

TOWN COUNCIL PROCEEDINGS

JUNE 2, 2025

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 Arne Jorgensen, Jonathan Schechter, Devon Viehman, Kevin Regan, and Alyson Sperry.

STAFF: Tyler Sinclair, Lea Colasuonno, Floren Poliseo, Johnny Ziem, Brian Lenz, Paul Anthony, Andrew Bowen, Tyler Valentine, Michelle Weber, Tanya Anderson, April Norton, Lynsey Lenamond, and Riley Hovorka. *Via Zoom:* Charlotte Frei and Susan Scarlata.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen proclaimed June 6, 2025 as National Gun Violence Awareness Day and June 2025 as Pride Month.

Public Comment. There was no public comment.

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

- A. **Meeting Minutes.** To approve meeting minutes from the May 14, 2025 Special Town Council Meeting - A.M., May 14, 2025 Special Town Council Meeting - P.M., and May 19, 2025 Regular Town Council Meeting
- B. **Disbursements.** To approve the disbursements as presented. ACE HARDWARE \$787.80; ACTION EXCAVATION \$502.84; ALDER ENVIRONMENTAL LLC \$7,088.50; ALPHAGRAPHICS \$175.51; AMAZON \$481.93; AMERICAN PUMP AND DRILLING \$29.81; BISON LUMBER \$853.54; BLUE SPRUCE CLEANERS, INC \$40.54; BORTEK UTILITIES \$139.93; BRIGGS UNDERGROUND \$62.89; BRIGGS, ERIC L \$83.70; CENTURYLINK \$13,664.88; CERTIFIED LABORATORIES \$905.85; CHARLIE'S PLUMBING OF JH \$720.00; CITY OF DRIGGS \$1,976.34; CONRAD & BISCHOFF INC. \$40,437.61; COOK GRADING AND PAVING, LLC \$680,332.87; COPS FOR KIDS JH \$7,465.57; DAWSON INFRASTRUCTURE SOLUTIONS \$2,055.28; DECKER GLASS \$217.25; DIRECT AUTOMOTIVE DIST \$171.21; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DOVER DRILLING \$33.12; DYNAMIC CONTROLS, LLC \$1,799.00; E & S CONSTRUCTION, LLC \$143.09; EDUCATION AND OUTREACH COMPANY \$989.00; ENERGY LABORATORIES INC. \$344.00; ESRI, INC \$700.00; EVIDENT \$825.00; FALL RIVER PROPANE \$703.75; FALL RIVER RURAL ELECTIC \$82.60; FC EXCAVATION, LLC \$34,151.49; FERGUSON ENTERPRISES, INC \$38.79; FIREHOSE SUPPLY \$309.70; FLEETPRIDE \$119.81; FREEDOM MAILING SERVICE INC. \$1,876.21; FREMONT MOTOR CO. \$104,804.00; FROG CREEK PARTNERS, LLC \$1,596.00; GFOA \$50.00; GILLIG LLC \$1,600.80; GRAINGER \$1,058.83; HALPIN, MICHAEL \$56.97; HAZ-TECH DRILLING \$11.00; HD FOWLER COMPANY \$841.36; HIGH COUNTRY LINEN \$1,171.52; INGERG-MILLER \$3.96; INTERSTATE BATTERY \$1,446.55; JACKSON CURBSIDE INC. \$2,881.00; JACKSON GROUP LOCKBOX \$553.27; JACKSON HOLE CHILDRENS MUSEUM \$100.00; JACKSON HOLE HISTORICAL SOCIETY - \$2,177.51; JACKSON HOLE NEWS & GUIDE \$1,076.47; JACKSON PAINT AND GLASS, INC. \$2,155.91; JCB UNDERGROUND \$11.97; JKL ASSOCIATES, INC \$27.27; JONES SIMKINS \$600.00; JORGENSEN ASSOCIATES, PC \$90.32; MATTHEWS, TONY \$573.33; MERRILL INC \$63.52; METROQUIP INC \$2,178.70; MSC INDUSTRIAL SUPPLY CO \$29.40; NAPA AUTO PARTS INC. \$1,500.81; NOBLE TREE INC \$24,000.00; NORMAND, JACOB \$102.00; OLESON, ZACH \$1,500.00; ON SIGHT LAND SURVEYORS INC. \$600.00; PALAZZOLO, MICHAEL \$77.83; POINT S REXBURG \$4,211.70; PREMIER TRUCK- SALT LAKE CITY -\$481.13; PREMIER VEHICLE INSTALLATION, INC \$711.51; QUADIENT FINANCE USA, INV \$2,177.51; RON'S TOWING LLC \$325.00; RUSCHILL, RUSSELL \$102.00; SEASONS HANDYWORKS AND PROPERTY SERVICES \$2,850.00; SHERVIN'S INDEPENDENT OIL \$317.79; SHERWIN-WILLIAMS CO. \$95.34; SHORELINE CONSULTING \$2,272.72; SILVER CREEK SUPPLY \$165.64; SOLV BUSINESS SOLUTIONS-SAFEGUARD \$526.25; SOSA'S JANITORIAL SERVICE \$6,120.00; SPECTRUM \$100.01; SPORTWORKS GLOBAL LLC \$13,240.20; ST JOHN'S HOSPITAL \$130.00; STEPHENS, TALON \$77.83; SUNRISE ENVIRONMENTAL \$177.90; SUSTAINABLE STRATEGIES DC, LLC \$7,500.00; TAYLOR, RILEY \$1,267.93; TEN POINT SALES AND MARKETING LLC \$984.32; TETON COUNTY FAIR \$80,000.00; TETON COUNTY SHERIFF'S-JAIL \$1,925.00; TETON MOTORS INC \$7,955.91; TETON RENTAL CENTER \$66.50; TETON VALLEY NEWS \$124.10; THE AFTERMARKET PARTS COMPANY, LLC \$1,378.12; TMSC LLC \$4,878.47; TRAFFIC SAFETY STORE \$296.38; TREFREN,

TRACEY \$102.00; USA BLUE BOOK \$8,345.77; UTAH SAFETY COUNCIL \$250.00; VASIN, PAVEL \$100.00; VERIZON WIRELESS \$10,298.39; VIRGINIAN VILLAGE CONDO HOA \$1,250.00; WEST COAST CODE CONSULTANTS \$5,445.00; WESTERN STATE \$235.28; WESTWOOD CURTIS \$232,098.21; WHITE GLOVE CLEANING, INC. \$224.00; WRENCH IT PLUMBING & HEATING INC \$555.00

- C. **Partial Vacation without Replat at 410 E. Gill Ave. (P25-056).** To acknowledge a Partial Vacation without Replat for LOTS 1, 2 & 3, BLK 5, Gill Addition to the Town of Jackson subject to the Town LDRs, the departmental reviews, minor changes by staff, and this staff report dated June 2, 2025.
- D. **Acceptance of Bid for Purchase and Relocation of the Mercer Cabin.** To accept the proposal from Zach Stern to purchase the Mercer Cabin for \$100 and relocate it to 234 East Pearl Avenue, and authorize the Mayor to sign the legal documents necessary to effectuate the sale and removal from Karns Meadow.
- E. **Amendments to Agreements Governing Compressed Natural Gas Station Located at Lower Valley Energy.** To approve the First Amendment to Ground Lease for Compressed Natural Gas Fueling Station and the First Amendment to Agreement Regarding Compressed Natural Gas Fueling Station, subject to minor changes by staff.
- F. **Consideration of Deed Restrictions for Workforce Rental Housing at The Glenwood Units #22, 23, 24 Located at 165 N. Glenwood.** To approve the Restrictions for The Glenwood Workforce Housing located at 165 N. Glenwood Units 22, 23, and 24.
- G. **First Amendment to Sweet Spirits Child Care Lease.** To approve the First Amendment to Lease Agreement with Sweet Spirits Child Care LLC, subject to minor changes by staff.
- H. **Sublease Agreement for Aspen Drive Employee Housing Unit.** To approve the sublease agreement for a unit on Aspen Drive subject to minor changes by staff.
- I. **Parks and Recreation Budget Amendment for Rec Center Sauna.** To approve the use of the Parks and Recreation fund balance (Teton County Fund 19) in the amount of \$49,128.00 for the Rec Center sauna replacement.
- J. **Payment Processor Parking Access Revenue Control System (PARCS) at Millward/Simpson Garage.** To approve both the Windcave Agreement and the Merchant Agreement, subject to minor changes by staff.

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

Application for Transfer of a Restaurant Liquor License from ChinaTown Lee Inc. at 850 W. Broadway Suite A. Mayor Jorgensen opened the public hearing. Lynsey Lenamond made staff comment. Council held discussion with staff. There was no public comment. Having considered Wyoming Statute 12-4-104(b) statutory factors for this application, a motion was made by Devon Viehman and seconded by Jonathan Schechter to approve the transfer of the restaurant liquor license from ChinaTown Lee Inc to New Chinatown Restaurant WY LLC at 850 W. Broadway, Suite A, subject to the following conditions, and further direct the Town Clerk's office to issue the license upon confirmation that the conditions of approval have been met within the timeframe set forth in Wyoming Statute 12-4-103(a)(iv):

1. The Clerk's office shall not issue the license until all required Town licenses and permits have been obtained.
2. Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.

Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Hitching Post Development Plan (P25-041). Andrew Bowen, Paul Anthony, April Norton, and Brian Lenz made staff comment. Council held discussion with staff. Hal Hutchinson, Sean Ryan, and Kyle Mead commented on behalf of the applicant. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Development Plan P25-041 for a 72-unit residential development located at 460 East Broadway Avenue, based upon the findings presented in this staff report, the departmental reviews attached, and the conditions of approval listed below:

1. As part of the Building Permit submission, the Applicant shall include a sidewalk design on the south side of East Broadway, either attached or detached, to provide continuous pedestrian

access to Redmond Street to be reviewed and approved by the Town Engineer. This sidewalk shall be constructed prior by the applicant to the issuance of a Certificate of Occupancy.

2. As part of the Building Permit submission, the Applicant shall provide a signage plan or other strategy acceptable to the Planning Director that demonstrates how the 32 off-site parking spaces will be reserved exclusively for the residents of the Hitching Post.
3. To ensure compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, all dwelling units (Accessory Residential Units) shall be subject to a deed restriction for Workforce Rental housing, in perpetuity, in a form established and approved by the Housing Department. This deed restriction shall be recorded prior to the issuance of a Certificate of Occupancy.
4. All proposed modifications to housing deed restrictions shall be submitted to the Jackson/Teton County Housing Department for final review and approval by the Town Council.

Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 7:44pm and reconvened at 7:51pm.

Three Development Plans for Lots 53, 57, and 58 within the Snow King Master Plan (P24-168, P24-174, P24-175). Tyler Valentine made staff comment. S.R. Mills and Adam Janek commented on Council held discussion with staff. Richard Murray, Kyle Levine, Jenny Herman, and Harry Dannenberg made public comment.

A motion was made by Jonathan Schechter and seconded by Devon Viehman to continue Development Plan P24-168 to the regularly scheduled Town Council meeting on June 16, 2025. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jonathan Schechter and seconded by Devon Viehman to continue Development Plan P24-174 to the regularly scheduled Town Council meeting on June 16, 2025. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jonathan Schechter and seconded by Devon Viehman to continue Development Plan P24-175 to the regularly scheduled Town Council meeting on June 16, 2025. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 9:31pm and reconvened at 9:37pm.

Resolution 25-11. Rich Ochs made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Resolution 25-11, adopting the 2025–2030 Region 8 Hazard Mitigation Plan as an official planning document for the Town of Jackson. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinances. A motion was made by Jonathan Schechter and seconded by Devon Viehman to read ordinances in short title. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance V: An Ordinance Extending the Term of the Franchise Granted to CenturyLink.

AN ORDINANCE AMENDING ORDINANCE 1243 EXTENDING THE TERM OF THE FRANCHISE GRANTED TO QWEST CORPORATION D/B/A CENTURYLINK QC ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND GRANTED ON DECEMBER 18, 2019.

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 Devon Viehman to approve Ordinance V, an ordinance granting an extension of the current CenturyLink Franchise to July 31, 2025, on third reading and designate it Ordinance 1439. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance W: An Ordinance Amending Title 6 to Include Special Malt Beverage Permits.

AN ORDINANCE AMENDING CHAPTER 6.20, APPLICATION FOR LICENSES AND PERMITS, AND CHAPTER 6.50, SPECIAL 24-HOUR PERMITS, OF TITLE 6, LIQUOR LICENSES AND PERMITS, OF THE MUNICIPAL 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 Devon Viehman and seconded by Kevin Regan to approve Ordinance W on first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance X: An Ordinance Relating to the Public Parking Garage.

AN ORDINANCE AMENDING TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.04, TRAFFIC REGULATIONS—ADOPTION OF UNIFORM ACT, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON,

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

Lea Colasuonno and Charlotte Frei made staff comment. There was no public comment. Council held discussion. A motion was made by Devon Viehman and seconded by Jonathan Schechter to approve Ordinance X on first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. Council discussed parking garage rates. Lea Colasuonno made staff comment. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to direct staff to adjust the rate schedule for the parking garage with the arm bar system from the hours of 10:00pm to 4:00am with a rate of \$2.00 per hour to midnight to 4:00am with a rate of \$3.00 per hour. Mayor Jorgensen 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 temporary sign permits, a letter of support for Friends of Pathways, the Travel and Tourism Board’s summer visitor management campaign, pre-application to Land & Water Conservation Fund for development of Karns Meadow, and an open house for FY26 Budget. A motion was made by Jonathan Schechter and seconded by Kevin Regan to approve the Town Manager’s Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 10:05 p.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: June 18, 2025