

Special Town Council Meeting

November 28, 2023

12:00 PM

Town Council Chambers

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your

browser: <https://us02web.zoom.us/j/81244337662?pwd=bW5Hd3hCa2wrWSt4eGtQQ2JXWTgwUT09>

If the link does not work, join at zoom.com with Webinar ID **812 4433 7662** Password: **83001**

or join by phone **+1 346 248 7799** with Webinar ID **812 4433 7662** and Password: **83001**

II. CALL TO ORDER AND ROLL CALL

III. DISCUSSION/ACTION ITEMS

A. Kelly, Wyoming - State Land Trust Parcel (Tanya Anderson)

IV. ADJOURN

Please note that at any point during the meeting, the Mayor 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:	November 28, 2023	Meeting Title:	Special Meeting
Submitting Department:	Community Development	Presenter:	Tanya Anderson
Agenda Item:	Kelly Parcel Comment Letter	Public Comment	Yes

Purpose & Policy Considerations.

The purpose of this item is for Town Council to approve a letter to be sent to the State Lands and Investment Board regarding the proposed disposal of the Kelly parcel.

Requested Action.

Staff requests that Council review the draft letter provided in this report, approve a letter to be signed by the Mayor, and direct staff to send it.

Recommendations.

Staff recommends that Council approve the draft letter to be signed by the Mayor and sent.

Background.

The Office of State Lands and Investments has initiated an administrative review and analysis process for the disposal of the Kelly Parcel, a 640-acre parcel located near Kelly and surrounded by Grand Teton National Park, the Bridger Teton National Forest, and the National Elk Refuge. An initial valuation of the parcel determined that residential subdivisions divided into thirty-five-acre sites would be the highest economic value for the property. The parcel was valued at \$62,425,000, and the income would be invested and used to fund public schools. The parcel currently generates \$2,845 annually from grazing leases and temporary use permits. A \$62 million sale is estimated to provide a return of almost \$40 million over the next decade based on the Wyoming School Permanent Land Fund's 6.4% investment income rate.

On Thursday, November 9th, the Office of State Lands and Investments hosted a [public meeting](#) in Jackson about the potential open-market auction of the parcel. While 100% of the public comment was opposed to an open-market auction and the potential for real-estate development on the parcel, the Director and Deputy Director of the Office of State Lands and Investments made it clear that the decision is up to the elected officials on the State Lands and Investments Board (SLIB). Thus far, public comment has been opposed to real estate development of the parcel, and most has favored a direct sale to the National Park Service. Three state lands have been purchased by the National Park Service previously. The Jackson Lake Parcel (\$2,000) in 2012, the Snake River Parcel (\$16 million) in 2013, and the Antelope Flats Parcel (\$45 million) in 2016.

At the November 13th Special Town Council Meeting, Council directed staff to draft a letter to send to the State Lands and Investments Board regarding the Kelly Parcel with particular reference to the Town's support of the National Park Service's position on the issue. The public comment period on this item closes December 1st at 5 p.m. Public comments should be mailed to Jason Crowder, Office of State Lands and Investments, 122 W. 25th Street, Herschler Building Suite W103, Cheyenne, WY 82002, or sent via email to Jason.crowder@wyo.gov. The Teton County Board of County Commissioners has already sent a letter urging the SLIB to deny the proposed public auction of the parcel.

Analysis.

Real estate development on the parcel would change the character of a rural corner of Teton County that is surrounded by protected lands, would affect wildlife movement, would block a portion of the Path of the Pronghorn, and could impact local businesses, such as wildlife tour operators, and associated tax revenues.

Staff drafted a comment letter that points out the ecological and cultural values of the property and urges the SLIB to deny the public auction and to sell the parcel to the National Park Service instead. It is available as an attachment for Council to review.

Possible Alternatives.

Council could direct staff to edit the letter before sending.

Council could direct staff to not send a letter.

Comprehensive Plan & Priority Alignment.

Principle 1.1 – Maintain healthy populations of all native species

Principle 1.3 – Maintain the scenic resources of the community

Principle 1.4 – Protect and steward open space

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

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

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

Policy 1.3.b – Maintain expansive hillside and foreground vistas

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

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

Fiscal Impact.

None.

Staff Impact.

Community Development staff spent approximately 3 hours drafting and editing this staff report and letter.

Attachments or Links.

Letter to the Office of State Lands and Investments

Suggested Motion.

I move to approve the draft letter provided with this report, authorize the Mayor to sign it, and direct staff to send it to the State Lands and Investments Board.



TOWN COUNCIL

November 28, 2023

State Lands & Investments Board
122 W. 25th Street, Herschler Building
Cheyenne, WY 82002

Dear State Lands & Investments Board-

Thank you for soliciting input on the proposed disposal of the 640-acre State Trust Land Parcel near Kelly, Wyoming. The Jackson Town Council hopes we can find a solution for this parcel that protects Wyoming values and maintains access for future generations. Nestled between Grand Teton National Park and Bridger Teton National Forest, the Kelly Parcel is important habitat for migrating pronghorn and elk, provides winter range for moose, and supports sage grouse, songbirds, and mule deer. If the parcel was disposed of and developed, the resulting habitat loss and fragmentation would have significant impacts on these species and many others. As part of the "Path of the Pronghorn," it is crucial to maintain permeability through the parcel to help antelope recover from the high losses experienced last winter.

The Jackson Town Council urges the State Lands and Investments Board to deny the proposed auction of the Kelly Parcel and sell it directly to the National Park Service .

The Town of Jackson is the closest incorporated municipality to the Kelly Parcel. Our local economy is heavily dependent on tourists visiting the national parks and forests to enjoy scenic vistas and view wildlife. The Jackson Town Council encourages the State Lands and Investments Board to sell the Kelly Parcel to the National Park Service, a willing buyer that will maintain and prioritize conservation values. Incorporating this parcel into Grand Teton National Park will benefit Wyoming's youth by providing funding for schools, continuing opportunities to enjoy this land, and maintaining the health of big game and migration corridors.

Jackson's Town Council strongly encourages the State Lands and Investments Board to reject the proposal to auction this parcel and pursue a direct sale to the National Park Service. Thank you for your consideration.

Sincerely,

Mayor Hailey Morton Levinson
Town of Jackson

