

TOWN COUNCIL PROCEEDINGS

SEPTEMBER 8, 2025

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:02 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, Roxanne Robinson, Lea Colasuonno, Johnny Ziem, Brian Lenz, Paul Anthony, Katelyn Page, Tyler Valentine, Andrew Bowen, Michelle Weber, Tanya Anderson, and Riley Hovorka.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen proclaimed National Suicide Prevention Month and International Day of Charity.

Public Comment. There was no public comment.

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

A. **Meeting Minutes.** To approve meeting minutes from the August 18, 2025 Regular Town Council Workshop and August 18, 2025 Regular Town Council Meeting.

B. **Disbursements.** To approve the disbursements as presented. 842-NCPERS GROUP WYOMING \$80.00; ACE HARDWARE \$2,440.14; ADVANCED LINING LLC \$50,000.00; AFLAC \$1,574.03; ALPHAGRAPHICS \$1,009.33; AMAZON \$2,348.27; AMERICAN PUBLIC WORKS ASSOC \$1,374.00; AMERICAN TOWER CORPORATION \$532.80; AMERIWEST WATER SERVICES \$14,512.70; AMSOIL INC #774148 \$2,795.24; AT&T -\$2,446.82; AXON ENTERPRISES, INC \$67,073.50; BARGEN INCORPORATED \$110,374.00; BENCHMARK BUILDERS LLC \$4,000.00; BIG R RANCH & HOME \$55.97; BISON LUMBER \$201.50; BLACK HAWK INDUSTRIAL \$1,237.12; BRIGGS, ERIC L \$180.21; CARO, MAXIMUS \$100.00; CARQUEST AUTO PARTS INC. \$111.13; CASELLE INC. \$3,388.00; CENTURYLINK -\$573.37; CITY OF DRIGGS \$3,254.73; COLEMAN, TATE \$32.76; CONRAD & BISCHOFF INC. \$43,015.10; CONTROL SYSTEM TECHNOLOGY, INC. \$2,400.00; CORE & MAIN LP \$95.00; DAWSON INFRASTRUCTURE SOLUTIONS \$799.36; DECKER GLASS \$110.15; DELTA DENTAL PLAN OF WYOMING \$6,044.33; DEX IMAGING \$690.56; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$300.00; DYNAMIC CONTROLS, LLC \$1,903.00; E.R. OFFICE EXPRESS \$146.07; EDA LAND PLANNING \$503.75; EKOS, INC \$1,945.00; ELAN ONE CARD \$2,175.95; EMPLOYERS COUNCIL SERVICES \$8,350.00; ENERGY 1 \$9,598.38; ENERGY LABORATORIES INC. \$1,115.00; ENOW, INC. \$1,286.19; ENTENMANN-ROVIN CO \$433.50; EVOLUTION CONCRETE CUTTING \$10,840.00; EVOLUTION CONSTRUCTION, LLC \$29,157.00; FERGUSON ENTERPRISES, INC \$1,393.20; FIREHOSE SUPPLY \$267.88; FLAT CREEK WID \$12,000.00; FLEETPRIDE \$3,286.64; FREEDOM MAILING SERVICE INC. \$2,031.35; GARAMAN INC. \$64.95; GFOA \$250.00; GILLIG LLC \$2,116.88; GRAINGER \$112.94; GRAND TARGHEE RESORT \$8,413.00; HACH CHEMICAL CO. \$8,720.88; HD FOWLER COMPANY \$203.41; HIGH COUNTRY LINEN \$1,769.78; HOLLINGSWORTH, JASON \$75.00; IDAHO TRAFFIC SAFETY, INC. \$850.00; IGHANI, MEHRNAZ \$280.00; INTERSTATE BATTERY \$1,249.65; JACKSON CURBSIDE INC. \$3,406.00; JACKSON DOWNTOWNER, LLC \$116,507.86; JACKSON GROUP LOCKBOX \$7,218.13; JACKSON HOLE LAW, PC \$3,505.00; JACKSON HOLE NEWS & GUIDE \$4,323.00; JACKSON LUMBER INC \$428.25; JEFF GROVER \$100.00; JOE JOHNSON EQUIPMENT \$487,321.00; JORGENSEN ASSOCIATES, PC \$43,668.96; KYLE, ALISON \$175.00; LAKESIDE AUTO GLASS \$177.91; LEGEND HYDROVACING, INC \$3,800.00; LEPCO \$1,066.82; LEVEL 3 COMMUNICATIONS, LLC \$1,386.94; LOTUS ENGINEERING & SUSTAINABILITY, LLC \$2,905.00; M. NEILS ENGINEERING, INC \$5,973.12; MOTOROLA SOLUTIONS, INC \$4,521.46; MSC INDUSTRIAL SUPPLY CO \$132.42; NAPA AUTO PARTS INC. \$1,573.38; NATIONAL TRADE SUPPLY, LLC \$13,643.00; NELSON ENGINEERING \$30,407.20; NORTH PARK TRANSPORTATION \$1,500.00; ONE CALL OF WYOMING \$353.85; OTIS ELEVATOR COMPANY \$3,628.32; OUTBACK LANDSCAPE OF WYOMING, LLC \$651.00; PALAZZOLO, MICHAEL \$77.83; PATRICIA ANN TRUST WEBER \$9,500.00; PITTS, JASON \$633.00; PITTS, SAMANTHA \$77.83; PLATT \$27.44; POINT S REXBURG \$1,072.48; PREMIER TRUCK- SALT LAKE CITY \$1,095.28; QUADIENT LEASING USA, INC. \$541.68; REDDY, JENNIFER \$6,069.35; RICH, SAMUEL \$770.50; SILVER CREEK SUPPLY \$45.68; SNAKE RIVER MEP

COMPLETE, INC \$1,310.75; SPECTRUM \$99.99; SPRING CREEK ANIMAL HOSPITAL \$1,308.37; ST JOHN'S HOSPITAL \$65.00; STEPHENS, TALON \$77.83; SUNRISE ENVIRONMENTAL \$641.88; TETON COUNTY CLERK \$517,296.08; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$1,984.65; TETON COUNTY SHERIFF'S OFFICE \$5,559.12; TETON COUNTY SHERIFF'S-JAIL \$2,450.00; TETON COUNTY-FUND 10 \$92,076.45; TETON COUNTY-FUND 13 \$12,829.45; TETON MOTORS INC \$9,377.31; THE AFTERMARKET PARTS COMPANY, LLC \$1,931.86; THYSSEN KRUPP ELEVATOR CORP. \$6,693.22; TMSC LLC \$5,216.00; TOOLSON TELEPHONE, INC \$440.80; TRANSPORTATION MANAGEMENT & DESIGN INC \$26,636.78; UCM DIGITAL HEALTH, INC \$1,190.00; ULINE \$1,845.52; UPPER CASE PRINTING INK \$840.00; VERIZON WIRELESS \$10,120.73; VIRGINIAN VILLAGE CONDO HOA \$1,350.00; VISION SERVICE PLAN - (WY) \$1,961.00; VWR INTERNATIONAL LLC \$239.89; WAMCAT \$75.00; WATTS STEAM STORE ROCKY MT. INC \$817.24; WEST COAST CODE CONSULTANTS \$9,580.00; WHITE GLOVE CLEANING, INC. \$286.61; WSP USA INC. \$34,027.57; WYOMING LAW ENFORCEMENT ACADEMY \$170.00; YELLOW IRON WASTE, LLC \$183.68; ZOOM VIDEO COMMUNICATIONS, INC \$5,618.57

C. **July Municipal Court Report.** To approve the July Municipal Court Report as presented.

D. **Contracts.**

1. **Distribution Electric Easement for Elk Run Thaw Well.** To approve the Distribution Electric Easement with Lower Valley Energy.
2. **Agreement for Installation of Electric Service - Elk Run Thaw Well.** To approve the Agreement for Installation of Electric Service – Elk Run Thaw Well with Lower Valley Energy.
3. **Agreement for Installation of Electric Service - 810 West Thaw Well.** To approve the Agreement for Installation of Electric Service – 810 West Thaw Well with Lower Valley Energy.
4. **Amendment and Restatement Special Restriction for 440 W Kelly Unit 7.** To approve the Amendment and Restatement Special Restriction for 440 W. Kelly #7 (Kelly Place Condos).
5. **Amendment and Restatement Special Restriction for 1257 W Highway 22 Unit 402.** To approve the Amendment and Restatement Special Restriction for 1257 W. Highway 22 Unit 402 (Westview Condos).
6. **Contract with WY Department of Transportation.** To approve the Contract with Wyoming Department of Transportation.
7. **Contract with Secondary Manufacturers Settlements.** To approve the Contract with Secondary Manufacturers Settlements.
8. **Contract with Wyoming Energy Authority.** To approve the Contract with Wyoming Energy Authority.
9. **Contract with Port53 Technologies Inc.** To approve the Contract with Port53 Technologies Inc.
10. **Contract with Harmony Design Inc.** To approve the Contract with Harmon Design Inc.
11. **Contract with EcoConnect Consulting.** To approve the Contract with EcoConnect Consulting.

E. **Request for Proposals for Electric Vehicle Charging Stations.** To approve the release of the RFP for EV charging stations as presented in this staff report, subject to minor modifications by staff and/or as directed by the Federal Highway Administration.

F. **Deed Restriction for Affordable Rental Housing at 1120 South Park Loop Rd.** To approve the Restrictions for eight Affordable and four Workforce apartments at 1120 South Park Loop.

G. **Partial Vacation without Replat at 200 S. Willow Street, 252 & 254 E. Simpson Ave. (P25-120).** To acknowledge a Partial Vacation without Replat for Lots 1-6, Block 9, Cache 2 Addition to the Town of Jackson subject to the Town LDRs, the departmental reviews, minor staff edits, and this staff report dated September 8, 2025.

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

Boundary Adjustment between Snow King Lots 58 & 59 (P25-117). Tyler Valentine 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 a Boundary Adjustment and Replat (P25-

117) between Snow King Lots 58 & 59 Grand View Lodges Third Addition, renamed as Lots 60 & 61 Grand View Lodges Fourth Addition, based upon the findings and condition presented in the staff report, the departmental reviews, and the staff report dated September 8, 2025.

1. Within thirty (30) calendar days from the date of Town Council approval, applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities included in the attached Departmental Reviews and submit the corrections to the Planning Department.

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

Powderhorn Housing Boundary Adjustment (P25-128). Andrew Bowen made staff comment. Council held discussion with staff. George Putnam commented on behalf of the applicant. There was no public comment. A motion was made by Alyson Sperry and seconded by Devon Viehman to approve the Boundary Adjustment (P25-128) with Final Plat for Lots 4, 5, 6, and 7 of the Powderhorn Housing Addition to the Town of Jackson, Plat No. 1365, located at 625, 645, and 675 Powderhorn Lane. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Sketch Plan for a 3-story Mixed Use Development at 50 S. Millward St. Katelyn Page made staff comment. Council held discussion with staff. Shawn Gilbert, Dave Dufauex, and Amanda Mauceri commented on behalf of the applicant. Paul Hansen, Jessica Jaubert, Andrea Coffee, Vicki Rosenberg, Michael Stern, Rebecca Singer, Jeff Gottlieb, David Hardy, Patrick Dominick, Dannette Jolley, June Pomperring, Jane Barash, Patty Ewing, Mary Lynn Callahan, Tammy Christel, Louise Sanso, and Eleana Rocco made public comment.

Council recessed at 7:51pm and reconvened at 7:58pm.

Council held discussion.

Council recessed at 8:29pm and reconvened at 8:50pm.

Lea Colasuonno and Tyler Sinclair made staff comment. Council held discussion. Based upon the findings for a sketch plan as presented in the staff report, a motion was made by Devon Viehman and seconded by Jonathan Schechter to deny Sketch Plan P25-007 for an approximately 66,000sf mixed-use development at the property addressed at 50 S. Millward Street based on the inability to make the following findings:

- A) Finding 1, that the proposed project is consistent with the purposes and organization of the LDRs, because:
 - i. Section 1.3.2.c.2, sustainable community, assumes a development intensity on Town lots and as proposed the project exceeds those expectations; and
 - ii. Section 1.3.4, predictable regulations, predicts the amount, type, and location of growth to be expected, and using unanticipated below grade square footage undermines that predictability.
- B) Finding 3, that the proposed project does not have a have a significant impact on public facilities and services, including but limited to, transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities, because:
 - i. The project will have significant negative impacts on the transportation infrastructure in the area, including West Pearl Avenue, the adjacent alley, and nearby intersections;
 - ii. The anticipated 14–20% trip increase on Millward from the project would have a significant negative impact to that street; and
 - iii. The safety and experience of the public realm, sidewalk interface, and pedestrian infrastructure would be negatively impacted by the project as currently proposed.

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

A motion was made by Kevin Regan and seconded by Devon Viehman to add as a basis for denial of Sketch Plan P25-007, the inability to make Finding 3, that the proposed project does not have a have a significant impact on public facilities and services, including but not limited to, transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities, because the automated parking system proposed, upon failure, would have significant negative impacts on the public infrastructure systems of Jackson. Mayor Jorgensen called for the vote. The vote showed 3-2 with Devon Viehman, Kevin Regan, and Arne Jorgensen in favor and Alyson Sperry and Jonathan Schechter opposed. The motion carried.

Council held discussion about an error with the original motion. Lea Colasuonno made staff comment. A motion was made by Devon Viehman and seconded by Kevin Regan to deny Sketch Plan P25-007 for an approximately 66,000sf mixed-use development at the property addressed at 50 S. Millward Street based on the inability to make the following findings:

- A) Finding 1, that the proposed project is consistent with the purposes and organization of the LDRs, because:
 - i. Section 1.3.2.c.2, sustainable community, assumes a development intensity on Town lots and as proposed the project exceeds those expectations; and
 - ii. Section 1.3.4, predictable regulations, predicts the amount, type, and location of growth to be expected, and using unanticipated below grade square footage undermines that predictability.
- B) Finding 3, that the proposed project does not have a have a significant impact on public facilities and services, including but not limited to, transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities, because:
 - i. The project will have significant negative impacts on the transportation infrastructure in the area, including West Pearl Avenue, the adjacent alley, and nearby intersections;
 - ii. The anticipated 14–20% trip increase on Millward from the project would have a significant negative impact to that street; and
 - iii. The safety and experience of the public realm, sidewalk interface, and pedestrian infrastructure would be negatively impacted by the project as currently proposed.

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

Resolution 25-21: FAA AIP Grant Agreement 88. Riley Hovorka made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Alyson Sperry and seconded by Kevin Regan to adopt Resolution 25-21, a resolution approving a FAA Grant Agreement to Construct Deicing Pad and Containment Facility (Phase 4 – Paving, Containment System, and Associated Equipment) at the Jackson Hole Airport with the FAA obligation under the grant being a maximum amount of \$21,732,914. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. Board and Commission Reports. Jonathan Schechter provided an update from JH Air. Kevin Regan provided an update from the START Board. Devon Viehman provided an update from the TCSD Board. Alyson Sperry provided an update from the JH Public Art Taskforce.

Board of Examiners (BOE) Appointment. Roxanne Robinson made staff comment. A motion was made by Devon Viehman and seconded by Kevin Regan to appoint Mark Giger to the Board of Examiners for a two-year term ending July 31, 2027. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Justice Center Update – Hansen Court House. Tyler Sinclair and Lea Colasuonno made staff comment. Council held discussion with staff. No action was taken.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on tree removal and replacement at Albertsons, temporary sign permit for Jackson Hole Book Festival, funding request for Teton County Model United Nations Conference, and update to the County application for the DOT’s Rural & Tribal grant. A motion was made by Jonathan Schechter and seconded by Devon Viehman 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 9:41 p.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: September 17, 2025