

TOWN COUNCIL PROCEEDINGS

FEBRUARY 5, 2024

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:00 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, Jim Rooks, and Jessica Sell Chambers.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Johnny Ziem, Tyler Valentine, Paul Anthony, Floren Poliseo, Susan Scarlata, April Norton, Katelyn Page, Brian Schilling

Council recited the Pledge of Allegiance and Land Acknowledgement. Mayor Morton Levinson introduced Ed Browne, Human Resource Specialist.

Public Comment. Rick Howe and Wayne Richardson made public comment.

Consent Calendar. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to approve the consent calendar including items A-D as presented with the following motions:

- A. **Meeting Minutes.** To approve meeting minutes from the January 8, 2024 Special Town Council Meeting, January 8, 2024 Regular Town Council Meeting, January 22, 2024 Regular Town Council Workshop, and January 22, 2024 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented.
- C. **Wyoming Department of Health Grant.** To approve the Wyoming Department of Health, Behavioral Health Division Agreement between the Town of Jackson and Wyoming Department of Health, Behavioral Health Division Agreement as presented in the attachments to this staff report and authorize the Mayor to execute the Agreement subject to minor changes by staff.
- D. **2024 Patching Contract Award.** To approve the award of the 2024 Spring and Fall Patching Project to Avail Valley Construction-WY of Wyoming in the amount of \$715,343.15 and authorize the Mayor to execute the contract subject to approval by the Town Attorney and Town Engineer.

There was no public comment on the consent calendar. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Consideration of an Amendment to the Deed Restrictions at Kelly Place Condos. April Norton and Lea Colasuonno made staff comment. Council held discussion with staff. Perri Stern, Jake Kilgrow and Dave Meaney made public comment. Ruben Caldwell spoke on behalf of the applicant. A motion was made by Jim Rooks and seconded by Arne Jorgensen to approve the Amended and Restated Special Restrictions for Workforce Ownership Housing, located at the 440 West Kelly Condominium Addition, at the listed prices for each of the three units as of December 18, 2023, to the Town of Jackson subject to minor edits by the Town Attorney and authorize the Mayor to sign it. A friendly amendment was made for prices not to exceed the listed prices for each of the three units as of December 18, 2023. Mayor Morton Levinson called for the vote. The vote showed 3-2 with Mayor Morton Levinson, Arne Jorgensen, and Jim Rooks in favor and Jessica Sell Chambers and Jonathan Schechter opposed. The motion carried.

Request for LDR Text Amendment to the Neighborhood High Density-1 Zone (P23-168). Arne Jorgensen and Jessica Sell Chambers withdrew their motion to approve an LDR Text Amendment (P23-168) to the NH-1 zone made on January 8, 2024 at the regularly scheduled Town Council meeting. Tyler Valentine, April Norton, Paul Anthony, Lea Colasuonno and Tyler Sinclair made staff comment. Council held discussion with staff. Judd Grossman, Dick Raygay, Perri Stern, Claire Stumpf, Michael Stern, Daniel Ragsdale, Laura Bonich and Reade Dornan made public comment.

Council recessed at 8:06 pm and reconvened at 8:14 pm.

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve an LDR Text Amendment (P23-168) to the NH-1 zone, specifically to allow a fourth story and height bonus for workforce housing per Option #1d:

Option #1d: NH-1 with three-acre minimum with eight criteria:

- a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction.
 - iii. It shall be exempt from the calculation of affordable housing required but shall not be used to meet the affordable housing requirement for the project.
 - iv. Fourth story may be used for parking that serves the deed restricted residential units.
- b. The project shall provide the affordable housing required by Div. 6.3. on site.
- c. The site shall be at least three contiguous acres to provide opportunity for sufficient setback from and building height step down to small scale development.
- d. The site shall be served by transit within 1/4 mile.
- e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
- f. The additional building height shall not increase the floor area allowance or decrease the required open space.
- g. For all street facades, the 4th story shall be stepped back a minimum of 10' for at least 40% of the overall façade width. Roofs above the stepped-back portions may encroach a maximum of 3' into the 10' setback.
- h. The site shall be adjacent to a CR-3 zoned property.

And based upon factors 1-6 listed below, the department reviews, and the staff report dated February 5, 2024:

- 1. Is consistent with the purposes and organization of the LDRs;
- 2. Improves the consistency of the LDRs with other provisions of the LDRs;
- 3. Provides flexibility for landowners within standards that clearly define desired character;
- 4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;
- 5. Improves implementation of the Comprehensive Plan; and
- 6. Is consistent with other adopted Town Ordinances.

Mayor Morton Levinson called for the vote. The vote showed 3-2 with Mayor Morton Levinson, Arne Jorgensen, and Jonathan Schecher in favor and Jessica Sell Chambers and Jim Rooks opposed. The motion carried.

Ordinances. A motion was made by Jim Rooks and seconded by Jonathan Schechter to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance G. An Ordinance Amending the Land Development Regulations Regarding Complete Neighborhood Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1159, 1196, 1197, 1198, 1210, 1211, 1212, 1214 THROUGH 1222, 1273, 1278, 1299, 1313, 1316, AND 1338; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122 AND 1149; SECTIONS 3 THROUGH 12 OF TOWN OF JACKSON ORDINANCE NO. 1348; AND SECTIONS 2.2.2 THROUGH 2.2.17, 2.3.10, AND 2.3.13 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING COMPLETE NEIGHBORHOOD ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

There was no public comment. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to approve Ordinance G on second reading. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance X. An Ordinance Regarding Required Bicycle Parking.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1198, 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074, 1125, 1152 AND 1170;

SECTION 10 OF TOWN OF JACKSON ORDINANCE NO. 1163; AND SECTIONS 6.2.2, 6.2.3, 6.2.4, 6.2.5, AND 8.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING REQUIRED BICYCLE PARKING.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Ordinance O. An Ordinance Adding Appendix A Regarding Required Bicycle Parking.
AN ORDINANCE ADDING APPENDIX A TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING REQUIRED BICYCLE PARKING.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

There was no public comment. Paul Anthony made staff comment. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to approve Ordinances X and O on second reading. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. Mayor Morton Levinson commented on the new Jackson Hole Historical Society Museum. Jim Rooks commented on the new Snow King facilities at the top of the mountain. Jessica Sell Chambers commented on the letter received from the Chamber of Commerce as discussed by Rick Howe during public comment. Jessica Sell Chambers added relaxing exclusionary zoning to the Potential Initiative (PI) List.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on financial training requirements, a temporary sign permit for JH Ski & Snowboard Club, summer internships, and the budget schedule. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve the Town Manager’s Report. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 9:19 p.m.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Lynsey Lenamond, Sr. Deputy Town Clerk

Minutes: II. Publish JH News & Guide: February 14, 2024