given the incredibly high cost of living here, and how it continues to increase, being able to occasionally rent a room or house for a short timeframe (like a week) would help me afford to stay in the house in general. I know there are many others in similar situations. I would recommend as little red tape as possible. Please continue to consider this part of long-term use (not short-term with fees, lodging tax, etc) since it is not a standalone lodging use but just part of the owners affording to stay in their home.

Here are my comments on the categories raised in the staff report:

- Eligibility: keep this wide: require **owner occupancy for 9 months** (not 10 - to allow for teachers or seasonal workers to travel); **do not require a set number of hours per week or year** or if you do, keep it low (again, to allow for the variety of work that people do here / having to do some work elsewhere)
- Exclusion: allow owners to (A) rent rooms to **local workers unlimited times** for any length of time (this would be covered under the "local worker exclusion"), and (B) rent rooms/apartments to anyone **4-8 times / year for any length** (no 30-day minimum)
- Permitting: owners should **only need to get a permit once,** to prove eligibility, and then include that permit info on rental listings. This would decrease hassle for owners and decrease burden on staff. Permit fees should be as low as possible.
- Renters: see above - unlimited rental to local worker renters, limited rental (4-8x/year?) to unlimited renters

I understand that adding exemptions makes the program more complicated and harder to enforce. However, it would also make local renting and owning more possible for people who are just barely breaking even (either renting or owning).

Thank you for considering my comments - I'm happy to share / talk more if you'd like.

Take care,
Skye

--
Skye Schell

Annette Langley

From: aburton@wyoming.com
Sent: Monday, May 2, 2022 11:49 AM
To: Tyler Sinclair
Subject: Short-term rental extension

RE: Short-term rental extension

Attention: ***Town Planning Commission***
tsinclair@jacksonwy.gov

- Please extend the minimum short-term rental length!
- Neighborhoods are for neighbors!
- Extend short-term rental lengths: people over profit!

Hello members of the Town Planning Commission,

My name is Angela Burton and I am writing today to offer my support of the proposal to extend the minimum length for a short-term rental in Jackson from thirty days to ninety days.

We are all affected by the current and ongoing housing emergency in Teton County.

Addressing said emergency with positive and proactive change only improves our collective character by ensuring a diversity of residents can remain here to strengthen and add richness and depth to our community.

While it may seem like a small step, extending the minimum length for a short-term rental to ninety days would at least be a step in the right direction. There are already plenty of hotels and condos for tourists in the Teton County region. We need to do everything in our power to protect what few rentals we have left for the locals who so desperately need them.

If we do nothing in the face of this emergency, there WILL come a day (and soon) when this town is a shell of its old self, unable to regenerate and flourish as its less-affluent members are forced out, existing businesses are forced to close due to lack of staff, and services are cut across the county because demand cannot be met. Then who will serve our visitors?

This change is by no means a silver bullet—but it would make a statement that our priority is to our community, the very real humans who are experiencing very real pain when it comes to housing security. Supporting this change is low-hanging fruit and we must start somewhere. Any step, however small, in the right direction is still a step, and better it be forward than not at all.

Thank you for your consideration!

Sincerely,
Angela Burton

38 year Teton County resident
POB 13100 83002

Annette Langley

From: Ryan Dorgan <rpdorgan@gmail.com>
Sent: Wednesday, April 20, 2022 12:37 PM
To: Tyler Sinclair
Subject: Short-term rentals

Tyler,

I'm writing to express support for the staff recommendation to update the current short-term rental minimum occupancy length from 31 days/1 month to 90 days/3 months. I hope that this change results in more rental units available to the local workforce as well as more efficient and effective enforcement of short-term rental regulations.

One concern that came to mind is that this change could simply shift this segment of short-term rentals from tourists and remote workers to those remote workers willing to commit to a three-month stay. This situation could incentivize rental managers to price the units above what many local workers - both seasonal and year-round - could afford.

Thank you,
Ryan Dorgan

Annette Langley

From: Matthew Russman (Gmail) <matt.russman@gmail.com>
Sent: Wednesday, May 4, 2022 2:36 PM
To: Tyler Sinclair
Cc: Lisa Russman
Subject: Town of Jackson Planning Staff Meeting - May 4

Dear Mr Sinclair,

I am a new homeowner in the Hidden Hollow development in downtown Jackson. I am writing to provide my input regarding the potential amendment to the Land Development Regulations to limit homeowner rentals to a minimum of once every 91 days.

I recognize that a lack of affordable housing in Jackson is forcing too many workers to drive from Victor or Alpine, exacerbating traffic congestion, generating air pollution and harming wildlife. Although I share these concerns, I am also deeply concerned about the impact of this proposal on private property rights.

We purchased our home with the intention of living there as well as traveling and renting it periodically to tenants. The existing rental limitations, which are already highly restrictive, were incorporated into our estimation of the property's cost and value.

To change these rules now, the Town of Jackson should meet a high burden of proof regarding the value and effectiveness of any new limitations. However, I am extremely concerned that our property rights will be impaired even though no research or data has been presented to demonstrate how these new rules would ease traffic, improve affordable housing availability, or achieve any other community goals.

It is irresponsible to change a law that infringes on our property rights without any evidence that it will make a difference in the problem you're trying to solve. A better solution is an amendment to the LDR's to allow for more higher-density workforce housing (higher FAR) — this is a straight-forward solution to a problem.

Sincerely,
Matthew Russman

Annette Langley

From: Leigh Chrisinger <leigh@jacksonholepm.com>
Sent: Wednesday, April 20, 2022 1:49 PM
To: Tyler Sinclair
Subject: Town Planning Meeting

HI Tyler-I wanted to send an email before the evening's Planning Meeting. I am sure you have heard from others in my industry, but I would love to understand what the proposed law hopes to do and maybe that's something that will be addressed today? Would your group benefit from hearing numbers from businesses like mine or having an open dialogue? We would love to help make a positive change that helps the community as well as doesn't negatively impact an industry.

I own property in Teton Co and with the increase in property taxes in conjunction with not having the ability to rent my home for a month at a time…to help pay for constant property cost increases is very scary for many local types. Teacher friends and others in the community who use that ability in order to keep their properties…are concerned about what the future holds here in JH in many ways.

Thanks in advance for your input and information…I appreciate your time!

My best,

Leigh Chrisinger

Annette Langley

Subject: FW: Contact info for PC

From: Juliann Whelan <juliannwhelan@gmail.com>
Sent: Friday, April 15, 2022 8:51 AM
To: Annette Langley <ALangley@jacksonwy.gov>
Subject: Re: Contact info for PC

Hi Annette. I sent my brief comment to Paul but if you could pass it along to Tyler, that would be appreciated.
I strongly support the proposed change in Short Term Rentals to 120 days.
Thank you.
Missy

Juliann Whelan

874 West Snow King Ave

P.O. Box 556

Jackson, Wyoming 83001

307 690 5896

--

Juliann Whelan
874 West Snow King Ave
P.O. Box 556
Jackson, Wyoming 83001
307 690 5896

From:	William REINECKE
To:	Town Council
Cc:	Morgan Bruemmer
Subject:	Increasing home rental minimums to 90 days.
Date:	Monday, April 25, 2022 5:44:21 PM

Dear Council,

Would you please consider this parallel to increasing rental stays from 31 days to 90 as a way of finding affordable housing for our workers:

The Town requires 10% of the rooms at the Four Seasons be reserved exclusively for local workers at a maximum affordable rent of $2,000 a month. The arithmetic dictates that the hotel charge $69 a night for those rooms — why not all the hotels in Jackson and in the County, come to think of it?

It's preposterous, but it is of a similarly-unjust strong-arm tactic should our elected leaders claim control over personal property, namely mine and those of my friends, that was hard won through honest work.

When my family purchased our home in Jackson, I was working full time, and nonetheless it was a stretch; we all know about house values here, even eight years ago when our home was bought. Now retired, I depend on the income I am able to get from renting — very occasionally — which supplements my Social Security.

If we implement the proposed 90-day minimum stay, you will have shut me and my family down completely. It was already hard enough at 31 days, given that few vacationers want a home beyond two weeks. Please also consider that the management company that handles our occasional rentals, The Clear Creek Group, as well as others will likely close their doors and toss onto the street their many people who clean, repair, and manage the homes. And to what end?

Is it unsympathetic for me to add the following? The premise of a housing shortage is based in part on the definition that a 45-minute commute, such as it happens to be, exactly, from either Driggs or Alpine, is intrinsically onerous. When I worked, I would have been overjoyed to drive only 3/4 of an hour — and through scenery —rather than the 90 minutes to two hours it took on freeways in the cities where I worked.

Let's disregard that viewpoint, though, and consider perhaps that we are dealing with a different generation: is zeroing in on those who rent their homes, whether primary or secondary, the solution to helping the younger ones not to have to do what we shouldered? The report from staff itself says on Page 5 that:

"There is evidence that some residential units have been purchased to take advantage of these 12 rentals per year allowance."

That is hardly the smoking gun one might want to prove the culpability of homeowners as a cause of a worker shortage, don't you think? And when I can no longer rent my home, as is being proposed, is there a notion that I will then make it available to the local workforce instead?

While we might well want to stem "real estate speculators" — if that is indeed what they are — from gobbling up properties that could house workers, do we want to punish our local neighbors for the crime of owning their homes and paying their taxes, which, as you likely know, went up steeply this year? Our property taxes went up 70% *from last year.* To avoid the inference that that number is a typo: *seventy percent.*

If you feel you must implement this punitive, redistributive and ill-conceived program, *may I ask that at least you allow those who have already purchased be grandfathered in and exempted from the hammer of a 90-day rule?*

But do please consider the possibility of unintended consequences should you even carry that through out of respect for those already here:

If people with money truly are the problem in our community, as some allege, what does that say about Jackson, Wyoming in totality?

Who are our good workers relying on for their employment? Each other?

We are all in this together. Let's find something that honors that, no?

Sincerely,

William Reinecke
687 E. Kelly Ave.
805-660-0505

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Pat Smidores Email the Town Council
Date: Thursday, May 26, 2022 4:43:19 PM

Email the Town Council

Email Content:	Stop Pacaso Now is a grassroots group of neighbors and communities that have been impacted by Pacaso. We have a website with more information at www.StopPacasoNow.com. We are alerting you because we can see that Pacaso has purchased homes in your town and also has 'Prospects' they are floating to see if there is interest. Other communities have worked to update their ordinances to specifically address Pacaso and other fractional ownership models created by corporations that are not in commercial areas. These can be found on our website. Please do not hesitate to contact us for more information, Thank you, Pat at Stop Pacaso Now
Your Name:	Pat Smidores
Your Company Name:	Stop Pacaso Now
Your Phone Number:	650-722-0118
Your Email Address:	stoppacasonow@gmail.com
Your City:	Sonoma
Your State:	CA
Your Zip Code:	97654

Email not displaying correctly? View it in your browser.

From: David
To: Raz Reinecke
Cc: Town Council
Subject: Re: Impacts of the Proposed changes to minimum rental days in Jackson
Date: Monday, April 25, 2022 7:04:35 PM

Dear elected officials,
I agree with Raz 100%. I am retiring and a significant portion of my retirement plan and income revolves around being able to rent my home a few months a year. I would hope that you would at least consider grandfathering in existing rental units as this will be most unfair
to retirees who are counting on this income for their retirement. As you know property taxes have gone up significantly but retirement incomes have not. Thank you for your consideration.

Sincerely,

DAVID THRASHER

> On Apr 25, 2022, at 3:57 PM, Raz Reinecke <rfreinecke@mac.com> wrote:
>
> Dear Jackson town council members,
>
> My husband and I are retired senior citizens and live in Jackson. We don't have any family or relatives in Wyoming but for my niece, her husband and their 9 year old daughter. On their own, like many other locals, they were faced with the unaffordable housing situation and having to leave the area. Their strong preference was to stay and it is our strong preference, too, to have them stay and help us as we age. Considering that JH doesn't have enough assisted living for the aging population, this preference is beyond being nice to have rather a critical consideration for my husband and me.
>
> So, last year amidst the rising house prices, we brainstormed a solution however imperfect. We bought a townhouse in Rafter J, putting down a substantial down payment that depleted our retirement savings and took out a jumbo mortgage for the rest. The solution we had found was to rent out our house in town during the peak tourist season, fully compliant with the town's 31 day minimum rental days, to pay for the new property and our sky rocketed property taxes. As hard as it is, we were all happier to have to shack up together for those months in the RJ townhouse or go camping whenever possible than having them leave.
>
> It's important to also consider the impact of the town having rapidly raised our property taxes, in this year alone by 70%. Clearly, we need a substantial amount of income from rentals to be able to pay for all this. That kind of income cannot be had by renting out our house to local workers at an affordable rate for them. But renting to vacationers during the peak tourist season can for now.
>
> The proposed 90-day minimum rental restriction, virtually eliminates the possibility of us locals to fund this self-generated two prong remedy to our problems. If this measure goes in, I'm afraid that we would not be able to keep the RJ townhouse and here are the consequences that I foresee, right now:
> - our niece and her family who are our only local support will have to leave Jackson because we cannot afford the mortgage to let them live in RJ;
> - we would have to sell the RJ house because no local would be able to afford the kind of rent it takes for us to offer the townhouse to another local family like our niece's, nor a local family will be able to afford buying the townhouse;
> - we would have to eventually sell our Jackson home and leave Wyoming altogether because (1) the property tax increases and the cost of living have skyrocketed in Teton county, and (2) we have no one in Wyoming to help us age in place as we enter our 70s.
>
> You should understand that our opposition to this new rule is in no way in contradiction with the fact that we need to take measures to increase the supply of affordable housing. We need our workers and housing is the remaining obstacle since the businesses seem to have already raised the minimum wage on their own - which get passed down

to us, increasing the cost of living in JH.
>
> We are fully supportive of practical measures that can actually add to affordable housing in town. However, not a single attempt has been made so far to determine the impact of increasing rental periods to a minimum of 90 days. There's no evidence that doing so will in fact help add to inventory for affordable housing. After all, these houses are already too expensive for anyone with limited means to buy. Furthermore, most, if not all, will not be offered at low rents because, at a minimum, the new property taxes alone put them outside the affordable housing range. How is a house that has a monthly property tax of $2000 or more, a candidate for affordable housing?
>
> At the recent meeting of the planning commission, many spoke in favor of the 90 day minimum but none had any data or even a reasonable argument as to how these expensive homes will somehow become affordable rentals if we cannot rent to vacationers.
>
> I can tell you that at $18,000 of property tax assessed to us, there's absolutely no way for us to rent to the local workers for a few months of the year and retain enough of the rental income after commissions and taxes to pay for our property tax alone much less any other expenses or the mortgage payments. And our house is definitely not the fanciest one being rented out to vacationers!
>
> When the town could not find a solution to the lack of affordable housing, we didn't just sit around and complain about the council not meeting its responsibilities like many who do. We took the matter in our own hands to help ourselves and our family. This is good old fashion American style of taking care of the business rather than expecting things to be handed to you. And we did that according to all the applicable laws, local or otherwise. Now, we are told that we are "evil millionaires worthy of losing money and family support." How does this make any sense to anyone who worked hard and saved for decades to be able to spend his/her old age with peace of mind? I'm an immigrant who arrived here alone, 42 years ago, with a suitcase and $500 in my pocket. I have worked extremely hard to get the education I needed to then work extremely hard (mind you, commuting for 3 hours a day in horrible urban traffic) to be able to earn good money and save for retirement. To tell me, now, that my money and property should be up for grabs is simply un-American.
>
> It is disrespectful to lump us in with the so called "evil second home millionaires" by the young uninformed and inexperienced yet very vocal local workers who called in the other night into the planning commission's meeting. They were asking for our empathy when in return they offered none to us. One commenter even went so far to say that we "shouldn't have taken a big mortgage out relying on rental income," missing the irony that our loss will be the loss of a local family like hers who cannot afford the high rents and will be forced to leave.
>
> Please know that we totally understand and value our local workers. We have immense empathy and sympathy for people who cannot afford the high rents in town. We have been donating to the housing trust and have supported every measure and project that promises to provide more affordable housing, healthcare and social services to them. We simply disagree that by ruining our lives, they will gain affordable housing. In trying to find solutions for the housing shortage, let's not throw the locals like us under the bus.
>
> Elderly care and assisted living is at a great shortage in JH, worse than worker housing. So, it is more than ever important to be able to keep family support in town and age in place. We ask that the town council seriously consider the impacts of this measure on the resident elderly folks and their families. The income from vacation rentals has become more than ever a critical means for letting us age in place.
>
> Any impactful measure like this should be well thought out and researched properly. We need a deep dive into data, a good study, solid supporting evidence that by making it impossible for us to rent out our houses to vacationers that the town will ACTUALLY gain affordable housing. How will the local workers afford my house when the property tax alone will cost them $1500 per month. How about the insurance and up keep? Do the council seriously believe that the loss of income by us to afford our arrangement will help provide housing for the local workers, and that my devastating loss will be at least "a step in the right direction" as so callously uttered by the proponents of this change?
>
> Other unintended consequences include the devastating impact on local businesses and their employees who manage and support vacation rentals. Has anyone considered the fact that this measure will eliminate the employment of many workers and even force companies out of business? The property management companies

spoke at the planning commission's meeting voicing the adverse effects of this measure on their ability to retain employees or even the ability to continue. They are not alone as their businesses, in turn, rely on many other businesses in town who support them. There will be a likely domino effect that can shake up the lives of many people in town. Is anyone looking into these unintended consequences and costs to our local families? It sure didn't seem so at the planning commission's meeting, last week.
>
> Another purported cause for making this change is that the town lacks the resources to respond to the numerous complaints by neighbors (who admittedly mistakenly) think that a neighbor is running an illegal vacation rental. However, when asked for the numbers, it was revealed that since 2014, there has been only an average of a dozen complaints a year by town residents and seemingly all in false understanding of the 31 day rental rule. The town officials claim that they have no time to deal with "the high volume" of phone calls. Really? A dozen phone calls a year is too much to handle to the point that our lives need to be turned upside down?????!!!!
>
> As to the non-resident second home owners, have we considered the fact that so many are generous big donors to many of our institutions and charities? I know, first hand, of several who are amongst the biggest donors to the Old Bill's Fun Run. Their generosity is critical to the benefits that we receive from the charities and the non-profits in JH. Should we disrespect and alienate them, as so many did during the meeting, simply because they are not full time residents? Somehow, there's this assumption that if you are not a full time resident you don't care about this community. That's simply a misconception for which I find absolutely no support. Many of the non-resident second home owners are passionate about the town and JH. They cherish their time when they can be here and most I have spoken to plan on retiring here. Is our aim to make owning second homes in Jackson so onerous so that they leave our town and take their donations elsewhere, likely to another resort town with enough foresight to know to be welcoming to rich philanthropists? Let's not kid ourselves: all these wonderful amenities in this tiny rural town are in large part because of the so called "evil millionaires and billionaires" who donate large sums of money and spend big, supporting the charities and businesses. Let's not forget about their generosity and kill the goose that lays the golden eggs.
>
> Let's not forget that we live in Wyoming where we purportedly care about liberty and property rights. I implore you to take a step back and restrain yourselves from taking away our rights for an unproven cause. There are less burdensome ways to go about this. For example, you could make the changes applicable only to those who buy AFTER the new rules take effect and grandfathering those of us who rely on the income. That way, you have provided full legal notice to those considering purchasing a vacation home here in the future and have not arbitrarily changed the laws without a compelling public interest?
>
> Respectfully yours,
>
> Raz Reinecke

From: Raz Reinecke
To: Town Council
Subject: Should short-term rentals be changed from 30 to 90 days?
Date: Wednesday, June 8, 2022 6:29:29 PM

Well said! Please consider and reject this misguided proposal.
https://buckrail.com/should-short-term-rentals-be-changed-from-30-to-90-days/

STAFF REPORT

Meeting Date:	September 19, 2022	**Meeting Title:**	Workshop
Submitting Department:	Pathways	**Presenter:**	Brian Schilling
Agenda Item:	Pathway Safety and E-bike Usage	**Public Comment:**	Yes

Purpose & Policy Considerations.
Staff will provide Council with an analysis of staff and fiscal impacts for eight measures addressing pathways safety and e-bike usage in the Town of Jackson that Council discussed in January 2022.

Requested Action.
Council's approval of selected measures and direction to staff to implement them.

Recommendations.
Staff recommendations are shown on Page 1 of the attached Implementation Plan and Estimated Costs worksheet. The Pathways Coordinator, the Town Attorney, and the Police Chief recommend moving forward with Items 1(b), 3, 6, and 8. Staff also recommends Item 7 if an external funding source is available. Staff supports Item 2(b) if contracted out to a partner agency. Staff does not recommend Items 4 or 5 at this time. The Pathways Task Force concurs with the recommendations from staff.

Background.
In January 2022, the Town Council discussed a slate of eight educational, regulatory, and infrastructure measures intended to address public safety and e-bikes on pathways. Council directed staff to prepare an implementation plan that identifies the fiscal and staff impacts for each measure. Pathways staff consulted with numerous Town departments to identify specific tasks and the hours and materials/equipment required for each task.

The attached Implementation Plan and Estimated Costs worksheet shows the detailed description for the proposed measures and the analysis of tasks and costs for each. The implementation plan and assessment:

a. Identifies probable tasks and responsibilities for various Town of Jackson staff and departments
b. Quantifies estimated staff impacts in hours and dollars
c. Identifies and quantifies external costs
d. Estimates staff time and costs for Year One implementation and for Annually Recurring items.
e. Estimates a 1-Year Cost and a 5-Year Cost for each measure

Example – Item 3 (Speed Limits on Town Pathways):
This item would involve staff time from the following departments: Pathways, Community Development, Parks and Rec, Jackson Police Department (JPD), Legal, and Municipal Court. (Note: there may also be impacts to the County Attorney's office with regards to juveniles; this is discussed below). Tasks for the Pathways Department include developing a signage plan (10 hours Year One, 1 hour Annually Recurring), sign design and procurement (4 hours Y1), and developing a public information plan with Community Development, JPD, and external partners (20 hours Y1, 5 hours Recurring). Parks and Rec would be tasked with sign installation prep (marking locations and calling in utility locates for 30 signs—15 hours Y1, 3 hours Recurring) and sign installation (digging holes, installing posts and signs for 30 signs—60 hours Y1, 3 hours Recurring). Items such as developing the signage plan and purchasing and installing signs would largely be first year tasks, while items such as on-

pathways enforcement, public outreach campaigns, and citation processing would recur annually. Other staff impacts are shown on the detail worksheet. External costs include procuring signs ($1050 Y1, $105 Recurring for replacement), advertising and materials for public information campaigns ($7,500 Y1, $2,000 Recurring), and purchasing e-bikes and LIDAR speed detectors for Police Department enforcement ($20,000 Y1, $200 Recurring for maintenance).

The summary of staff impacts and costs for the eight measures is as follows:

Item	Category	Description	Staff Hours		Total Cost (Staff and External)	
			1 Year	5 Year	1 Year	5 Year
1a	Education	Bike safety education at JHMS-In House	145	493	$ 17,400	$ 43,400
1b	Education	Bike safety education at JHMS-Contracted	75	303	$ 15,700	$ 44,500
2a	Education	Bike shop outreach-In House	102	278	$ 10,600	$ 23,120
2b	Education	Bike shop outreach-Contracted	36	68	$ 9,140	$ 23,020
3	Regulatory	15-mph Speed Limit	581	2065	$ 59,640	$ 140,820
4	Regulatory	Age Limit to carry passengers*	252*	740*	$ 13,400	$ 36,680
5	Regulatory	Dismount Zones*	295*	795*	$ 16,860	$ 41,120
6	Infrastructure	Chicane Gates	107	107	$ 34,830	$ 34,830
7	Infrastructure	Pavement surfacing and color	127	127	$ 210,770	$ 210,770
8	Infrastructure	Guidelines and Etiquette Signage	189	245	$ 16,190	$ 33,970

*Enforcement costs for 220 hours annually of Police Department patrol time and external costs for a public information campaign are listed for the Speed Limit measure but are not duplicated for the other regulatory items.

Juveniles:

One concern that was recently identified for the Regulatory measures relates to issuing citations to juveniles and how juvenile cases are handled in the judicial system. Juveniles are a likely area of enforcement focus given that the intent of all the proposed measures is to address e-bike safety, and one of the most common areas of complaint received by the Pathways office (and Friends of Pathways) is in regards to middle school-aged kids on e-bikes. In Wyoming, juveniles are processed into the judicial system using a single point of entry through the County Attorney's office. For any citation issued to a juvenile—even if the citation is issued by the Town of Jackson Police Department within Town limits for violation of a Town ordinance (including speeding on a pathway or any other vehicular traffic violation)—the judicial case goes through the County Attorney's office.

Implementation:

An outline for implementation for each item is included on the individual worksheets in the Implementation Plan and Estimated Costs. All approved items would be implemented for the 2023 season.

Analysis.
The attached Implementation Plan and Estimated Costs worksheet includes a summary of pros and cons for each measure.

Description	Pros	Cons	Recommend
1a – Education – Bike safety education at JHMS-In House Option	Point of contact with middle school aged kids (a primary target audience). Actual on-pathway training.	Time consuming for staff. Cannot be added with current workload and current staffing.	No - 1b
1b – Education – Bike safety education at JHMS-Contracted Option	Already in progress (FOP and JPD). Point of contact with middle school aged kids (a primary target audience). Actual on-pathway training.	External costs.	Yes
2a – Education – Bike shop outreach-In House Option (2a)	Point of contact for tourists, bike renters, and new bike purchasers.	Staff time to coordinate implementation. Potentially significant challenges with compliance, extensive coordination needed with shops.	No - 2b
2b – Education – Bike shop outreach-Contracted Option (2b)	Point of contact for tourists, bike renters, and new bike purchasers.	External costs. Potentially significant challenges with compliance, extensive coordination needed with shops.	Yes w/additional shop input
3 – Regulatory – 15-mph Speed Limit	Directly addresses speed issue. Potential to be very effective in managing speeds and educating users.	Significant staff impact for JPD. Juvenile enforcement concerns.	Yes
4 – Regulatory – Age Limit to carry passengers	Addresses concern of less skilled riders carrying passengers.	Significant staff impact for JPD. Juvenile enforcement concerns. General enforceability concerns.	No. Enforcement is problematic.
5 – Regulatory – Dismount Zones	Significantly reduce risk of crashes in high traffic areas.	Significant staff impact for JPD. Juvenile enforcement concerns. General enforceability concerns.	No
6 – Infrastructure – Chicane Gates	Significant deterrent to speeding in high traffic areas/slow zones.	Potential impacts to Parks and Rec maintenance operations.	Yes
7 – Infrastructure – Pavement surfacing and color	More subtle "nudge" to evoke desired behavior. Can be an aesthetic enhancement.	Cost. Disruption of key pathway connections during construction.	Yes w/outside funding
8 – Infrastructure – Guidelines and Etiquette Signage	Communicates desired behavior. Frequent on-pathway reminders.	Sign pollution. Installation and maintenance will require staff time.	Yes

Possible Alternatives.
Council may select any combination of the eight proposed measures.
Other alternatives that could be considered but have not been researched or recommended:

- Ban all e-bikes from Town of Jackson pathways (Wyoming state law may preclude local authorities from prohibiting e-bikes from roadways).
- Ban some types of e-bikes from Town pathways. "Low-speed electric bicycles" (e-bikes) are defined and classified as follows:
  - Type 1 – Pedal assist up to 20 mph
  - Type 2 – Throttle assist up to 20 mph
  - Type 3 – Pedal assist up to 28 mph

Electric vehicles that are not classified as Type 1, 2, or 3 e-bikes are already prohibited from use on Town pathways.

Comprehensive Plan & Priority Alignment.
Management of the pathway system so that it is safe and welcoming to all users is a fundamental goal of the Pathways program and is in line with the Town/County Comprehensive Plan.

- Policy 2.3.b: Create a safe, efficient, interconnected multimodal transportation network.
- Strategy 2.3.S.1: Promote and incentivize the increased use of electric modes of transportation (bikes, buses, cars).
- Principle 7.1 - Meet future transportation demand with walk, bike, carpool, transit, and micro-mobility infrastructure.
- Public safety

Fiscal Impact.
The attached Implementation Plan and Estimated Costs worksheet shows the detailed breakdown of estimated fiscal impacts. It should be noted that all costs are estimates and final costs may vary.

The total fiscal impact of the items recommended by staff is:

- External Expenses Only
  - 1-year: $285,110 ($203,000 of which may be donated, leaving $82,110 to be funded)
  - 5-year: $338,270 ($203,000 of which may be donated, leaving $135,270 to be funded)
- External expenses + Staff Time cost estimate
  - 1-year: $346,70 ($203,000 of which may be donated, leaving $143,270 to be funded)
  - 5-year: $487,910 ($203,000 of which may be donated, leaving $284,910 to be funded)

Implementation of these measures on a spring 2023 timeline will likely require amendment(s) to the FY23 pathways budget.

Staff Impact.
The attached Implementation Plan and Estimated Costs worksheet shows the detailed breakdown of estimated staff impacts.

Staff impacts for the items recommended by staff:

- Pathways (1-year: 364 hours / 5-year 460 hours)
- Jackson PD (1-year: 372 hours / 5-year 1780 hours)
- Community Development (1-year: 50 hours / 5-year 74 hours)
- Legal (1-year: 101 hours / 5-year 201 hours)
- Parks and Recreation (1-year: 193 hours / 5-year 241 hours)
- Municipal Court (1-year: 35 hours / 5-year 159 hours)

Attachments or Links.
1. Pathway and e-Bike Safety Recommendations Implementation Plan and Estimated Costs (13 pages)
2. Link to January 18, 2022 staff report:
https://civicclerk.blob.core.windows.net/stream/JACKSONWY/9eb2265a-f5d6-4103-8eff-5afd198101cd.pdf?sv=2015-12-11&sr=b&sig=RQrsDj0tDNSadRFNqmwFyOUdcge9n2LLTCyvnqoIN6Q%3D&st=2022-09-14T23%3A51%3A12Z&se=2023-09-14T23%3A56%3A12Z&sp=r&rscc=no-cache&rsct=application%2Fpdf

Suggested Motion.
I move to approve Measures 1(b), 2(b) 3, 6, 7, and 8, and direct staff to implement these measures for spring 2023.

Alternative Motion:
I move to approve the following Measures and direct staff to implement them for spring 2023:

- ✓ _____
- ✓ _____
- ✓ _____
- ✓ Etc.

2022 Pathway and e-Bike Safety Recommendations - Pros and Cons

Item	Category	Description	Pros	Cons	Recommend
1a	Education	Bike safety education at JHMS-In House Option (1a)	Point of contact with middle school aged kids (a primary target audience). Actual on-pathway training.	Time consuming for staff. Cannot be added with current workload and current staffing.	No - 1b
1b	Education	Bike safety education at JHMS-Contracted Option (1b)	Already in progress (FOP and JPD). Point of contact with middle school aged kids (a primary target audience). Actual on-pathway training.	External costs.	Yes
2a	Education	Bike shop outreach-In House Option (2a)	Point of contact for tourists, bike renters, and new bike purchasers.	Staff time to coordinate implementation. Potentially significant challenges with compliance, extensive coordination needed with shops.	No - 2b
2b	Education	Bike shop outreach-Contracted Option (2b)	Point of contact for tourists, bike renters, and new bike purchasers.	External costs. Potentially significant challenges with compliance, extensive coordination needed with shops.	Yes w/additional shop input
3	Regulatory	15-mph Speed Limit	Directly addresses speed issue. Potential to be very effective in managing speeds and educating users.	Significant staff impact for JPD. Juvenile enforcement concerns.	Yes
4	Regulatory	Age Limit to carry passengers	Addresses concern of less skilled riders carrying passengers.	Significant staff impact for JPD. Juvenile enforcement concerns. General enforceability concerns.	No. Enforcement is problematic.
5	Regulatory	Dismount Zones	Significantly reduce risk of crashes in high traffic areas.	Significant staff impact for JPD. Juvenile enforcement concerns. General enforceability concerns.	No
6	Infrastructure	Chicane Gates	Significant deterrent to speeding in high traffic areas/slow zones.	Potential impacts to Parks and Rec maintenance operations.	Yes
7	Infrastructure	Pavement surfacing and color	More subtle "nudge" to evoke desired behavior. Can be an aesthetic enhancement.	Cost. Disruption of key pathway connections during construction.	Yes w/outside funding
8	Infrastructure	Guidelines and Etiquette Signage	Communicates desired behavior. Frequent on-pathway reminders.	Sign pollution. Installation and maintenance will require staff time.	Yes

2022 Pathway and e-Bike Safety Recommendations - Summary of Impacts and Costs

Item	Category	Description	Staff Hours		Total Cost (External Only)		Total Cost (Staff + External)	
			1 Year	5 Year	1 Year	5 Year	1 Year	5 Year
1a	Education	Bike safety education at JHMS-In House Option (1a)	145	493	$ 9,450	$ 16,650	$ 17,400	$ 43,400
1b	Education	Bike safety education at JHMS-Contracted Option (1b)	75	303	$ 11,950	$ 29,150	$ 15,700	$ 44,500
2a	Education	Bike shop outreach-In House Option (2a)	102	278	$ 4,000	$ 5,600	$ 10,600	$ 23,120
2b	Education	Bike shop outreach-Contracted Option (2b)	36	68	$ 6,500	$ 18,100	$ 9,140	$ 23,020
3	Regulatory	15-mph Speed Limit	581	2065	$ 29,950	$ 39,530	$ 59,640	$ 140,820
4	Regulatory	Age Limit to carry passengers*	252*	740*	$ 500	$ 500	$ 13,400	$ 36,680
5	Regulatory	Dismount Zones*	295*	795*	$ 1,020	$ 1,280	$ 16,860	$ 41,120
6	Infrastructure	Chicane Gates	107	107	$ 28,260	$ 28,260	$ 34,830	$ 34,830
7	Infrastructure	Pavement surfacing and color	127	127	$ 203,000	$ 203,000	$ 210,770	$ 210,770
8	Infrastructure	Guidelines and Etiquette Signage	189	245	$ 5,450	$ 20,230	$ 16,190	$ 33,970

*Enforcement costs for 220 hours of Police Department patrol time annually are listed for the Speed Limit measure but are not duplicated for the other regulatory items.

*External costs for a Public Information campaign are listed for the Speed Limit measure but are not duplicated for the other regulatory items.

2022 Pathway and e-Bike Safety Recommendations - Staff Impacts by Department

Hours shown for Items Recommended by Staff

Item	Category	Description	JHCP		JPD		Comm. Dev.		Legal		Parks & Rec		Muni Court		Total		rec
			1 yr.	5 yr.	1 yr.	5 yr.	1 yr.	5 yr.	1 yr.	5 yr.	1 yr.	5 yr.	1 yr.	5 yr.	1 yr.	5 yr.	
1a	Education	Bike safety education at JHMS-In House Option (1a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
1b	Education	Bike safety education at JHMS-Contracted Option (1b)	10	30	60	268	5	5	0	0	0	0	0	0	75	303	y
2a	Education	Bike shop outreach-In House Option (2a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2b	Education	Bike shop outreach-Contracted Option (2b)	10	30	0	0	5	5	21	33	0	0	0	0	36	68	y
3	Regulatory	15-mph Speed Limit	69	105	312	1512	20	32	70	158	75	99	35	159	581	2065	y
4	Regulatory	Age Limit to carry passengers*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
5	Regulatory	Dismount Zones*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
6	Infrastructure	Chicane Gates	86	86	0	0	0	0	5	5	16	16	0	0	107	107	y
7	Infrastructure	Pavement surfacing and color	110	110	0	0	0	0	5	5	12	12	0	0	127	127	y
8	Infrastructure	Guidelines and Etiquette Signage	79	99	0	0	20	32	0	0	90	114	0	0	189	245	y
		Total Hours	**364**	**460**	**372**	**1780**	**50**	**74**	**101**	**201**	**193**	**241**	**35**	**159**	1115	2915	
															1115	**2915**	

*Enforcement costs for 220 hours of Police Department patrol time annually are listed for the Speed Limit measure but are not duplicated for the other regulatory items.

2022 Pathway and e-Bike Safety Recommendations - Item 1 (a) and (b)

Education **Bike safety education at JHMS**

The Town would support efforts by FOP and TCSD to provide expanded e-bike and bicycle safety education programs at Jackson Hole Middle School and possibly other schools. Town support could be in the form of allocating staff resources from the Pathway program and Jackson Police Department to prepare and implement education programs (In-House option), or by providing funding assistance for implementation by a third-party (Contracted option).

In House Option (1a)			New	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
Department	Role	Tasks	Hire?	Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Content development	Work with partners to develop program content for in-school sessions	Yes	25	0	$ 1,500	$ -	$ 7,150	$ -
	Program implementation	Conduct in-school sessions at JHMS. Assume 5 days per year. Materials include prizes/handouts for students, and whiteboards, cones, barriers, chalk, flags, signs, etc. for course.	Yes	15	15	$ 900	$ 900	$ 1,800	$ 1,800
	Program coordination	Work with partners on session timing and logistics. Presentation and Course setup.	Yes	20	20	$ 1,200	$ 1,200	$ -	$ -
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Yes	20	0	$ 1,200	$ -	$ 500	
		Subtotal	**1**	**80**	**35**	**$ 4,800**	**$ 2,100**	**$ 9,450**	**$ 1,800**
Police Dept.	Content development	Work with partners to develop program content for in-school sessions		8	0	$ 400	$ -	$ -	$ -
	Program implementation	Setup, prep work in-school teaching at JHMS. Assumes 3 officers, 6 hours each, 2x per year.		36	36	$ 1,800	$ 1,800	$ -	$ -
	Pathway Ambassador	Work with FOP to do general public education on pathways. Assumes 4 days per summer, 2 hours each.		16	16	$ 800	$ 800	$ -	$ -
		Subtotal		**60**	**52**	**$ 3,000**	**$ 2,600**	**$ -**	**$ -**
Comm. Dev.	Content development	Assist staff in developing content for educational programs		5		$ 150	$ -		
		Subtotal		**5**	**0**	**$ 150**	**$ -**	**$ -**	**$ -**
		Total	**1**	**145**	**87**	**$ 7,950**	**$ 4,700**	**$ 9,450**	**$ 1,800**

Implementation
See 1b - Contracted Option

Total Cost (Staff + External)

1 Year	**$ 17,400**
5 Year	**$ 43,400**

(External Orgs.)									
Friends of	Content development	[Example]							
Pathways	Program implementation	[Example]							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
Teton Co.	Content development	[Example]							
School Dist.	Program implementation	[Example]							
	Program coordination	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 1 (a) and (b)

Education **Bike safety education at JHMS**

The Town would support efforts by FOP and TCSD to provide expanded e-bike and bicycle safety education programs at Jackson Hole Middle School and possibly other schools. Town support could be in the form of allocating staff resources from the Pathway program and Jackson Police Department to prepare and implement education programs (In-House option), or by providing funding assistance for implementation by a third-party (Contracted option).

Contracted Option (1b)			New	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
Department	Role	Tasks	Hire?	Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Content development	Review/approve program content		2	1	$ 120	$ 60	$ 7,150	
	Program implementation	Coordinate with project partner. Provide funding for materials. Materials include prizes/handouts for students, and whiteboards, cones, barriers, chalk, flags, signs, etc. for course.		2	2	$ 120	$ 120	$ 1,800	$ 1,800
	Program coordination	General high-level coordination. Linking partners and delegating tasks. Includes payment to 3rd party contractor for program implementation.		3	2	$ 180	$ 120	$ 2,500	$ 2,500
	Evaluation	Review evaluation report.		3	0	$ 180	$ -	$ 500	
		Subtotal		**10**	**5**	**$ 600**	**$ 300**	**$ 11,950**	**$ 4,300**
Police Dept.	Content development	Work with partners to develop program content for in-school sessions		8	0	$ 400	$ -	$ -	$ -
	Program implementation	Setup, prep work in-school teaching at JHMS. Assumes 3 officers, 4 hours each, 2x per year.		36	36	$ 1,800	$ 1,800	$ -	$ -
	Pathway Ambassador	Work with FOP to do general public education on pathways. Assumes 4 days per summer, 2 hours each.		16	16	$ 800	$ 800	$ -	$ -
		Subtotal		**60**	**52**	**$ 3,000**	**$ 2,600**	**$ -**	**$ -**
Comm. Dev.	Content development	Assist staff in developing content for educational programs		5		$ 150	$ -		
		Subtotal		**5**	**0**	**$ 150**	**$ -**	**$ -**	**$ -**
		Total		**75**	**57**	**$ 3,750**	**$ 2,900**	**$ 11,950**	**$ 4,300**

Total Cost (Staff + External) **1 Year $ 15,700**
5 Year $ 44,500

Implementation

Implementation is already underway. Friends of Pathways and JH PD are working with TCSD to conduct in-school training at JH Middle School.

(External Orgs.)									
Friends of	Content development	[Example]							
Pathways	Program implementation	[Example]							
	Program coordination	[Example]							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
Teton Co.	Content development	[Example]							
School Dist.	Program implementation	[Example]							
	Program coordination	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 2 (a) and (b)

Education **Bike shop outreach**

The Town would work with local bicycle shops to implement a short (e.g. 3-5 minute) education program on pathway safety that is mandatory for anyone renting or purchasing a bike.

In House Option (2a)			New	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
Department	Role	Tasks	Hire?	Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Content development	Work with partners to develop program content for videos and written materials	Yes	15	0	$ 900	$ -	$ 3,500	$ 400
	Program implementation	Train shop owners and staff, deliver materials (3 hrs per shop, assume 7 shops)	Yes	21	21	$ 1,260	$ 1,260		
	Program coordination	Coordinate partners on development, implementation, verification processes	Yes	20	20	$ 1,200	$ 1,200		
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Yes	20	0	$ 1,200	$ -	$ 500	
		Subtotal	**1**	**76**	**41**	**$ 4,560**	**$ 2,460**	**$ 4,000**	**$ 400**
Comm. Dev.	Content development	Assist staff in developing content for educational programs		5		$ 150	$ -		
		Subtotal		**5**	**0**	**$ 150**	**$ -**	**$ -**	**$ -**
Admin?	Verification	Verify compliance with each shop of successful testing for each rental or purchase							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
Legal	Ordinance drafting/enactment	Research appropriate material based on Council direction; draft ordinance		15	1	$ 1,350	$ 90		
	Legal review	Review materials created by staff (whether an ordinance is enacted or not)		3	1	$ 270	$ 90		
	Help design verification system	Work with staff to develop a compliance review / audit system		3	1	$ 270	$ 90		
		Subtotal		**21**	**3**	**$ 1,890**	**$ 270**	**$ -**	**$ -**
		Total	**1**	**102**	**44**	**$ 6,600**	**$ 2,730**	**$ 4,000**	**$ 400**

Total Cost (Staff + External) **1 Year** **$ 10,600**
5 Year **$ 23,120**

Implementation

Winter 22/23: Hire new employee or designate existing position to lead education programs. Develop content, coordinate with shops. Spring 23: Initiate program at shops.

(External Orgs.)									
Friends of	Content development	[Example]							
Pathways	Program implementation	[Example]							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
Shops	Program implementation	[Example]							
	Verification	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 2 (a) and (b)

Education **Bike shop outreach**

The Town would work with local bicycle shops to implement a short (e.g. 3-5 minute) education program on pathway safety that is mandatory for anyone renting or purchasing a bike.

Contracted Option (2b)			New	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
Department	Role	Tasks	Hire?	Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Content development	Review/approve program content		2	1	$ 120	$ 60	$ 3,500	$ 400
	Program implementation	N/A. Would be handled by other project partners.		2	2	$ 120	$ 120	$ -	$ -
	Program coordination	General high-level coordination. Linking partners and delegating tasks. Includes payment to 3rd party contractor for program implementation.		3	2	$ 180	$ 120	$ 2,500	$ 2,500
	Evaluation	Review evaluation report.		3	0	$ 180	$ -	$ 500	$ -
		Subtotal		**10**	**5**	**$ 600**	**$ 300**	**$ 6,500**	**$ 2,900**
Comm. Dev.	Content development	Assist staff in developing content for educational programs		5		$ 150	$ -		
		Subtotal		**5**	**0**	**$ 150**	**$ -**	**$ -**	**$ -**
Admin?	Verification	Verify compliance with each shop of successful testing for each rental or purchase							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
Legal	Ordinance drafting/enactment	Research appporiate material based on Council direction; draft ordinance		15	1	$ 1,350	$ 90		
	Legal review	Review materials created by staff (whether an ordinance is enacted or not)		3	1	$ 270	$ 90		
	Help design verification system	Work with staff to develop a compliance review / audit system		3	1	$ 270	$ 90		
		Subtotal		**21**	**3**	**$ 1,890**	**$ 270**	**$ -**	**$ -**
		Total		**36**	**8**	**$ 2,640**	**$ 570**	**$ 6,500**	**$ 2,900**

Implementation

Winter 22/23: Develop content, coordinate with shops. Spring 23: Initiate program at shops.

Total Cost (Staff + External) **1 Year** **$ 9,140**
5 Year **$ 23,020**

(External Orgs.)									
Friends of	Content development	[Example]							
Pathways	Program implementation	[Example]							
	Program coordination	[Example]							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
Shops	Program implementation	[Example]							
	Verification	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 3

Regulatory **15-mph Speed Limit**

Establish and enforce a 15-mph speed limit with selected 10-mph slow zones on Town of Jackson pathways. Total of two Slow Zones, one at Garaman Park, one at School Ballfields.

Department	Role	Tasks	New Hire?	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
				Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Signage plan	Work with JPD and P&R to develop a signage plan for town pathways. Completed - Summer 2022		10	1	$ 600	$ 60		
	Sign procurement	Design and order signs (assumes 30 sign locations, 3 per year replacement)		4	0	$ 240	$ -	$ 1,050	$ 105
	Public Information	Work with Community Engagement, FOP, and JPD to develop and implement a public information campaign. Social media, print, maybe radio? Includes cost of ads.		20	5	$ 1,200	$ 300	$ 7,500	$ 2,000
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Maybe	25	0	$ 1,500	$ -	$ 500	$ -
	General Coordination	Miscellaneous coordination for implementation		10	3	$ 600	$ 180	$ -	$ -
		Subtotal		**69**	**9**	**$ 4,140**	**$ 540**	**$ 9,050**	**$ 2,105**
Comm. Dev.	Public Information	Assist staff in developing and implementing a public information campaign		20	3	$ 600	$ 90	$ -	$ -
		Subtotal		**20**	**3**	**$ 600**	**$ 90**	**$ -**	**$ -**
Parks & Rec	Installation prep	Field marking, utility locates (assumes 30 sign locations)		15	3	$ 900	$ 180	$ -	$ -
	Sign installation	Dig holes, install posts, install signs (assumes 30 sign locations, 3 replacement/year). Includes posts, hardware	Maybe	60	3	$ 3,600	$ 180	$ 900	$ 90
		Subtotal		**75**	**6**	**$ 4,500**	**$ 360**	**$ 900**	**$ 90**
Police Dept.	Administrative Schedule	Policy and ordinance approval. Resolution approval.		4	0	$ 200	$ -	$ -	$ -
	Ordinance Coordination	Amend existing ordinance.		4	0	$ 200	$ -	$ -	$ -
	Bond Schedule	Coordination with judge on setting bond schedule for citations		4	0	$ 200	$ -	$ -	$ -
	Enforcement Patrol	Presence on pathways. Assumes goal of 10 hrs/week May-September. CSO and Patrol Officers. Would include an initial period of public outreach and education where officers are on the pathway and may issue warnings but would not issue citactions. Purchase of two handheld LIDAR guns and two e-bikes.	Maybe	220	220	$ 11,000	$ 11,000	$ 20,000	$ 200
	Citation Administration	Follow up work for citations	Maybe	80	80	$ 4,000	$ 4,000	$ -	$ -
		Subtotal		**312**	**300**	**$ 15,600**	**$ 15,000**	**$ 20,000**	**$ 200**
Legal	Legal review	Work with JPD and P&R to develop a signage plan for town pathways		5	1	$ 450	$ 90	$ -	$ -
	Support PD/Court enforcement	Ongoing support regarding enforcement methods / tools and legal guidance on enforcement. Annex Garaman Park parcel		15	1	$ 1,350	$ 90	$ -	$ -
	Prosecute cases	Add this to ongoing / standard Town of Jackson prosecution		50	20	$ 2,000	$ 800	$ -	$ -
		Subtotal		**70**	**22**	**$ 3,800**	**$ 980**	**$ -**	**$ -**
Municipal Court	Citation Management	Docket each citation, potential for court appearances, payment processing, case management-closing, court record-keeping/filing. Estimate based on 15 cites/month June-Sept.		30	30	$ 900	$ 900	$ -	$ -
	Set Bond amounts	Research, set, and create bond amount (Judge), update court software, set and distribute new bond schedule		5	1	$ 150	$ 30	$ -	$ -
		Subtotal		**35**	**31**	**$ 1,050**	**$ 930**	**$ -**	**$ -**
		Total		**581**	**371**	**$ 29,690**	**$ 17,900**	**$ 29,950**	**$ 2,395**

Implementation

Fall 22: Install speed limit signs. Winter 22/23: Update ordinances as needed. Develop public information plan. Spring 23: Public information campaign. Initiate enforcement.

Total Cost (Staff + External) **1 Year $ 59,640** **5 Year $ 140,820**

(External Orgs.)									
Friends of Pathways	Project Coordination	Miscellaneous planning coordination, review, policy discussion							
	Public Information	Assist with public information campaign							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 4

Regulatory **Age Limit to carry passengers**

Establish and enforce a requirement that e-bike riders must be at least 16 years old in order to transport passengers. Note: evaluation does not include any signage.

Department	Role	Tasks	New Hire?	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
				Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Public Information	Work with Community Engagement, FOP, and JPD to develop and implement a public information campaign. Social media, print, maybe radio? Includes cost of ads. Could be combined with other regulatory measures (see Speed Limit for External Cost).		15	3	$ 900	$ 180	$ -	$ -
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Maybe	25	0	$ 1,500	$ -	$ 500	$ -
	General Coordination	Miscellaneous coordination with PD, FOP, Legal for implementation		10	3	$ 600	$ 180	$ -	$ -
		Subtotal		**50**	**6**	**$ 3,000**	**$ 360**	**$ 500**	**$ -**
Comm. Dev.	Public Information	Assist staff in developing and implementing a public information campaign		20	3	$ 600	$ 90	$ -	$ -
		Subtotal		**20**	**3**	**$ 600**	**$ 90**	**$ -**	**$ -**
Police Dept.	Administrative Schedule	Approved by resolution.		4	0	$ 200	$ -	$ -	$ -
	Ordinance Coordination	Amending existing ordinance.		4	0	$ 200	$ -	$ -	$ -
	Bond Schedule	Coordination with judge.		4	0	$ 200	$ -	$ -	$ -
	Enforcement	Presence on pathways. Assumes goal of 10 hrs/week May-September. CSO and Patrol Officers. Would include an initial period of public outreach and education where officers are on the pathway and may issue warnings but would not issue citactions. **(***200 Staff Hours and Cost included under Speed Limit***)**	Maybe	0	0	$ -	$ -	$ -	$ -
	Citation Administration	Follow up work for citations	Maybe	80	80	$ 4,000	$ 4,000	$ -	$ -
		Subtotal		**92**	**80**	**$ 4,600**	**$ 4,000**	**$ -**	**$ -**
Legal	Ordinance drafting/enactment	Research appropriate material based on Council direction; draft ordinance		5	1	$ 450	$ 90	$ -	$ -
	Support PD & Court on enforcement	Ongoing support regarding enforcement methods / tools and legal guidance on enforcement		15	1	$ 1,350	$ 90	$ -	$ -
	Prosecute cases	Add this to ongoing / standard Town of Jackson prosecution		50	20	$ 2,000	$ 800	$ -	$ -
	Legal review	Work with staff to develop necessary materials		5	1	$ 450	$ 90	$ -	$ -
		Subtotal		**75**	**23**	**$ 4,250**	**$ 1,070**	**$ -**	**$ -**
Municipal	Citation Management	Docket each citation, potential for court appearances, payment processing, case management-closing, court record-keeping/filing. Estimate based on 5 cites/month June-Sept.		10	10	$ 300	$ 300		
Court	Set Bond amount	Research, set, and create bond amount (Judge), update court software, set and distribute new bond schedule		5	0	$ 150	$ -		
		Subtotal		**15**	**10**	**$ 450**	**$ 300**	**$ -**	**$ -**
		Total		**252**	**122**	**$ 12,900**	**$ 5,820**	**$ 500**	**$ -**

Total Cost (Staff + External)* **1 Year** **$ 13,400**

*** enforcement costs shown in Speed Limit worksheet** **5 Year** **$ 36,680**

Implementation

Winter 22/23: Update ordinances as needed. Develop public information. Spring 23: Public information campaign. Initiate enforcement.

(External Orgs.)									
Friends of Pathways	Public Information	Assist with public information campaign							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 5

Regulatory **Dismount Zones**

Establish and enforce zones in high traffic areas where cyclists are required to dismount. Total of two Slow Zones, one at Garaman Park, one at School Ballfields.

Department	Role	Tasks	New Hire?	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
				Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Signage plan	Work with partners to develop a signage plan for town pathways		15	1	$ 900	$ 60	$ -	$ -
	Sign procurement	Design and order signs (assumes 8 sign locations, 1 replacement per year)		4	0	$ 240	$ -	$ 280	$ 35
	Public Information	Work with Community Engagement, FOP, and JPD to develop and implement a public information campaign. Social media, print, maybe radio? Includes cost of ads. Could be combined with other regulatory measures (see Speed Limit for External Cost).		15	3	$ 900	$ 180	$ -	$ -
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Maybe	25	0	$ 1,500	$ -	$ 500	$ -
	General Coordination	Miscellaneous coordination with PD, FOP, Legal for implementation		10	3	$ 600	$ 180	$ -	$ -
		Subtotal		**69**	**7**	**$ 4,140**	**$ 420**	**$ 780**	**$ 35**
Comm. Dev.	Public Information	Assist staff in developing and implementing a public information campaign		20	3	$ 600	$ 90		
		Subtotal		**20**	**3**	**$ 600**	**$ 90**	**$ -**	**$ -**
Parks & Rec	Installation prep	Field marking, utility locates (assumes 8 sign locations)		4	1	$ 240	$ 60	$ -	$ -
	Sign installation	Dig holes, install posts, install signs (assumes 8 sign locations). Includes posts, hardware.		16	1	$ 960	$ 60	$ 240	$ 30
		Subtotal		**20**	**2**	**$ 1,200**	**$ 120**	**$ 240**	**$ 30**
Police Dept.	Administrative Schedule	Approved by resolution.		2		$ 100	$ -	$ -	$ -
	Ordinance Coordination	Amending existing ordinance.		2		$ 100	$ -	$ -	$ -
	Bond Schedule	Coordination with judge.		2		$ 100	$ -	$ -	$ -
	Enforcement	Presence on pathways. Assumes goal of 10 hrs/week May-September. CSO and Patrol Officers. Would include an initial period of public outreach and education where officers are on the pathway and may issue warnings but would not issue citactions. **(***200 Staff Hours and Cost included under Speed Limit***)**	Maybe	0	0	$ -	$ -	$ -	$ -
	Citation Administration	Follow up work for citations	Maybe	80	80	$ 4,000	$ 4,000	$ -	$ -
		Subtotal		**86**	**80**	**$ 4,300**	**$ 4,000**	**$ -**	**$ -**
Legal	Ordinance drafting/enactment	Research appropriate material based on Council direction; draft ordinance		15	1	$ 1,350	$ 90	$ -	$ -
	Support PD & Court on enforcement	Ongoing support regarding enforcement methods / tools and legal guidance on enforcement		15	1	$ 1,350	$ 90	$ -	$ -
	Prosecute cases	Add this to ongoing / standard Town of Jackson prosecution		50	20	$ 2,000	$ 800	$ -	$ -
	Legal review	Work with staff to develop necessry materials		5	1	$ 450	$ 90	$ -	$ -
		Subtotal		**85**	**23**	**$ 5,150**	**$ 1,070**	**$ -**	**$ -**
Municipal Court	Citation Management	Docket each citation, potential for court appearances, payment processing, case management-closing, court record-keeping/filing. Estimate based on 5 cites/month June-Sept.		10	10	$ 300	$ 300		
	Set Bond amount	Research, set, and create bond amount (Judge), update court software, set and distribute new bond schedule		5	0	$ 150	$ -		
		Subtotal		**15**	**10**	**$ 450**	**$ 300**	**$ -**	**$ -**
		Total		**295**	**125**	**$ 15,840**	**$ 6,000**	**$ 1,020**	**$ 65**

Implementation

Winter 22/23: Update ordinances as needed. Develop public information. Spring 23: Install signs. Public information campaign. Initiate enforcement.

Total Cost (Staff + External)* **1 Year $ 16,860**

*** enforcement costs shown in Speed Limit worksheet** **5 Year $ 41,120**

(External Orgs.)									
Friends of Pathways	Public Information	Assist with public information campaign							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 6

Infrastructure **Chicane Gates**

Install chicane gates that force users to slow down upon entering slow zones and high traffic areas

Department	Role	Tasks	New Hire?	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
				Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Project Coordination	Work with partners to develop a plan for town pathways		10	0	$ 600	$ -	$ -	$ -
	Engineering and design	Contracted or in-house design and layout (costs shown are for Contracted option)		6	0	$ 360	$ -	$ 5,000	$ -
	Sign procurement	Design and order signs (assumes 4 gate locations, 4 signs)		2	0	$ 120	$ -	$ 140	$ -
	Gate procurement	Order gates (assumes 4 gates)		4	0	$ 240	$ -	$ 12,000	$ -
	Contracting	Bidding, award, and contract management		20	0	$ 1,200	$ -	$ 1,000	$ -
	Installation	Construction management, pay apps, site visits. Assumes 4 gates.		4	0	$ 240	$ -	$ 8,000	$ -
	Construction support	Project coordination, public information, traffic control signs		15	0	$ 900	$ -	$ 1,500	$ -
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Maybe	25	0	$ 1,500	$ -	$ 500	$ -
						$ -	$ -		
						$ -	$ -		
		Subtotal		**86**	**0**	**$ 5,160**	**$ -**	**$ 28,140**	**$ -**
Parks & Rec	Location selection	Site visit and develop map		4	0	$ 240	$ -		
	Installation	Assumes contracted installation for gates, in-house install for signs, 4 locations. Includes construction management support from Parks staff. Gate installation could probably also be done in-house for $600/gate		12	0	$ 720	$ -	$ 120	$ -
						$ -	$ -		
		Subtotal		**16**	**0**	**$ 960**	**$ -**	**$ 120**	**$ -**
Legal	Contracts	Drafting, negotiation, managing contracts		5	0	$ 450	$ -	$ -	$ -
		Subtotal		**5**	**0**	**$ 450**	**$ -**	**$ -**	**$ -**
		Total		**107**	**0**	**$ 6,570**	**$ -**	**$ 28,260**	**$ -**

Implementation

Winter 22/23: Planning and design. Spec and order gates. Spring 23: Bidding process (for contracted option--not needed for in-house install). Install gates.

Total Cost (Staff + External) **1 Year** **$ 34,830**

5 Year **$ 34,830**

External Orgs.									
Friends of	Evaluation	[Example]							
Pathways									
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 7

Infrastructure **Pavement surfacing and color**

Install traffic calming pavement textures and/or coloring to indicate slow zones.

Department	Role	Tasks	New Hire?	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
				Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Project Coordination	Work with partners to develop a plan for town pathways		10		$ 600	$ -	$ -	$ -
	Engineering and design	Contracted or in-house design and layout (costs shown are for In-House design option)		30		$ 1,800	$ -	$ -	$ -
	Contracting	Bidding, award, and contract management		20		$ 1,200	$ -	$ 1,000	$ -
	Installation	Construction management, pay apps, site visits. Assumes 2 sections of specialized surfacing (textured, colored, stamped asphalt) each 500 ft. long. $20/sq. ft. Colored asphalt only (no texture) would be significantly cheaper.		10		$ 600	$ -	$ 200,000	$ -
	Construction support	Project coordination, public information, traffic control signs		15		$ 900	$ -	$ 1,500	$ -
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Maybe	25		$ 1,500	$ -	$ 500	$ -
						$ -	$ -		
						$ -	$ -		
		Subtotal		**110**	**0**	**$ 6,600**	**$ -**	**$ 203,000**	**$ -**
Parks & Rec	Location selection	Site visit and develop map		4	0	$ 240	$ -	$ -	$ -
	Installation	Assumes contracted installation for surfacing. Includes construction management support from Parks staff. No signs (signs would be installed as part of Speed Limit or Slow Zone measures).		8	0	$ 480	$ -	$ -	
						$ -	$ -		
		Subtotal		**12**	**0**	**$ 720**	**$ -**	**$ -**	**$ -**
Legal	Contracts	Drafting, negotiation, managing contracts		5	0	$ 450	$ -	$ -	$ -
		Subtotal		**5**	**0**	**$ 450**	**$ -**	**$ -**	**$ -**
		Total		**127**	**0**	**$ 7,770**	**$ -**	**$ 203,000**	**$ -**

Implementation

Winter 22/23: Planning and design. Prepare contract docs and specs. Spring 23: Bidding process. Installation.

Total Cost (Staff + External) **1 Year $ 210,770**
5 Year $ 210,770

(External Orgs.)									
Friends of Pathways	Evaluation								
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

2022 Pathway and e-Bike Safety Recommendations - Item 8

Infrastructure **Guidelines and Etiquette Signage**

Install educational/informational signage that informs users about proper pathways etiquette and rules

Department	Role	Tasks	New Hire?	Staff Hours (Annual)		Staff Cost ($ per Year)		External Cost ($ per Year)	
				Year One	Recurring	Year One	Recurring	Year One	Recurring
Pathways	Signage plan	Work with partners to develop a signage plan for town pathways		30		$ 1,800	$ -		
	Sign procurement	Design and order signs (assumes 30 sign locations, 3 per year replacement)		4		$ 240	$ -	$ 1,050	$ 105
	Public Information	Work with Community Engagement and FOP to develop and implement a public information campaign. Social media, print, maybe radio? Cost of ads could be combined with Speed Limit measures.		20	5	$ 1,200	$ 300	$ 3,500	$ 3,500
	Evaluation	Develop evaluation metrics, collect data, and assemble report.	Maybe	25		$ 1,500	$ -		
						$ -	$ -		
		Subtotal		**79**	**5**	**$ 4,740**	**$ 300**	**$ 4,550**	**$ 3,605**
Comm. Dev.	Public Information	Assist staff in developing and implementing a public information campaign		20	3	$ 600	$ 90		
		Subtotal		**20**	**3**	**$ 600**	**$ 90**	**$ -**	**$ -**
Parks & Rec	Location selection	Site visit and mapping		15	0	$ 900	$ -		
	Installation prep	Field marking, utility locates (assumes 30 sign locations)		15	3	$ 900	$ 180		
	Sign installation	Dig holes, install posts, install signs (assumes 30 sign locations, 3 replacement per year). Includes posts, hardware.	Maybe	60	3	$ 3,600	$ 180	$ 900	$ 90
		Subtotal		**90**	**6**	**$ 5,400**	**$ 360**	**$ 900**	**$ 90**
		Total		**189**	**14**	**$ 10,740**	**$ 750**	**$ 5,450**	**$ 3,695**

Implementation

Winter 22/23: Design signs and prepare signage plan. Order signs. Develop public information content and plan. Spring 23: Install signs. Launch public info campaign.

Total Cost (Staff + External)

1 Year	**$ 16,190**
5 Year	**$ 33,970**

(External Orgs.)									
Friends of	Signage plan	Develop signage plan with JHCP							
Pathways	Public Information	Assist with public information campaign							
	Evaluation	[Example]							
		Subtotal		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**
		Total		**0**	**0**	**$ -**	**$ -**	**$ -**	**$ -**

STAFF REPORT

Meeting Date:	September 19, 2022	**Meeting Title:**	Workshop
Submitting Department:	Admin/Community Development	**Presenter:**	Tyler Sinclair
Agenda Item:	Town Council Work Plan Check-In	**Public Comment:**	Yes

Purpose & Policy Considerations.
Staff has created a comprehensive Work Plan outlining Council Priorities; Ongoing Priority Work; and On-going Items to keep Council and staff on the same page about progress towards priorities and other efforts. Council requested to consider and have a dialogue about the Work Plan at regular intervals throughout the year. Staff intends to present the Work Plan to Council three to four times a year. It was last shared at a Workshop in May, so this will be the third time we are bringing this in front of Council this year. The purpose of this item is for Council to be updated on and gain clarity about its Work Plan, and to ask any related questions.

Requested Action.
Staff requests that Town Council review and have a dialogue about its Work Plan.

Recommendations.
Staff recommends Council review the Work Plan.

Background.
At Town Council's retreats in the last two years, staff presented a comprehensive Work Plan outlining Council Priorities; Ongoing Priority Work; and On-going Items. The purpose of this chart is to keep Council and staff on the same page about progress towards priorities and the town's on-going efforts at a macro-level. Councilmembers have requested various tweaks and refinements to the chart, which staff has worked to realize and track in the intervening months.

Analysis.
The entire Gantt chart is a living document and a work-in-progress. We continue to refine it along with the process for updating it as the entire town organization adapts to checking-in with and utilizing this tool on a regular basis. This Work Plan tracks items in each category that involve Council at some point. For those, staff is tracking estimates of council hours, staff hours, and the number of staff involved. We are also tracking the actual hours that items take by considering time put toward an item each time we bring this to Council and the percent of a given item that is complete. This will help everyone see how estimates align with actual hours expended and ideally contribute to refining projections. In addition, we are tracking the percent of items that are complete each quarter.

The items contained in the Work Plan all relate to high-level goals and objectives. As the process for considering these items at regular intervals continues, staff is also aware that the budget contains 'Programs' with metrics that outline more of the day-to-day tasks the Town undertakes. Staff believes these 'Programs' should also be considered at regular intervals and intends to thread such a process into future Work Plan updates.

Possible Alternatives.
NA

Comprehensive Plan & Priority Alignment.
Town Council's Work Plan highlights current priorities and progress on achieving them. Council's priorities, On-Going Priority Work, and On-going Work all align with each of the Comp Plan's common values of Ecosystem Stewardship, Growth Management, Quality of Life, and Achieving Our Vision.

Fiscal Impact.
NA

Staff Impact.
The Community Development Department and the Interim Town Manager work with other senior staff to update and maintain Town Council's Work Plan as a living document that is updated regularly. With this tool, we intend to paint an accurate picture of the work the organization is accomplishing. Staff utilized approximately 20 hours to complete this report.

Attachments or Links.
Council Work Plan

Suggested Motion.
No suggested motion.

TOWN COUNCIL WORK PLAN FY22 - FY23

Council Priorities	ITEMS	Estimated Council Hours	Estimated Staff Hours	Estimated Staff Involved	YTD/Actual Staff Hours	% Complete	Department Lead	Notes
Council Priority	~~**Future Funding of Local Government COMPLETED**~~						Admin	
	~~- Town~~	~~20~~	~~500~~	~~3 /' 12~~	~~500~~	~~100%~~		~~Completed~~
	~~- Town and County~~	~~2~~	~~100~~	~~3/ ' 12~~	~~5~~	~~100%~~		
Council Priority	**Childcare**							
	~~- Website list/DFS Sub Applicants COMPLETED~~	~~2~~	~~15~~	~~1~~	~~10~~	~~100%~~	CD	Contacted provider who applied but was not given space at County's Mercill building, gaging interest.
	- Childcare RFQ Provider	1	180	2	60	25%	Admin/Legal	
Council Priority	**Teton - Climate Action**						PW/CD	
	- Planning Teams	0	30	2	108	25%		Ecosystem Administrator is now engaged in this item for the Town.
	- Projects	8	70	2	47	25%		
	- Policy		40	3	20	20%		
Council Priority	**Equity Task Force**						CD	
	~~- Start Up COMPLETED~~	~~1~~	~~500~~	~~2~~	~~160~~	~~100%~~		Task Force has had five full-group mtgs. and is working in committees on Community Outreach & Visioning; Housing; and Inclusion. Plan to recommend items to Council at December Workshop.
	- On-going	1	500	2	100	25%		
Council Priority	**Karns Meadow**	2	44	6	34	8%	P&R/CD	
								Ecosytem Administrator is now leading this item for the Town in close collaboration with Parks & Rec. Plan to present alternatives to Council at October Workshop.
Council Priority	**Water Quality**						PW	
	~~- Wastewater Treatment Plant Study COMPLETED~~	~~1~~	~~65~~	~~4~~	~~65~~	~~100%~~		Study of Treatmant Plant showed our plant does a great job and provides a menu of possibilities for doing even better. Presentation to Council today.
	- Stormwater Management Program	6	290	4	25	8%		
	- County Wastewater Planning	0	150	4	20	15%		

TOWN COUNCIL WORK PLAN FY22 - FY23

Council Priorities	ITEMS	Estimated Council Hours	Estimated Staff Hours	Estimated Staff Involved	YTD/Actual Staff Hours	% Complete	Department Lead	Notes
On-going Priority Work	Ecosystem Stewardship						CD	
	~~- Start Up COMPLETED~~	~~3~~	~~100~~	~~3~~	~~40~~	~~100%~~		Ecosystem Administrator's work is underway. Plan to present Town Sustainability Plan to Council at October Workshop.
	- On-going	3	1,500	2	150	10%		
On-going Priority Work	2022 Legislative Approach	5	115	2	100	75%	Admin/CD	
								Bill permitting HOV lanes forthcoming, statewide discussion on workforce housing continues.
~~On-going Priority Work~~	~~FY22-23 Priority Based Budgeting Prep COMPLETED~~	~~9~~	~~2,250~~	~~2/' 12~~	~~2000~~	~~100%~~	~~Admin/Fin~~	
								~~Completed~~
On-going Priority Work	Council Retreat						Admin/CD	
	~~- Annual retreat - COMPLETED~~	~~12~~	~~40~~	~~4~~	~~40~~	~~100%~~		Retreats scheduled Otober 24 and February 7 & 8.
	-Retreats	8	30	3	10	30%		
On-going Priority Work	Town Employee Housing Strategy	4	30	4	18	40%	Admin	
								Current focus on SPET Town Employee Housing Item.
~~On-going Priority Work~~	~~Council Rules and Procedures COMPLETED~~	~~2~~	~~15~~	~~2~~	~~70~~	~~100%~~	~~Admin~~	~~Completed~~
*On-going Priority Work	Transportation							
	~~-Start Up COMPLETED~~	~~3~~	~~10~~	~~1~~	~~10~~	~~100%~~		Transportation Adminstrator's work is underway. Plan to present regional transportation options at October JIM.
	-On-going	3	1,500	3	500	25%	Transpo Admin	
On-going Priority Work	Housing						Housing	
	- 400 West Snow King	6	240	5	100	20%		400 W. Snow King = 48 Affordable Rental Units; Preservation program is permanently protecting homes for the local workforce.
	- Housing Preservation Program	5	80	3	85	100%		
	- Housing Rules & Regs Update	4	200	3	200	85%		
	- Smith & Simon Lane Opportunity Project	2	150	5	35	15%		

TOWN COUNCIL WORK PLAN FY22 - FY23

Council Priorities	ITEMS	Estimated Council Hours	Estimated Staff Hours	Estimated Staff Involved	YTD/Actual Staff Hours	% Complete	Department Lead	Notes
ADMIN								
~~On-going Item~~	~~Retail and Bar Licenses~~	~~15~~	~~150~~	~~5~~	~~150~~	~~100%~~	~~Admin~~	~~Completed~~
On-going Item	Employee Compensation/Salary Survey	4	450	4 /130	300	60%	Admin	Council will continue to discuss our compensation philosopy on October 17, 2022. Consultant Baker Tilly will present results from Salary/ Compensation study to Council on November 7.
On-going Item	SPET 2022							Education, outreach, and open houses about SPET Initiatives scheduled for October and November.
	-Process until ballot set	10	200	5	208	100%	Admin	
	-Education & Outreach	5	150	2	45	25%	CD	
COMMUNITY DEVELOPMENT								
~~On-going Item~~	~~Northern South Park COMPLETED~~	~~2~~	~~650~~	~~1~~	~~550~~	~~100%~~	~~CD~~	County effort to create zoning and implementation, next steps are underway. Town Staff will be involved in County's process, Council will be involed as it relates to sewer and water connections.
~~On-going Item~~	~~Definition of Family - COMPLETED~~	~~2~~	~~70~~	~~1~~	~~40~~	~~100%~~	~~CD~~	~~Completed~~
On-going Item	Town Stable and Transitional Sub-areas	2	90	2	16	25%	CD	Project taken a backseat to Short-Term Rentals & Lodging Overview
On-going Item	Bear Conflict Mitigation	5	100	3	60	80%	CD	Completing readings, effective date in April '23. Staff planning education and outreach prior to then.
On-going Item	Percent for Art	2	45	2	25	80%	CD	Being scheduled for November or December to be completed by the end of the year.
~~On-going Item~~	~~Paid and Managed Parking - COMPLETED~~	~~2~~	~~40~~	~~2~~	~~8~~	~~20%~~	~~CD~~	~~Completed~~
On-going Item	Short Term Rentals	8	100	2	70	60%	CD	On today's agenda.

TOWN COUNCIL WORK PLAN FY22 - FY23

Council Priorities	ITEMS	Estimated Council Hours	Estimated Staff Hours	Estimated Staff Involved	YTD/Actual Staff Hours	% Complete	Department Lead	Notes
COMMUNITY DEVELOPMENT (CONTINUED)								
On-going Item	Hillside Regulations	4	50	2	35	75%	CD	Due to lack of capacity and staffing shortages in long-range planning, this project has not moved ahead.
On-going Item	Sign Standards	2	200	2	2	2%	CD	Due to lack of capacity and staffing shortages, in long-range planning, this project has not moved ahead.
~~On-going Item~~	~~Lodging Overview COMPLETED~~	~~4~~	~~40~~	~~2~~	~~40~~	~~100%~~	~~CD~~	New initiative added to Work Plan, which took capacity from other projects.
On-going Item	LDR Clean Up	4	360	4	2	2%	CD	Due to lack of capacity and staffing shortages, in long-range planning, this project has not moved ahead.
HOUSING								
~~On-going Item~~	~~Housing Needs Assessment COMPLETED~~	~~4~~	~~200~~	~~3~~	~~200~~	~~100%~~	~~Housing~~	~~Completed~~
LEGAL								
On-going Item	Municipal Code Update & Legal Review	3	500	15	659	65%	Legal	Title 2 will be presented to Council in October.
On-going Item	Property Tax Abatement	0	20	2	20	20%	Legal	Council has received related Memo from Legal team.
On-going Item	Lawsuit Briefings	4	50	2	20	Ongoing	Legal	On-going.
On-going Item	Naming of Public Places Policy	5	10	3	40	45%	Legal/Admin	Continuing outreach efforts to secure location.
PATHWAYS								
~~On-going Item~~	~~Willow Street Safe Routes COMPLETED~~	~~2~~	~~100~~	~~3~~	~~100~~	~~100%~~	~~Pathways~~	~~Completed~~
On-going Item	Town Mobility Study	5	60	1/6	10	5%	Pathways/PW	Submission of 'Safe Streets for All' grant led by Pathways, Transportation Adminstrator and County will help with this effort, if granted.

TOWN COUNCIL WORK PLAN FY22 - FY23

Council Priorities	ITEMS	Estimated Council Hours	Estimated Staff Hours	Estimated Staff Involved	YTD/Actual Staff Hours	% Complete	Department Lead	Notes
PATHWAYS (Continued)								
On-going Item	**E-Bike Safety & Regulations**	1	25	4	23	92%	Pathways	On today's agenda.
PUBLIC WORKS								
On-going Item	~~**Water & Sewer Connection Policy COMPLETED**~~	~~2~~	~~120~~	~~5~~	~~110~~	~~100%~~	~~PW/CD~~	~~Completed~~
On-going Item	**SPET Project Implementation**						Admin	
~~FY22~~	~~- Core Maintenance Facility Design COMPLETED~~	~~1~~	~~120~~	~~3~~	~~15~~	~~100%~~	~~PW~~	~~Completed~~
FY23	- Core Maintenance Facility Construction	1	120	2	20	5%	PW	
FY24-FY25	- Gregory Lane	2	20	4	20	2%	PW	
FY24-FY26	- Cache Tube	1	20	3	5	0%	PW	
On-going Item	**Capital Improvement Projects (CIP)**						Admin	
FY22	- Rancher Streetscape (Design 100%) Construction	1	30	5	75	75%	PW	In-Process, to be completed by the end of October, 2023.
FY22	- Pearl Street Sidewalks (Design 100%) Construction	1	40	3	20	50%	PW	In-process, to be completed by the end of September, 2023.
FY22	- Vine Street Complete Street Design	2	35	5	30	5%	PW	
FY23	- Flat Creek Street Reconstruction	1	35	3	10	5%	PW	
FY23	~~- N. King Street Streetscape & Bus Loading Design~~	~~1~~	~~20~~	~~3~~	~~30~~	~~100%~~	~~PW~~	
FY24	- Center St. Streetscape Pedestrian Project	1	25	3	40	10%	PW	
On-going Item	**Town Streetscapes/Right of Way**	6	140	4	4	0%	PW/Path	
On-going Item	**Unanticipated Items**	10	200			Ongoing	Various	
	Total:	**238**	**13,329**		**7,514**			