

TOWN COUNCIL PROCEEDINGS

OCTOBER 21, 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 6:12 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, Floren Poliseo, Johnny Ziem, Russ Ruschill, Paul Anthony, Katelyn Page, Kelly Thompson, Susan Scarlata, and Riley Taylor.

The Pledge of Allegiance was led by Mayor Morton Levinson. The Land Acknowledgement was read by Mayor Morton Levinson. Mayor Morton Levinson introduced Sean Sothern, Police Officer, and Matthew Chase, Police Officer.

Public Comment. There was no public comment.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve the consent calendar including items A-D as presented with the following motions:

- A. **Meeting Minutes.** To approve meeting minutes from the October 7, 2024 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented. A43 ARCHITECTURE \$7,200.00; ACE HARDWARE \$805.18; ADVANCED NETWORK MANAGEMENT, INC. \$997.82; AFLAC \$1,811.28; AMAZON \$2,681.35; BESTDRIVE IDAHO FALLS \$826.85; BILLER PRESS & MFG., INC \$886.50; BISON LUMBER \$0.00; BLUE SPRUCE CLEANERS, INC \$788.25; BOLAND, ANITA \$2,200.00; BREAKFAST ROTARY OF JH \$175.00; BRIGGS, ERIC L \$127.39; BROWNELL, HALEY \$962.07; BUILD 22 \$3,000.00; BURKHOLDER, SHAWN \$2,039.63; CASELLE INC. \$1,973.00; CDW-GOVERNMENT \$1,051.11; CENTURYLINK \$168.56; CITY OF DRIGGS \$1,481.67; CONRAD & BISCHOFF INC. \$1,679.32; CONTROL SYSTEM TECHNOLOGY, INC. \$4,050.00; CONWAY, LARS \$2,500.00; CORE & MAIN LP \$9,303.40; DEAN'S PEST CONTROL LLC \$170.00; DEX IMAGING \$89.84; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$450.00; E.R. OFFICE EXPRESS \$124.43; ELEMENT PLUMBING, INC. \$572.00; ENERGY LABORATORIES INC. \$1,105.00; ERICKSON, CHRIS & LORI \$245.22; ETNA TRADE PARK LLC \$4,062.00; EVIDENT \$1,053.30; EVOLUTION CONSTRUCTION, LLC \$23,266.00; FOSTER, KYLE \$285.30; FOXTREE COUNTERTOPS \$825.00; FREEDOM MAILING SERVICE INC. \$1,916.68; FROG CREEK PARTNERS, LLC \$1,546.00; GRIFFITH PARTNERSHIP LLC \$8,300.00; GRIZZLY CARPENTRY & CONST LLC \$121.00; H & R ENTERPRISES, LLC \$977.35; HARMONY DESIGN, INC \$462.50; HAWLEY, FLAVIANNA \$155.00; HD FOWLER COMPANY \$7,933.28; HIGH COUNTRY LINEN \$491.48; HUNT CONSTRUCTION INC \$9,825.00; IDAHO CHILD SUPPORT RECEIPTING \$564.20; INTERSTATE BATTERY \$1,152.65; IVY OUTDOOR SERVICES LLC \$18,822.00; JACKSON GROUP LOCKBOX \$6,182.67; JACKSON HOLE COMMUNITY HOUSING \$5,000.00; JACKSON HOLE LAW, PC \$3,505.00; JACKSON HOLE NEWS & GUIDE \$1,102.00; JACKSON LUMBER INC \$120.41; JACKSON PAINT AND GLASS, INC. \$1,120.00; JH20 WATER CONDITIONING & FILTRATION \$72.50; JONES SIMKINS \$42,260.00; JORGENSEN ASSOCIATES, PC \$3,863.72; KEENAN, PETER \$2,300.00; LADD, BRIAN \$155.00; LANGUAGE TESTING INTERNATIONAL, INC \$177.00; LEADSONLINE LLC \$3,886.00; LOCKHART CATTLE COMPANY LLC \$17,980.00; LOWER VALLEY ENERGY INC \$41,556.12; MAGNET FORENSICS, LLC \$11,820.00; MARKMAN, JASON \$2,835.00; MOGUL HOSPITALITY PARTNERS \$19,260.00; NAPA AUTO PARTS INC. \$910.61; OLMSTEAD, NICOLE \$1,330.98; ONE CALL OF WYOMING \$552.75; PARKSON CORPORATION \$2,096.33; PITTS, SAMANTHA \$77.83; POINT S DRIGGS \$5,856.16; PREMIER TRUCK- SALT LAKE CITY \$1,381.46; PREMIER VEHICLE INSTALLATION, INC \$1,800.00; QUALITY AIR SOLUTIONS LLC \$485.00; R & A SAFETY LLC \$3,464.00; RAE, JOSHUA \$49,280.00; RAMANATHAN, BRINDA \$2,500.00; RON'S TOWING LLC \$981.25; ROTARY CLUB OF JACKSON HOLE \$375.00; SCHOW'S TRUCK CENTER \$637.76; SILVERSTAR \$3,850.33; SNAKE RIVER ROASTING \$345.00; SPACESAVER INTERNATIONAL, LLC \$550.00; SPRING CREEK ANIMAL HOSPITAL \$3,455.98; SPRINGWATER DEVELOPMENT CORP \$32,250.00; SPSC POA - SOUTH PARK SERVICES CTR POA \$303.82; STEPHENS, TALON \$77.83; STEWART, DANIEL \$2,511.50; STONE, KIRK \$3,087.00; STOTZ EQUIPMENT \$539.15; SUBLETTE COUNTY SHERIFF'S OFFICE \$1,072.50; SYMBOLARTS, LLC \$630.00; TETON COUNTY CLERK \$574,341.16; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$29,191.55; TETON COUNTY

PUBLIC WORKS \$36,128.00; TETON COUNTY SHERIFF'S-JAIL \$3,325.00; TETON COUNTY TREASURER \$79,111.08; TETON COUNTY-FUND 10 \$102,637.36; TETON COUNTY-FUND 19 \$45,958.86; TETON MOTORS INC \$1,861.64; TETON MOUNTAIN RANCH \$2,750.00; TETON TRASH REMOVAL, INC. \$114.00; THE AFTERMARKET PARTS COMPANY, LLC \$7,308.12; T-MOBILE \$31.15; TODAY CASH \$113.54; TOP TIER TOOLS LLC \$65.50; ULINE \$728.54; US HOMES LLC \$1,638.00; UTAH PEACH OFFICER STANDARDS & TRAINING \$2,175.00; WAM \$105.00; WAMCO LAB, INC. \$180.00; WARREN, JOE \$2,460.98; WEBER, MICHELLE \$1,266.00; WEST COAST CODE CONSULTANTS \$6,160.00; WHITE GLOVE CLEANING, INC. \$5,133.13; WILSON, JOHN \$2,200.00; WIND RIVER COMMUNITY ALLIANCE \$5,000.00; WIXOM, JEFF \$92.00; WSP USA ENVIRONMENT & INFRASTRUCTURE INC \$18,729.08; WYOMING LAW ENFORCEMENT \$200.00; WYOMING LAW ENFORCEMENT ACADEMY \$3,497.90; WYOMING.COM INC \$5.00; YELLOW IRON EXCAVATION, LLC \$892.67.

- C. **2024 Rodeo End of Season Report and 2025 Rodeo Dates.** To approve the 2025 rodeo schedule as presented and to accept the 2024 Rodeo End of Season Report as presented.
- D. **Continuity of Miller Park Use and Operations: Entering Lease with 4-H.** To approve the Ground Lease Agreement between the Town of Jackson and the Teton County 4-H Council, subject to minor changes by staff.

Phil Wilson made public comment on the consent calendar. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

LDR Text Amendment to Introduce Exemptions to Affordable Housing Mitigation Requirement. Katelyn Page and Paul Anthony made staff comment. Council held discussion with staff. John Morgan made public comment. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve LDR Text Amendment P24-094 based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated October 21, 2024. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Resolution 24-23: FY2025 Budget Amendment #1. Kelly Thompson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve Resolution 24-23 adopting amendments to the fiscal year 2025 budget. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

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

Ordinance O: An Ordinance Annexing Russ Garaman Park into the Town of Jackson.

AN ORDINANCE ANNEXING RUSS GARAMAN PARK TO THE TOWN OF JACKSON, TETON COUNTY, WYOMING; AMENDING THE ZONING DISTRICT MAP TO INCLUDE THE ANNEXED PROPERTY AND CLASSIFYING IT AS A PART OF THE PUBLIC / SEMI-PUBLIC ZONING DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance O on second reading. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance P: An Ordinance Regarding Maximum Facade Width in the Downtown.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 2.2.11.B.2, 2.2.12.B.2, 2.2.13.B.2, 2.2.14.B.2, 2.2.15.B.2 REGARDING MAXIMUM FAÇADE WIDTH IN THE DOWNTOWN.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance Q: An Ordinance Regarding Maximum Building Size.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, AMENDING SECTIONS 2.2.11.B.2, 2.2.12.B.2, 2.2.13.B.2, 2.2.14.B.2, 2.2.15.B.2 REGARDING MAXIMUM BUILDING SIZE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance R: An Ordinance Regarding the Term Individual Building.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, ADDING SECTIONS 2.2.11.E.4, 2.2.12.E.4, 2.2.13.E.8, 2.2.14.E.4, 2.2.15.E.4 REGARDING THE DEFINITION OF THE TERM INDIVIDUAL BUILDING.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance S: An Ordinance Regarding the Definition of Floor Area for Maximum Building Size.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, ADDING SECTIONS 2.2.11.E.5, 2.2.12.E.5, 2.2.13.E.8, 2.2.14.E.5, 2.2.15.E.5 REGARDING THE DEFINITION OF FLOOR AREA FOR MAXIMUM BUILDING SIZE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance T: An Ordinance Regarding the Definition of Hotel and Deed-Restricted Houses for Maximum Building Size.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, ADDING SECTIONS 2.2.11.E.6, 2.2.12.E.6, 2.2.14.E.6, 2.2.15.E.6 REGARDING THE DEFINITION OF HOTEL AND DEED RESTRICTED HOUSING USES FOR MAXIMUM BUILDING SIZE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance U: An Ordinance Regarding the Definition of Street Facade Width.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGUALTIONS, ADDING SECTIONS 2.2.11.E.7, 2.2.12.E.7, 2.2.13.E.10, 2.2.14.E.7, 2.2.15.E.7 REGARDING THE DEFINITION OF STREET FAÇADE WIDTH.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance V: An Ordinance Regarding Requiring a Conditional Use Permit for All Projects that Require a Sketch Plan.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, ADDING SECTION 2.2.11.E.8, 2.2.12.E.8, 2.2.13.E.11, 2.2.14.E.8, 2.2.15.E.8 REGARDING REQUIRING A CONDITIONAL USE PERMIT FOR SITES OVER 30,000 SQUARE FEET IN CERTAIN ZONES.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance W: An Ordinance Regarding the Maximum Unit/Room Size for Hotel Rooms.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 6.1.5.B.1 REGARDING THE MAXIMUM UNIT/ROOM SIZE FOR HOTEL ROOMS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance X: An Ordinance Regarding the Maximum Unit/Room Size for Short-Term Rental Units.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 6.1.5.C.2 REGARDING THE MAXIMUM UNIT/ROOM SIZE FOR SHORT-TERM RENTAL UNITS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance Y: An Ordinance Regarding Exemptions from Workforce Housing Bonus.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, AMENDING SECTION 7.8.4 REGARDING EXEMPTIONS FROM WORKFORCE HOUSING BONUS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING:

Ordinance Z: An Ordinance Adding Appendix B, Town Design Guidelines, to the Land Development Regulations.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS AMENDING SECTION 5.8.2, DESIGN GUIDELINES, AND ADDING APPENDIX B, TOWN DESIGN GUIDELINES, TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

Paul Anthony, Tyler Sinclair, and Lea Colasuonno made staff comment. Council held discussion with staff.

Council recessed at 7:34 p.m. and resumed at 7:42 p.m.

Jimmy Lemkemeier, John Morgan, Perri Stern, made public comment. Council continued discussion with staff.

Council recessed at 8:36 p.m. and reconvened 8:54 p.m.

Council continued discussion with staff. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinances P, Q, R, S, T, U, V, W, X, Y and Z, as ordinances V, X, and Y have been amended tonight. Mayor Morton Levinson called for the vote. The vote showed 4-1 with Mayor Morton Levinson, Jonathan Schechter, Jim Rooks, and Arne Jorgensen in favor and Jessica Sell Chambers opposed. The motion carried.

Ordinance A: An Ordinance Amending the Applicability and Amount of Affordable Workforce Housing Required.

AN ORDINANCE PURSUANT TO 8.7.2 OF THE LAND DEVELOPMENT REGULATIONS, AMENDING SECTIONS 6.3.2, APPLICABILITY, AND 6.3.3, AMOUNT OF AFFORDABLE WORKFORCE HOUSING REQUIRED, OF DIVISION 6.3, AFFORDABLE WORKFORCE HOUSING STANDARDS.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

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

Ordinance B: An Ordinance Amending Pathway Speed Limits.

AN ORDINANCE AMENDING SECTION 12.32.030, REGARDING PATHWAY SPEED LIMITS, OF CHAPTER 12.32, PATHWAYS, OF TITLE 12, STREETS AND OTHER PUBLIC PLACES, OF THE CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

There was no public comment. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance B on first 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 announced that the November 4 regular evening meeting was canceled, but that Town Council ordinances would still be presented as Town-only items during the November 4 joint meeting.

A motion was made by Jessica Sell Chambers and seconded by Mayor Morton Levinson to direct the Town Manager or their designee to draft a brief scoping staff report about next steps after moratorium to include: 1) Full update of 2:1 Workforce Bonus; 2) Full update of the Design Guidelines; 3) Full Comprehensive Plan update; 4) Address full secondary impacts of big buildings (traffic, jobs, environmental, etc.), including the consideration of impact fees for new development; 5) Address unintended consequences of LDRs on our community goals; 6) Add sustainability standards to LDRs (reduce GHGs/landscaping) and possibly building code; 7) Reconsider some of our form-based standards; and 8) Engage extensive public process to conduct comprehensive urban design study reflecting current zoning outcomes and possible strategies to improve outcomes to be added to an agenda within 60 days. Jessica Sell Chambers amended the motion to remove item 6) Add sustainability standards to LDRs (reduce GHGs/landscaping) and possibly building code. Mayor Morton Levinson consented to the amendment. Jessica Sell Chambers added part of item 6, regarding

sustainability standards to LDRs (reduce GHGs/landscaping), back to the motion. Mayor Morton Levinson consented to the amendment. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on the Town’s receipt of a Certificate of Achievement for Excellence in Financial Reporting, temporary sign permits, an update on grants applied for through Sustainable Strategies, changing providers for text notifications, and parklets. 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 Arne Jorgensen to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 9:40 p.m.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Minutes: rt. Publish JH News & Guide: October 25, 2023