

# **Regular Town Council Workshop**

June 15, 2026

1:30 PM

Town Council Chambers

Chair: Arne Jorgensen

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## **I. ZOOM LINK FOR PUBLIC PARTICIPATION**

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to Town Council by emailing [electedofficials@jacksonwy.gov](mailto:electedofficials@jacksonwy.gov).

To join, click link or copy it to your browser: <https://us02web.zoom.us/j/86838417638?pwd=d6M03N6eWmPOekLbBs7EczlgfdkWkn.1>

Or join at zoom.com with Webinar ID: **868 3841 7638** and Password: **83001** or by phone: **+1 669 900 9128**

## **II. CALL TO ORDER AND ROLL CALL**

## **III. ANNOUNCEMENTS**

- A. Employee Introductions - Thea Farrell, Planning Intern and Gracie Barrett, External Affairs Intern

## **IV. WORKSHOP ITEMS**

- A. LDR Changes to Address Large Development Impacts (PM26-011) (Paul Anthony, 60 mins)
- B. Town Long Range Planning FY27 Work Plan (PM26-014) and Indicator Dashboard (Paul Anthony, 60 mins)
- C. START FY27 Grant Update (Mike Toronto, 20 mins)

## **V. MATTERS FROM MAYOR AND COUNCIL**

- A. Board and Commission Reports & Meeting Check-In

## **VI. UPCOMING AGENDA UPDATE**

- A. Council Working Calendar

## **VII. EXECUTIVE SESSION**

Recess or Adjourn meeting to executive session to consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii) and to consider, discuss, and conduct safety and security planning pursuant to Wyoming Statute 16-4-405(a)(vii).

*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.*

## Thea Farrell

Thea is currently pursuing a degree in Architecture at the University of Colorado - Denver. This summer she will be interning with the Building and Planning Department while experiencing her first summer in Jackson. In her spare time, Thea enjoys hiking and running.... so if you have any favorite hiking or running recommendations, send them her way!

## Gracie Barrett

Gracie is a law student at the University of Wyoming College of Law with experience in communications, public relations, and student leadership. She enjoys meeting new people, getting involved in the community, and is looking forward to spending the summer in Jackson.

# STAFF REPORT



|                               |                                                             |                        |              |
|-------------------------------|-------------------------------------------------------------|------------------------|--------------|
| <b>Meeting Date:</b>          | June 15, 2026                                               | <b>Meeting Title:</b>  | Workshop     |
| <b>Submitting Department:</b> | Planning                                                    | <b>Presenter:</b>      | Paul Anthony |
| <b>Agenda Item:</b>           | LDR Changes to Address Large Development Impacts (PM26-011) | <b>Public Comment:</b> | Yes          |

## Purpose & Policy Considerations.

The purpose of this workshop item to confirm Council direction on proposed LDR changes intended to address large development impacts in the Town.

## Recommendations.

Staff do not have a formal recommendation on adoption at this time as this is a workshop item seeking Council direction before drafting final amendments. However, staff have presented specific options for each of the four LDR changes and have stated positions where analysis supports a clear path forward. Staff are seeking Council's direction to proceed with drafting final LDR amendments consistent with the options presented.

## Background.

The Council has had multiple workshops since October 2025, to discuss options for improving the LDRs to better address concerns that new development, especially large projects, are happening in a manner (e.g., size, pace, use, etc.) that may not be consistent with the community's current needs and vision. The Council most recently met on March 16, 2026, and provided input on the various LDR topics. Growing public comment expressing frustration with traffic congestion, lack of workforce housing, impacts to surface and groundwater resources, and protection of our small town and western character has brought attention to this issue. And provided feedback that is incorporated into the options provided in this staff report.

While this item has often been informally called the "5 Things" it is now focused on four specific LDR changes because the update to the Town's Design Guidelines (one of the 5 things) was added as an item to Town Planning's FY27 Work Plan at the Council Annual retreat on January 29, 2026. The four items under current consideration are the following:

1. **2:1 Workforce Housing Bonus.** The general goal is to consider ways to improve the public benefit by increasing the number and/or affordability level of the deed restricted units in comparison to market units.
2. **3rd-story Stepback.** The direction here is to consider increasing the current 10' stepback and 60% encroachment allowance to perhaps a 15' and/or 20' stepback with a lower percentage of encroachment allowed. This would reduce the perceived height of buildings and increase natural light into the streetscape.
3. **Reconsidering certain Land Uses, such as Short-term Rentals.** While not interested in removing short-term rentals as a use in the Lodging Overlay, Council supported exploring a limit on the percentage that short-term rentals could be of a project (e.g., no more than 30%).
4. **Basement Regulations and Definition.** Council supported changing the LDRs to count habitable basement floor area against the maximum building size limits (40,000sf/50,000sf) recently adopted. Council also wanted more information on the potential impacts of deep basements on groundwater and whether basement depth should be capped.

## Analysis & Key Questions.

As mentioned above, the Council's discussions have centered on exploring options for improving the LDRs to better address concerns that new development, especially large projects in the Downtown area. In addition, the intent is that any suggested changes should be simple enough that they are not policy-level changes that would require amendment to the Comprehensive Plan but instead could be done immediately as LDR amendments in this fiscal year (by July 1,

2026). Larger or more complex LDRs amendments could be assigned to the FY27 or FY28 Planning Work Plans, assigned to other Town Departments if appropriate, or wait for additional future action.

Below staff provide the Council specific LDR changes to discuss and affirm as changes it wants staff to present as amendments to the LDRs in a future meeting. In some cases, staff are presenting new information requested by the Council (e.g., options for regulating basements) and looking for further direction from the Council on that topic. However, most of the options provided present options that should be familiar to the Council because they are based on previous Council direction. Staff's goal is to get the Council's support for specific LDR changes at this workshop and then bring back a draft for final approval before moving on to ordinance readings.

Below is a summary of the LDR changes for Council's consideration:

## **2:1 Workforce Housing Floor Area Bonus**

General Background: This project is already on the FY26 Work Plan, so it is considered a high priority LDR update. The question regarding the 2:1 Bonus is whether the Town (public) is getting the most public benefit it can and whether the incentive should be modified to increase affordability benefits for the public and to better address other associated impacts of the bonus (e.g., increased building size, impacts to downtown, etc.). The bonus provides developers with 2 square feet of additional market housing for 1 square foot of deed restricted housing. There is no cap on how much 2:1 bonus can be used on a site (other than regular dimensional/parking limits). To date, developers have only provided workforce occupancy deed restrictions (versus an affordable (income restricted) restriction) because this restriction requires the least subsidy. Please see attached Exhibit A for a summary of projects that have used the 2:1 bonus to date.

Two background facts about the 2:1 bonus tool are worth considering. First, the tool is tied to a bonus pool of residential units created by the downzone of County rural areas in 2016 that removed approximately 2,300 residential units from the County's development potential. The decision was then made by the Town and County to relocate these 2,300 units to areas designated as Complete Neighborhoods in the Comprehensive Plan where services, such as water, sewer, roads, jobs, shops, and other critical needs already exist to serve the additional density. The Town of Jackson is the biggest Complete Neighborhood in the valley and so was informally allocated 1,800 of the units and the County retained 500 units to use in their Planned Residential Development option to promote clustered development and conservation.

At this time, there are approximately 500 units remaining in the pool of 2,300 units that can be used in either the Town or County. Thus, regardless of the changes Council decides to make, staff's assumption is that all of the remaining units will eventually be built (unless the residential market drastically changes and there is no demand for the incentive) – the only differences will be how long it takes and the quality and quantity of the deed restricted units, and perhaps the location of the units. Second, if the Wyoming Legislature decides to prohibit housing mitigation in Wyoming (likely to be considered in the Spring of 2027), then the 2:1 tool will likely be the main method for getting new deed restricted units in the Town – except of course projects developed by the Housing Authority, other non-profit affordable housing developers, or through SPET ballot approvals.

The Jackson Teton County Housing Department has been assisting Planning staff in evaluating potential changes to the 2:1 bonus tool. Given that the current 2:1 bonus tool is based on a 2016 market analysis done by Navigate, LLC, that helped to identify a baseline feasibility that compared the subsidy level of building new deed restricted housing compared to the profit gained from additional incentive market housing. This information was used to calibrate the incentive at a ratio of two square feet of market housing for one square foot of deed restricted housing that we now have in the LDRs. We asked the Housing Department to try to update the primary variables in the 2016 study to see if the financial feasibility of the incentives has changed significantly in the last 10 years in a way that could guide us in updating the 2:1 ratio. In short, as of now, the Housing Department's conclusion is that updating the 2016 study with data from actual 2:1 developments still does not allow for adequate analysis of the financial feasibility of the 2:1 tool

because the study's market inputs are too simple (e.g., overly focused on ownership units), we lack sufficient basic market data to correct for the over-simplicity (e.g., reliable data on how incentive works for rental projects), and the existing analysis does not factor for risk (the comparative financial risk of developing rental versus ownership housing).

Thus, unless Council wants staff to take additional time to conduct an in-depth study of the 2:1 market feasibility that includes analysis of rental product, Planning staff's recommendation is to move forward with changes to the 2:1 tool using the data and knowledge we already have based on 6-8 years of experience with the 2:1 tool including:

1. The tool has been very well-used in the many different zone districts it is allowed throughout Town (i.e., in the highway corridor, high-density residential areas, and downtown), presumably because it is profitable for developers.
2. Developers have opted to construct 2:1 bonus floor area instead of floor area allowed as a base FAR use, indicating that the bonus floor area is sometimes more profitable than maximizing base commercial or residential uses.
3. The 2:1 bonus has doubled the size of projects or produced very large deed restricted units (up to 3,000 sf).
4. Based on recent data from the Housing Department, we know that the discount on the initial rental price for workforce restricted units is modest (less than 10% usually and sometimes less than 5%).

This evidence leads planning staff to conclude that the existing 2:1 profit margins are large enough to increase the deed-restriction requirement without losing the incentive for the additional market housing.

1. Sliding Scale:

- 1:1 ratio for workforce restricted units (rental or ownership)
- 2:1 for 120%-160% affordable units (rental or ownership)
- 3:1 for < 120% affordable units (rental or ownership)

In practical terms: under the current 2:1 ratio, a developer who builds one square foot of deed restricted housing receives two square feet of additional market housing. The proposed sliding scale would reduce this incentive for workforce-only restricted units to a 1:1 ratio, one square foot of bonus for one square foot of deed restricted housing, while preserving the more generous 2:1 or 3:1 ratio to incentivize units at deeper affordability levels.

Planning Commission recommendation: **Approval** of sliding scale as proposed by staff.

2. Maximum limit on use of 2:1 bonus tool per project

- 2:1 bonus floor area cannot exceed 30% of base FAR
  - Purpose: To establish that the 2:1 tool is intended as a bonus beyond the base zoning, not as a primary use where it can more than double the size of a single project. This would essentially allow no more than one floor of a three-floor building be 2:1 bonus floor area. Staff recommend that affordable housing projects, such as the Virginian redevelopment, be exempted.
  - Example: If a project in the DC-1 is allowed 20,000 sf of base FAR development, then no more than 10,000 sf of additional 2:1 floor area would be allowed for a total of 30,000 sf for the project.

Planning Commission recommendation: **Denial** of 30% limit on use of 2:1 Bonus in an individual project.

- The Commission denied this option because it supports restricting the 2:1 bonus more by zone district (see option below) rather than through a one-size fits all restriction on all projects.

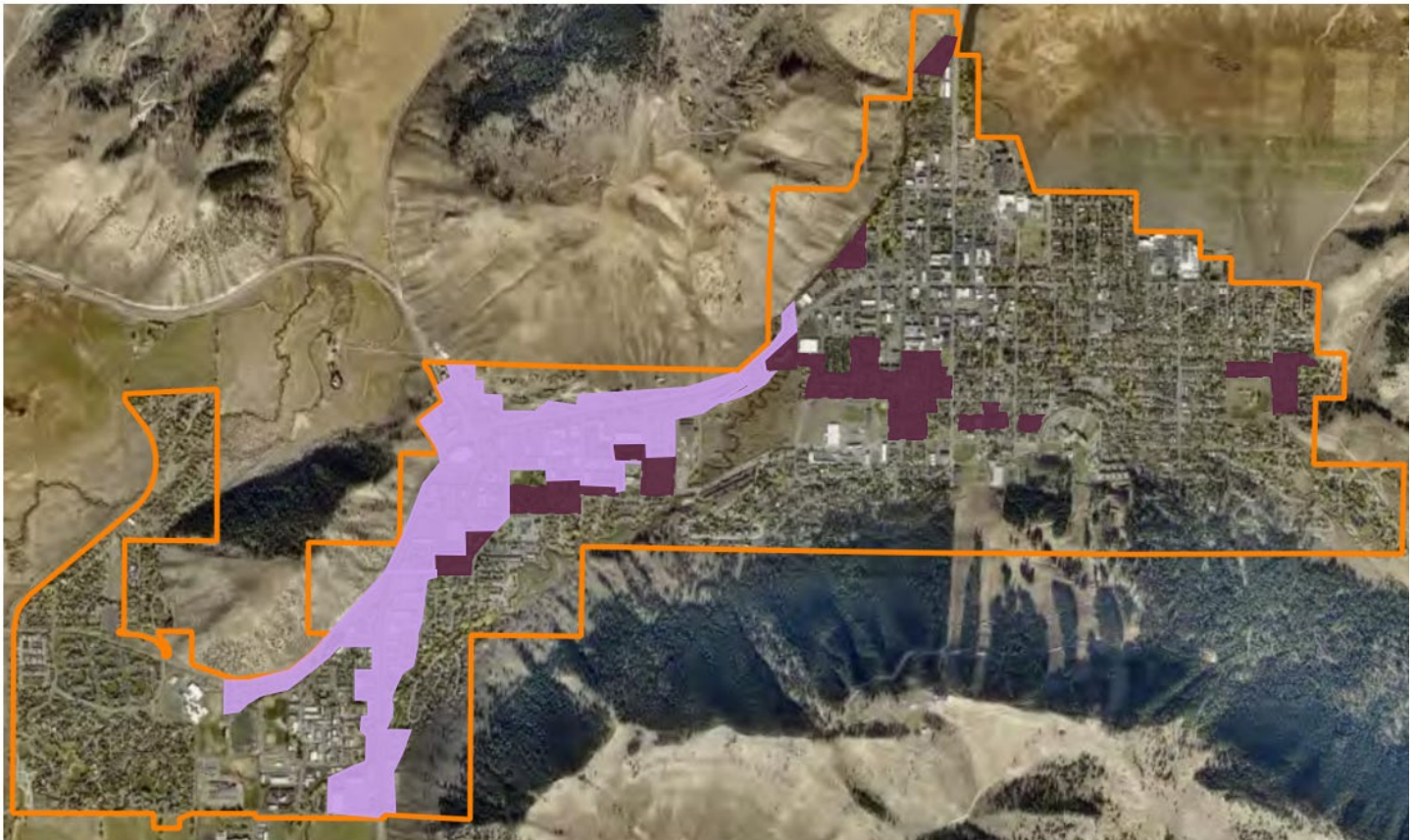
3. Maximum size of deed restricted unit

- Deed restricted units cannot exceed the following size limits:
  - 1 br – 800 sf
  - 2 br – 1,200 sf
  - 3+ br – 1,500 sf
- Purpose: To avoid the creation of overly large deed restricted units (over 3,000 sf in some cases) that are contrary to the purpose of providing workforce housing units at a size and cost appropriate for local workers. The proposed size limits were recommended by the Housing Department.
- Example: Any project using the 2:1 bonus must ensure that all deed restricted units meet these size limits.

Planning Commission recommendation: **Approval** of proposed maximum sizes for deed restricted units.

4. Option A: Remove use of 2:1 Bonus in downtown zones (DC-1, DC-2, CR-1, CR-2)

- Purpose: To remove possibility of buildings exceeding the base FAR in the greater downtown area (see map below). This would allow the 2:1 Bonus in the CR-3 and NH-1 zones only along the highway corridor west of Staples and in our highest density residential zone.
- Example: See map below of CR-3 and NH-1 zones where 2:1 would still be allowed.



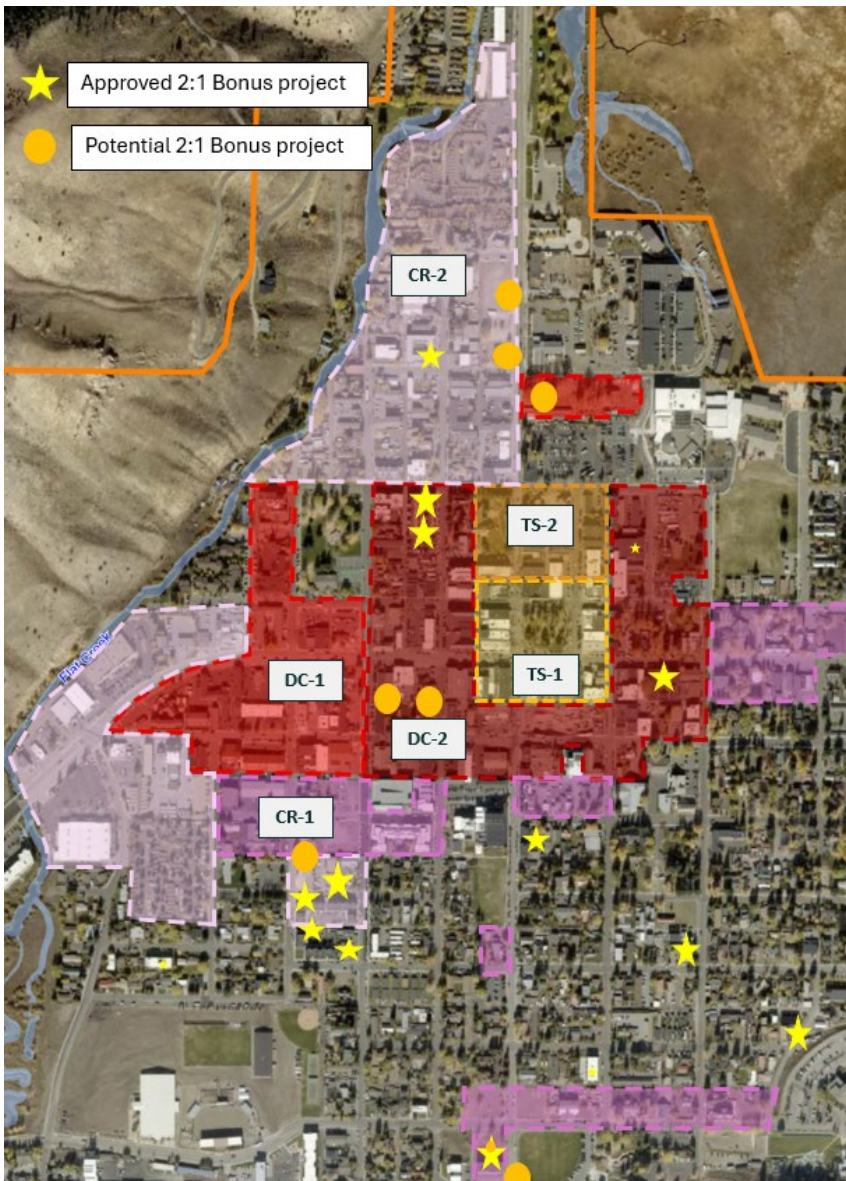
- Commercial Residential-3 (CR-3)
- Neighborhood High Density-1 (NH-1)



- Option B: Remove 2:1 bonus from DC-1, DC-2 zones only to focus specifically on protecting the character of Town Square area.
  - Purpose: The goal is to prohibit additional floor area and larger buildings in the areas closest to the Town Square where they are most likely to be noticed by visitors and impact the Town Square's character.
  - Example: The map below shows all the downtown commercial zones. For this option, the 2:1 bonus would be prohibited from the DC-1 and DC-2 zones shown in red. For reference, this map also shows where 2:1 projects have already been approved or have may be approved in the near future in the downtown area.

Planning Commission recommendation: **Approval** of Option B (remove 2:1 from DC zones only).

- The Commission concluded that allowing additional 2:1 floor area near the Town Square could detract from its small-town character but felt that allowing it in the CR zones immediately surrounding the DC zones was appropriate.



### Key Question.

Does the Council support the following proposed changes to the 2:1 Workforce Housing Bonus tool?

- A. Sliding scale ratios — Replace the current flat 2:1 ratio with a sliding scale: 1:1 for workforce restricted units, 1.5:1 for units affordable to households at 120%–160% AMI, and 2:1 for units affordable to households below 120% AMI.
- B. Cap on bonus use per project — Limit the total 2:1 bonus floor area to no more than 30% of a project's base FAR.
- C. Maximum deed restricted unit size — Cap the size of deed restricted units at 800 square feet for one-bedroom units, 1,200 square feet for two-bedroom units, and 1,500 square feet for units with three or more bedrooms.
- D. Geographic limits — Remove the 2:1 bonus from the DC-1, DC-2, CR-1, and CR-2 zones; or alternatively under Option B, remove it only from DC-1 and DC-2 zones to focus protections on the Town Square area.

Council may support, modify, or decline any of these four components independently.

### Third-story Stepback

General Background: The LDRs currently require a third-story stepback on all buildings with a third-story (except 100% residential buildings). The required stepback is 10' with an allowance that 60% of the third story (i.e., more than half) does not have to be stepped back. The result is a very modest stepback that often does not effectively reduce the scale of larger downtown buildings that can already be 42'-46' in height. While many of the LDR changes adopted through the moratorium in 2024 addressed building size and scale (e.g., maximum building size limits, maximum building length limits, changes to Design Guidelines related to breaking up the mass of larger buildings. etc.), additional measures to reduce the perceived size of buildings may still be deemed necessary by Council. Increasing the third-story stepback was identified by the Council as one of those measures.

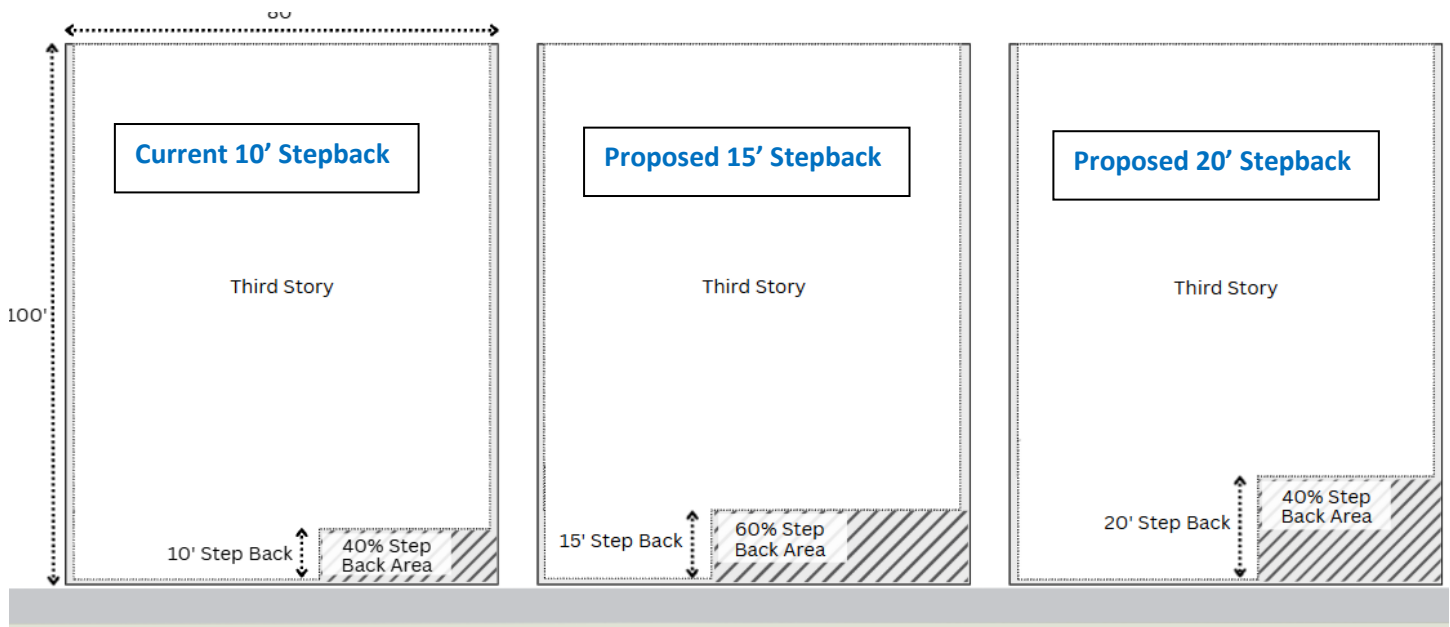
Previous Council Direction: Staff were directed to propose an increased third-story stepback. Options considered included increasing the stepback distance to 15' or 20' and decreasing the allowed encroachment from 60% to something less than 50%.

### Recommendations for LDR changes:

- Third-story stepback = 15' with 40% maximum encroachment into third-story stepback; or
- Third-story stepback = 20' with 60% maximum encroachment into third-story stepback;
- 1 or 2-story buildings: Any street-facing façade above 30' or more in height must be stepped back consistent with 3<sup>rd</sup>-story stepback requirements (with exceptions for special use buildings e.g., theatres, recreational facilities, etc. that require large volume spaces).
  - Purpose: To reduce the visual effect of “canyoning” where tall buildings loom over both (or one) sides of a street in a way that blocks lights and overwhelms the pedestrian scale character encouraged by the Comprehensive Plan. Staff provides two options of a stepback to allow developers to choose what works best for their project and to avoid cookie-cutter standards that make all buildings look the same. While the increased stepbacks will not reduce the actual height of the building, they will reduce how much of the building one can see as viewed from the street. Applies this same goal to one- or two-story buildings but provides flexibility for uses that truly require large volume spaces, such as theatres or recreational facilities.



- Example: For context, the below graphic compares the current 10' stepback to the two recommended stepbacks of 15' and 20' with allowed encroachments.



Planning Commission recommendation: **Approval** of the 15' and 20' third-story stepbacks as proposed by staff.

#### Key Question.

Does the Council support the recommended changes to the third-story stepback as provided in this staff report?

#### Short-term Rentals

General Background: When considering the character of our downtown and other areas, it is appropriate to consider whether the land uses we allow play a positive or negative role. In this regard, short-term rental condominiums have become a very popular use in the downtown Lodging Overlay (in the last five years, approximately 50 short-term rental units have been built in the downtown and another 100 have been under discussion for development – this does not include the additional 60 short-term rental units approved recently on Lots 53, 57, and 58 in the Snow King Master Plan area). Recent examples in the downtown Lodging Overlay illustrate that short-term rental condominiums tend to be large, expensive, and minimally occupied by visitors, functioning as investment properties rather than active lodging units that contribute to downtown vitality. This is contrary to the Comprehensive Plan's Policy 4.2.e: Maintaining lodging as a key component in the downtown.

Previous Council Direction: Staff were directed to identify a maximum limit on the percentage of a project that could be dedicated to short-term rentals. The Council did not support options that would outright prohibit short-term rentals in the Lodging Overlay. Also, please note that the Council recently amended the LDRs to cap the size of individual short-term rental units to 1,500 sf in the hope of creating more "family-sized" units that might be more likely rented to visitors rather than serve as pure investment properties for speculative development. There was additional discussion by some Council members regarding the possibility of prohibiting "condo-hotels" but it was not clear to staff whether there was Council agreement on this item. If Council is interested in taking this step, staff can draft a LDR amendment to do so (assuming there are no legal complications).

#### Recommendation for LDR changes on short-term rentals:

- Limit short-term rentals to no more than 30% of the project size (i.e., about one floor of a three-floor structure).

- Purpose: To create more vibrant and active uses in new downtown development by limiting the short-term rentals to a maximum percentage of a building. This would prohibit projects that are predominately occupied by short-term rentals that often remain vacant. In practical terms, this would allow one story of a three-story building to be short-term rentals, leaving the about 2/3 of the building reserved for more active uses, which could include traditional hotel rooms.
- Example: If a project in the DC-1 is allowed 30,000 sf of development, then no more than 10,000 sf of that project may be short-term rental units.

Planning Commission recommendation: **Denial** of 30% limit on use of short-term rentals in individual projects.

- The Commission had a wide-ranging discussion about the pros and cons of short-term rentals but ultimately decided that capping their use in individual projects was not necessary or they were unclear on what unintended consequence it might create. For example, would it then encourage more traditional hotel rooms (and is that a good thing?) or would it really increase vibrancy downtown?

### **Key Question.**

Does the Council support the recommended limits on the use of the short-term rentals in individual projects, as provided in this staff report?

### **Basements (intensity of use and potential impacts on groundwater)**

General Background: Two recent large development projects have raised questions about the Town's current approach to basement regulations. The first project raised concerns that a multi-story basement would significantly increase overall development intensity, including impacts on traffic, roads, and other public infrastructure, and could negatively affect groundwater. A second proposed development near Flat Creek raised concerns because its basement would be located in an area of relatively high groundwater and near existing subsurface environmental conditions where concerns were raised by members of the public and some Council members regarding potential impacts of below-ground development on groundwater quantity or quality. that require careful management. Combined, these two projects called into question our current regulations on basements and whether we needed to make any changes.

The LDRs do not limit the depth or number of stories of basements. They also do not address any potential impacts of basements on groundwater quantity or quality. Instead, because the State of Wyoming manages groundwater, the Town typically generally relies on Wyoming DEQ standards when it comes to specific water quality and quantity impacts from development on groundwater. Building codes further define the construction standards that need to be followed when basements and foundations encounter or approach groundwater. The Engineering Department gets directly involved only when applicants seek to discharge groundwater into the Town's stormwater system, often then requiring pre-treatment of the discharged water and measures to avoid flooding. To date, staff are not aware that reliance on these methods and standards has led to any significant negative impacts to local groundwater resources nor has evidence been provided of such impacts. In addition, with regard to overall building size, the LDRs do not count basements against the new maximum building size limits of 40,000sf and 50,000sf. Thus, theoretically, a developer can currently dig a basement as deep as they deem feasible and put it to any use allowed by the LDRs and building code.

Previous Council Direction: Council wanted to eliminate the current exemption for habitable basement floor area to not count against the maximum building size. They also asked staff to research options for an absolute limit on basement depth and best practices related to basements and groundwater protection.

Additional staff research requested by Council on basement impacts on groundwater: Staff conducted additional research to investigate what, if anything, other communities are doing to limit basement depth to address groundwater impacts beyond following local building codes and good engineering practices. Staff also received a research memo from Protect our Waters Jackson Hole providing their research and input on basement regulations. Based on the combined research, which is not exhaustive, there appears to be few communities that require additional limits on

basements to protect groundwater. And communities that do have local requirements, such as those in some Colorado jurisdictions, generally do so to implement State adopted groundwater regulations or programs, often focused on addressing hazardous chemicals or mining-scale activities. There are examples of groundwater-related protections from development in foreign jurisdictions, such as the cities of London and Vancouver and areas in France, but these appear to be based on comprehensive, master plan-level analyses and extensive data that we do not have locally.

Staff's conclusion is that we did not yet find any relevant "model" in any other American community that could be applied easily or appropriately in Jackson. Jackson also exists in a state that has not provided any additional requirements or technical guidance on regulating basement depth and groundwater. As such, any local effort to adopt science-based regulations intended to protect groundwater resources from basement development would involve creating an entirely new and novel regulatory program that would require the expertise of outside consultants (Town staff do not have expertise in this field) and considerable time and money to conduct a highly technical analysis and comprehensive public outreach effort. Such a study would need to collect baseline data to address the threshold question of whether current and past sub-surface developments have, in fact, negatively impacted groundwater resources and, if so, what can be realistically achieved with local land use regulations.

**Recommendation for LDR changes:**

- Eliminate floor area exemption for habitable basement floor area from maximum building size (i.e., 40,000sf /50,000sf). This change would not eliminate the current exemption for non-habitable basement floor area, such as for parking garages.
  - Purpose: To reduce the incentive to create "underground cities" where developers take advantage of our basement floor area exemption by adding much more habitable basement floor area than the community anticipated, bringing with it unwanted development intensity (e.g., traffic, employee generation, housing impacts, etc.) This change would not outright prohibit an "underground city" but it would force developers to choose between using limited valuable habitable floor area for above-ground uses versus underground uses and staff are confident that most developers will choose the former. This change would also apply only for basements when calculating maximum building size, thus the current general LDR exemption for basements from the FAR cap still applies (e.g., a single-family home can still have a habitable basement that does not count against the maximum FAR).
  - Example: If a developer proposes a hotel with 50,000 sf of above ground habitable floor area but that also includes another 20,000 sf of basement floor area dedicated to guest rooms, gym, spa, lobby, and other amenities (i.e., 70,000 sf total habitable floor area), the recommended LDR change would force the developer to either reduce the above ground floor area to 30,000 sf or eliminate the 20,000 sf of basement floor area to ensure they do not exceed the 50,000 sf maximum building size.

Planning Commission recommendation: **Approve** not exempting basement floor area from maximum building size limits.

- Regulations to Limit Basement Depth to protect groundwater. Staff recommend that the Council postpone any action on addressing basement depth and groundwater until after the Mogul hotel development is complete. Through review of that Development Plan application (which should be submitted in the next two or three months), the Town will have the opportunity to analyze the most comprehensive and detailed groundwater remediation report the Town has ever received addressing the impacts of below-ground development on groundwater quality and quantity. It will also address hydrocarbon contamination and remediation options. Also, because the Town has retained a third-party expert consultant to review the applicant's remediation report and advise us on the efficacy of proposed mitigation measures, we will have access to professional expertise to help us better understand all the relevant scientific, engineering, and policy considerations related to subsurface development impacts on groundwater hydrology.

Planning Commission recommendation: **Approve** postponing further study on impacts of basement on groundwater resources until after Mogul hotel groundwater remediation analysis is reviewed by Town.

**Key Question.**

Does the Council support the recommended change to not exempt habitable basement floor area from maximum building sizes, as provided in this staff report?

**Key Question.**

Does the Council support the postponing further study on impacts of basement on groundwater resources until after Mogul hotel groundwater remediation analysis is reviewed by Town, as provided in this staff report?

**Planning Commission**

The Planning Commission heard this item on March 4, 2026, and June 3, 2026. All Commission recommendations and relevant discussion are provided above within the section for individual LDR item.

**Possible Alternatives.**

The Council has the following options for each of the proposed LDR changes:

*Alternative 1: Direct staff to proceed with the specific options presented.* This is staff's preferred path as it allows redline LDR amendments to be drafted and returned for formal action as soon as possible. Staff have stated its position on each item in the Analysis section above.

*Alternative 2: Modify one or more of the proposed options before directing staff to draft amendments.* Council may direct staff to adjust specific parameters, for example, changing the sliding scale ratios, adjusting the stepback distance or encroachment percentage, setting a different short-term rental limit, or modifying the basement floor area provision. Staff can incorporate any specific direction into the redline drafts.

*Alternative 3: Request additional analysis on one or more items before providing final direction.* Council may determine that one or more items require additional research, stakeholder input, or legal review before staff are directed to draft amendments. Staff note that any additional analysis may delay final adoption of the amendments.

*Alternative 4: Decline to proceed with one or more of the proposed amendments.* Council may decide not to pursue one or more of the four changes. Staff note that declining the 2:1 bonus changes would leave the existing tool unchanged at a time when the Wyoming Legislature may move to restrict housing mitigation requirements as early as Spring 2027, which could significantly limit future options.

*Alternative 5: Defer basement depth regulation as recommended by staff.* Staff specifically recommend deferring any action on basement depth and groundwater regulation until after the Mogul hotel Development Plan review is complete, which will provide the most comprehensive groundwater impact analysis the Town has received to date. Council may accept this recommendation or direct staff to begin the regulatory work in parallel.

**Comprehensive Plan & Priority Alignment.**

As provided below, the proposed amendments in this item implicate a number of different Comprehensive Plan policies and goals.

**2:1 Workforce Housing Bonus:**

- Policy 5.4.d: Provide incentives for the provision of workforce housing
- Policy 3.1.b: Direct development toward suitable Complete Neighborhood subareas

- Strategy 3.1.S.2: Explore tools for transferring development potential from Preservation and Conservation Subareas of ecological significance to Stable and Transitional Subareas in the Town and County

The 2:1 workforce bonus tool was created as an innovative incentive to encourage private developers to build deed restricted housing with no public subsidy. It has been very well used and so has implemented Policy 5.4.d. The tool has also directed density from the County conservation areas into the Complete Neighborhood of the Town where there are appropriate services to accommodate additional density, as envisioned in Policy 3.1.b and Strategy 3.1.S.2.

#### Third-story Stepback

- Policy 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods
- Policy 4.2.e: Create a vibrant and walkable mix use Subareas

The proposed change to reduce the third-story stepback is intended to better integrate new, large buildings in the downtown area consistent with Policy 4.1.c. In addition, providing for a more generous stepback will help to open up views within town, make buildings seem less massive, reduce the "canyon" effect, and so make downtown a more enjoyable place to walk.

#### Short-term Rentals

- Policy 3.2.C: Limit Lodging to defined areas
- Policy 4.2.e: Maintain lodging as a key component in the downtown

While the proposal is to limit the use of short-term rentals in individual projects, doing so retains this visitor-serving use in our Lodging Overlay as intended by the Policies 3.2.C and 4.2.e. that acknowledge the key roles that lodging plays in our local economy and downtown vitality.

#### Basements

- Policy 3.3.C: Provide predictability in land use decisions.

No Comprehensive Plan policy directly or indirectly addresses basements or subsurface development but the proposal to no longer exempt habitable basement floor area from the maximum building size will add predictability to development so that actual development better matched public expectations in terms of the amount of development allowed by zoning.

#### **Fiscal Impact.**

There should be no measurable fiscal impact to the Town if the proposed LDR changes are adopted. No outside professional services were used.

#### **Staff Impact.**

Staff have spent approximately 80 hours on this item to date. We expect to spend another 40 hours to finalize the LDR amendments provided in this staff report assuming they are generally approved as presented. This estimate will increase if the Council makes significant additional changes to the amendments.

#### **Attachments or Links.**

Exhibit A: List of Approved 2:1 Workforce Bonus Projects.

#### **Suggested Motion.**

I move to direct staff to bring back LDR changes consistent with the proposed amendments presented in this staff report, dated June 15, 2026, with changes as discussed by the Council at this workshop.



## Exhibit A: Approved 2:1 Workforce Housing Bonus Projects

| Summary of 2:1 Bonus Units and Floor Area        |                                  |                                     |                                   |
|--------------------------------------------------|----------------------------------|-------------------------------------|-----------------------------------|
| Address                                          | Total Market Units<br>(total sf) | Total Workforce<br>Units (total sf) | Total FAR bonus<br>above base FAR |
| 160 E. Broadway Avenue                           | 1                                | 1                                   | 4,397 sf                          |
| 1120 & 1122 South Park Loop<br>Road              | 8 (5,080 sf)                     | 5 (4,000 sf)                        | 9,080 sf                          |
| 645 S. Cache Street                              | 1 (2,667 sf)                     | 1 (1,342 sf)                        | 4,009 sf                          |
| 174 N. King Street<br>(100% Deed Restricted)     | n/a                              | 6 (6,294 sf)                        | 6,294 sf                          |
| 185 N. Glenwood Street<br>(Glenwood/Gill Condos) | 4 (11,089 sf)                    | 4 (6,689 sf)                        | 17,778 sf                         |
| 10, 12, 14 & 16 E. Simpson<br>Avenue             | 1 (2,456 sf)                     | 1 (845 sf)                          | 1,355 sf                          |
| 367 S. Willow Street                             | 1 (235 sf over base*)            | 1 (999 sf)                          | 1,234 sf                          |
| 105 Mercill Avenue<br>(100% Deed Restricted)     | n/a                              | 30 (25,909 sf)                      | 25,909 sf                         |
| 445 Vine Street                                  | 2 (896 sf)                       | 1 (448 sf)                          | 1,344 sf                          |
| 440 W. Kelly Avenue (Kelly<br>Place)             | n/a                              | 7 (6,942 sf)                        | 6,942 sf                          |
| 255 S. Highway 90                                | 9 (6,052 sf)                     | 7 (3,423 sf)                        | 9,474 sf                          |
| 235 Veronica Lane                                | 14 (7,452 sf)                    | 9 (4,274 sf)                        | 11,726 sf                         |
| 165 N. Glenwood Street<br>(Glenwood/Gill Condos) | 1 (2,781 sf)                     | 3 (5,420 sf)                        | 8,201 sf                          |
| Jackson Street Apartments                        | n/a                              | 30 (31,926 sf)                      | 31,926 sf                         |
| 80 E. Karns Avenue                               | 6 (5,280 sf)                     | 3 (2,622 sf)                        | 8,169 sf                          |
| 1060 & 1080 South Park Loop<br>Road (The Loop)   | 67 (43,763 sf)                   | Workforce: 31<br>(21,678 sf)        | 2:1 over base FAR<br>82,000 sf    |
| Mogul Hospitality N. Cache<br>Street             | 17 (53,745 sf)                   | 16 (27,840 sf)                      | 97,382 sf                         |
|                                                  |                                  |                                     |                                   |
| Total Units                                      | 132 (141,496 sf)                 | 147 (150,651sf)                     | 253,410 sf                        |

# STAFF REPORT



|                               |                                                                            |                        |              |
|-------------------------------|----------------------------------------------------------------------------|------------------------|--------------|
| <b>Meeting Date:</b>          | June 15, 2026                                                              | <b>Meeting Title:</b>  | Workshop     |
| <b>Submitting Department:</b> | Planning                                                                   | <b>Presenter:</b>      | Paul Anthony |
| <b>Agenda Item:</b>           | Town Long Range Planning FY27 Work Plan (PM26-014) and Indicator Dashboard | <b>Public Comment:</b> | Yes          |

## Purpose or Policy Considerations.

The purpose of this item is for Council to review and approve the Town's Long-Range Planning Work Plan for FY27. The Work Plan defines which planning projects staff will prioritize in the coming fiscal year and is the primary tool for aligning staff time and budget with Council's goals. Staff will also present the results of the 2025 Indicator Dashboard (formerly Indicator Report).

## Recommendations.

Staff recommend that the Council approve the Town's Long-Range Planning FY27 Work Plan with the following three projects: 1) Update of Design Guidelines; 2) Biennial Land Development Regulations Update; and 3) Wildlife Permeability and Fencing Standards.

## Background.

Each year, Planning staff presents an annual Long-Range Planning Work Plan that identifies which planning projects will be prioritized in the coming fiscal year. The Work Plan is the mechanism for translating Comprehensive Plan goals into concrete staff work. It also allows Council to coordinate desired planning projects, identify needed staff resources, and budget for those resources before the July 1 budget adoption.

In addition, in previous years, staff presented to the joint elected officials the Indicator Report/Dashboard either before or concurrently with the Joint Long-Range Planning Work Plan. The Indicator Dashboard was created to identify progress toward our Comprehensive Plan strategies and vision (i.e. "are we living our values?") and provides an annual report card on how we are trending each year on meeting our key indicators of community character. The benefit of this approach is that it allows the elected officials to consider the latest data on our growth indicators and to decide whether planning projects need to be included to the upcoming year's Work Plan to address any concerns or needs based on the data. See the attachment to this staff report for a summary of the key takeaways from this year's Indicator Dashboard.

This year, the FY27 Work Plan format is different in two ways from previous years. First, while Town and County Planning Departments previously submitted one comprehensive annual Joint Long-Range Planning Work Plan that included all long-range planning projects from all departments (except Housing Department), this year the process only provides projects from the Planning Departments. This change reflects the growth of dedicated staff in Transportation, Sustainability, and other departments who now present their own Work Plans directly to elected officials.

The second change is that the previous, unified joint Town/County Planning Work Plan is now split into three separate (but related) Work Plans: 1) a true joint Town/County Work Plan; 2) a County-only Work Plan; 3) and a Town-only Work Plan. The Joint Long Range Planning FY27 Work Plan was presented to the joint boards this spring, the County-Only FY27 Work Plan has been preliminarily presented to the BCC through this spring's budget process but no confirmed date has been set for final approval, and now the Town-only FY27 Work Plan is being presented to the Town elected official in this workshop.

## Previous Direction from Joint Boards on Joint Long-Range Planning FY27 Work Plan

The Joint Boards have already approved the following projects for the Joint Planning FY27 Work Plan:

1. Joint Comprehensive Plan Update (staff will present draft RFP in August/September to joint boards to help define the final scope and budget of the project. After that, RFP will be formally released for responses from consultants).
2. Annual Indicator Dashboard

### **Analysis & Key Questions.**

The Council has provided direction to staff on the Town-only Long Range Planning FY27 Work Plan, largely through the multiple discussions it has had on the LDR amendment process to address development impacts in the Town (i.e., the so-called “Five Things” but now called the “Four Things” because one of the items (update of the Design Guidelines was moved to FY27 Work Plan). The “Four Things” LDR discussion is ongoing and will be before the Council again at its June 15 Workshop – i.e., the same meeting as this FY27 Work Plan item which should be helpful for the Council’s deliberation on the FY27 Work Plan. The “Four Things” LDR amendments are intended to be done in the current fiscal year (by July 1, 2026, or soon thereafter), and include the following LDR changes:

- 1) Updating the 2:1 Workforce Housing Bonus tool;
- 2) Adding a limit on the use of short-term rental in individual projects;
- 3) Increasing in the 3<sup>rd</sup>-story step back; and
- 4) Requiring basement floor area to count against maximum building.

The Council provided direction to staff on the FY27 Town-only Work Plan at its annual Council retreat on January 28th and 29<sup>th</sup> 2026, and then again as part of the joint long-range planning presentation for the budget process this spring where the Town-only items FY27 Work Plan were presented.

#### Town-only, Long-Range Planning FY27 Work Plan – Committed Projects

The two projects already approved for the FY27 Town-only Work Plan are:

##### **Town-only, Long-Range Planning FY27 Work Plan (Draft)**

1. Update of Town Design Guidelines
  - a. \$75,000 for professional services included in FY27 budget
2. Biennial LDR update
  - a. Formally called the “LDR Clean-up Update” but now can include more substantive proposed LDR changes
  - b. To be completed by Town staff (no professional services budgeted)

**Key Question 1:** Does Council still support including the Update of the Design Guidelines and Biennial LDR Update in the Town-only, Long Range Planning FY27 Work Plan?

Staff recommends yes. Both projects were identified through Council direction at the January 2026 retreat and confirmed through the spring budget process. The Design Guidelines update addresses a need that has been deferred in prior years and is directly connected to Council's ongoing concerns about development quality in the Town. The Biennial LDR Update is a standing maintenance commitment that keeps the Town's regulations current.

#### Wildlife Permeability

At the May 18, 2026, workshop, Council discussed wildlife-friendly fencing standards as part of the Natural Resources Overlay update. During that discussion, Council expanded the scope to include how fencing affects neighborhood character and how building location and size affect wildlife permeability, questions that go beyond the current NRO update and require additional research and public outreach, particularly with Business Park and residential landowners

who may have concerns about new standards. Staff recommend splitting this work off as a standalone FY27 Work Plan project rather than holding up the three other NRO components that are further along. Those three components, the NRO tiered map, setbacks for waterbodies, and wildlife standards for retaining walls, can proceed on their current schedule while the permeability and fencing standards are developed more carefully.

**Key Question 2:** Does the Council support adding Wildlife Permeability and Fencing LDR standards to the Town-only, Long Range Planning FY27 Work Plan as a third project?

Staff recommend yes.

#### Other Potential Projects to Consider

With three projects already on the Work Plan, staff estimate 450 to 550 hours of work in the coming year. Adding a fourth project would exceed current staff capacity and risk delivering all four projects poorly rather than three projects well. Staff have provided below the major themes that emerged from the March 2026 Council visioning exercise, which Council is being asked to prioritize:

- addressing the mass and scale of buildings through a maximum volume metric;
- reducing the canyoning effect of current building standards;
- encouraging active ground-floor uses downtown;
- supporting smaller and more affordable retail spaces;
- discouraging uses the community does not want; and
- addressing condo-hotel development.

Staff recommend that strong candidates from the visioning exercise be identified now for the FY28 Work Plan so they can be properly resourced and scoped. Council is not being asked to make decisions on these topics today, but staff welcomes direction on which items Council would like to prioritize for FY28 planning. Other potential projects to consider for FY28, some of which were discussed in past Work Plan discussions, include updating the LDRs for the Business Park (BP) Zone (Ideally done jointly with County BP areas but could be done alone), and updating our sign code standards. Staff would recommend doing both the BP update (along with updating other Legacy zones, such as the Public/Semi-Public Zone) and sign code update in FY28.

**Key Question 3:** How would Council prioritize the projects listed above to consideration in FY27 if time allow or in the FY2028 Work Plan.

#### Planning Commission Review and Recommendation

The Planning Commission reviewed a preliminary version of the FY27 Work Plan on March 4, 2026, and recommended approval of the Design Guidelines Update and Biennial LDR Update. The Commission also noted that it would like the Town to how best to manage our commercial alleys when new large residential developments propose access from the same alley (i.e., mixing large volumes of residential traffic with commercial deliveries can cause conflicts so perhaps new residential projects should be required to avoid use of commercial alleys as their primary access points). Staff note these Commission priorities for Council's awareness and can incorporate them into the Biennial LDR Update scope where appropriate.

**Key Question 4:** Does Council support directing staff to incorporate the Planning Commission's one additional priority to consider new rules for commercial alley access standards for new residential developments into the scope of the Biennial LDR Update?

Staff recommends yes.

The Planning Commission's concern about adding residential traffic to existing commercial alleys in the downtown reflects a observation that some well-used alleys are becoming overly congested and obstructed with traffic and perhaps that commercial traffic should be given priority over new residential or visitor traffic.

### **Possible Alternatives.**

Council has three alternatives for consideration:

Alternative #1: Council could choose to approve two projects, the Update of Design Guidelines and the Biennial LDR Update. This is the minimum scope already identified through prior Council direction.

Alternative #2: Council could choose to approve four projects by adding an item from the March 2026 visioning exercise. Staff do not recommend this due to staff capacity constraints. Adding a fourth project risks delaying or diminishing the quality of all four.

Alternative #3: Council could choose to approve a different combination of projects than any of the above. Council could, for example, substitute a visioning item for the wildlife permeability project or make other adjustments based on its priorities.

### **Comprehensive Plan & Priority Alignment.**

The annual adoption of a Long-Range Planning Work Plan directly implements Policy 9.2.b of the Comprehensive Plan, which calls for establishing an Implementation Work Plan annually. This policy exists to ensure that the community's long-range planning goals are translated into concrete annual work rather than remaining aspirational.

Each of the three recommended projects also connects to specific Comprehensive Plan goals.

The Design Guidelines Update supports the Comprehensive Plan's vision for high-quality, contextually appropriate development throughout the Town.

The Biennial LDR Update supports the Comprehensive Plan's direction that regulations be maintained, enforceable, and consistent with adopted policy.

The Wildlife Permeability and Fencing Standards project directly advances Common Value 1 - Ecosystem Stewardship - specifically Principle 1.1, which calls for protecting and enhancing wildlife habitat and movement corridors.

Staff do not identify any tension between the recommended Work Plan projects and other Comprehensive Plan goals. The wildlife permeability project in particular advances ecosystem goals that have been central to the Comprehensive Plan since its adoption.

### **Fiscal Impact.**

The Town's current FY27 Budget has proposed \$75,000 for professional services for the Design Guidelines Update. This amount is already included in the proposed FY27 budget.

If Council approves the Wildlife Permeability and Fencing Standards project, staff anticipates an additional \$2,000 - \$3,000 for environmental consulting services (likely an extension of the current contract we have with EcoConnect). It is possible that additional professional services might be requested by staff to support any additional items added to the Work Plan from the Council's "visioning" exercise. These amounts are not currently included in the proposed FY27 budget and would need to be appropriated.

**Staff Impact.**

Preparation of this staff report required approximately 40 hours of Planning staff time.

Implementation of the recommended Work Plan (three items) is estimated at 450 to 550 hours over the course of FY27. That range breaks down approximately as follows:

- Design Guidelines Update, 250 hours;
- Biennial LDR Update, 150 to 2300 hours;
- Wildlife Permeability and Fencing Standards, 50 to 100 hours.
- Adding a fourth project from the visioning exercise would require additional hours and could exceed current staff capacity without either delaying other Work Plan projects or requesting additional resources.

Staff notes that the 'Four Things' LDR amendments are expected to carry over slightly beyond July 1, 2026. That ongoing work will compete with FY27 Work Plan projects for staff time in the first quarter of FY27. Council should be aware of this overlap when considering whether to add a fourth project.

In addition, the approved Joint Long-Range Planning FY27 Work Plan will require the following hours from the Principal Joint Long-Range Planner (Ms. Hostetter):

- Comprehensive Plan Update, 1,000 hours;
- Annual Indicator Dashboard and Work Plan, 300 hours;
- University of Wyoming contract – Ecosystem Indicators, 100 hours
- Town NRO update, 50 hours;
- Supervision of County Long Range Planner, 200 hours;

Should the Joint FY27 Work Plan be significantly modified at any point, the Town and County will need to address how (or if) to balance staff resources to implement all long-range planning projects in both jurisdictions.

**Attachments or Links.**

Exhibit A: 2025 Indicator Dashboard Summary.

**Suggested Motion.**

I move to approve the Town-only, Long Range Planning FY27 Work Plan with three projects (Update of Design Guidelines; Biennial LDR Update; and Wildlife Permeability and Fencing Standards), as presented in this staff report, dated June 15, 2026.

## Exhibit A: 2025 Indicator Dashboard Summary

### **2025 Indicator Dashboard**

Since the major overhaul of the Comp Plan in 2012, the Indicator Report has been updated every year and for the last two years it has been shown in an online/live dashboard format. The dashboard's data inform decision makers and others when we should be revisiting policies with our community (i.e. the Chapter 9 Adaptive Management program) and it keeps track of what is happening in the community regarding growth and development. One of the most successful and powerful tools out of this program is the Community's ability to see how many residential units exist and are built each year, how much commercial square footage is built each year, where growth is happening, and tracking of the 2:1 Workforce Housing Bonus.

### **Key Takeaways**

The analysis below of the 2025 data is provided by the Principal Joint Long-Range Planner and shows the key takeaways from each Common Value (CV) in the Comprehensive Plan:



### CV1 – Ecosystem Stewardship

- Location of Growth – We are meeting our Comp Plan goal of at least 60% of residential growth in complete neighborhoods. The 2025 data show this at 65%. Also, for reference, of the 11,833 units in the community, 5,508 of them are located within the Town 1,302 in County Complete Neighborhoods and 5,023 in County rural areas as of 2025.
- Conservation of Land vs. New Subdivision (in rural areas) – Not much change in 2025 with one new conservation easement (46 acres) and three new parcels created from family exempt subdivisions.
- Greenhouse Gas Emissions – This metric continues to rise with vehicle miles traveled (under Quality of Life). Much of the GHG emissions that we track are from transportation sources.
- Wildlife vehicle collisions were down compared to the prior two years, with the long-term trend remaining flat.

*What does the data tell us? For the Comp Plan Chapter 1: Common Value, Ecosystem Stewardship, the community is doing well, but there remains room for improvement. While some private development is inevitable within the rural areas, the majority of our growth is occurring within complete neighborhoods as the policy directs (and zoning allows). Where we can do better is with regards to greenhouse gas emissions (GHG). This is largely related to transportation and ensuring most of our workforce can live locally in order to reduce vehicle miles traveled, a major contributor to GHG emissions. In addition, joint staff are working with the University of Wyoming on how to track indicator(s) related to the "Health of Native Species" which will be developed over the next two years.*



### CV2 – Growth Management

- 2025 was a slow year for new permits obtaining their "certificate of occupancy"
  - 79 new residential units were completed in the Town and County combined.



- Community has met the trigger for Comp Plan review at 7.2% (trigger is 7%) residential growth since the last Comp Plan check-in (2020)
- Institutional floor area is increasing similar to the rate of residential floor area, while commercial floor area and lodging units are growing much more slowly.
- The community's change within "allowed buildout," which includes the community "pool" of residential units (units outside of and beyond existing zoning allowances), remained largely the same from 2024 to 2025.

*What does the data tell us? For the Comp Plan Growth Management Common Value, the community is showing success with growth management and location of growth, as shown in the CV 1 discussion, and with the amount of growth as shown here in growth management. During 2025 we met our trigger for a Comp Plan review or check-in at 7.2% residential growth since 2020 (last update for the Comp Plan). This trigger is reflected in the Joint Long-Range Planning FY27 Work Plan task to begin the next Comprehensive Plan review which will include a Request for Proposals (RFP) process will be based on direction from the County Commissioners and Town Council and relies on budget approval. While we did not see a lot of new units finished in 2025 (compared to the 230 new units in 2024) this is largely dependent on the timing of construction projects, and those projects receiving their final inspections – we expect to see significantly more units coming online in 2026.*



## CV3 – Quality of Life

- Community is not meeting the goal of 65% of the workforce living locally – we are currently at 57%
- Vehicle Miles Traveled (VMT) is rising with job growth.
- Job numbers are increasing, especially in property management and construction
- START ridership has almost recovered to pre-COVID levels, however, it has not returned to the pre-COVID rate of growth.
- Shoulder seasons continue to see population and visitor increases. Summer continues to be our busiest season, then winter, followed by the shoulder seasons. The permanent resident population remains flat relative to pre-COVID levels.
- Community added 82 permanently restricted residential units (some were new restrictions on existing units).

*What does the data tell us? For the Comp Plan Quality of Life Common Value, the community is showing that we need improvement in several areas. This Common Value will need more attention with an upcoming Comp Plan check-in. We are not meeting our goal of housing at least 65% of our workforce locally, largely due to continually increasing housing costs. This Common Value includes several different community components such as affordable housing, transportation, economy, and provision of community services. With job growth continuing to outpace housing provision, a deeper dive into data about the economy, jobs, housing tools and the workforce is needed. In addition, we need to revisit our housing tools with regard to the bonus tools in the LDRs (some of which is currently underway).*



# Town Council's 'Working Calendar' 2026

**Note:** This 'Working Calendar' shows all Council meetings and upcoming items at regular meetings that are likely to take 60-90 minutes. Anticipated Planning Items are designated with a (P) after them. This calendar is subject to change and will be shared with Council approximately every two weeks.

## **Guiding Principles of Council's '26 Work Plan:**

1. Ensuring financial responsibility;
2. Increasing Environmental Stewardship;
3. Defining Community Character;
4. Improving County Partnership;
5. Maintaining Town Facilities & Assets;
6. Continuing to Work on Housing & Transportation

| COUNCIL'S WORKING CALENDAR   2026                     |                                                    |                                                           |
|-------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------|
| JANUARY                                               | FEBRUARY                                           | MARCH                                                     |
| <b>JOINT MEETING   JANUARY 5</b>                      | <b>JOINT MEETING   FEBRUARY 2</b>                  | <b>EVENING MEETING   MARCH 2</b>                          |
| Comp Plan Scoping                                     | Joint Powers Agreement Updates   Parks & Rec       | Revolving Rights from Housing Trust for Town Employees    |
|                                                       | Emergency Management Exercise                      | Employee Housing Opportunities at 90 Virginian Lane       |
| <b>EVENING MEETING   JANUARY 5</b>                    |                                                    |                                                           |
| Legislative Approach                                  | <b>EVENING MEETING   FEBRUARY 2</b>                | <b>SPECIAL JOINT MEETING   MARCH 9</b>                    |
| Flock Safety Contract Review                          | N. South Park Area 1 Request for Water/Wastewater  | START JHMR Contract                                       |
|                                                       | Annual Liquor License Renewals                     | 90 Virginian Lane                                         |
| <b>WORKSHOP   JANUARY 20</b>                          |                                                    |                                                           |
| Water Efficiency                                      | <b>WORKSHOP   FEBRUARY 17</b>                      | <b>WORKSHOP   MARCH 16</b>                                |
| LDR Updates to Address Development Impacts            | Parking Update for Summer 2026                     | FY27 Budget Revenue & Reserve                             |
|                                                       | Parks & Rec 5 Year Capital Improvement Plan (CIP)  | Visioning Workshop for Changes to LDRs                    |
| <b>EVENING MEETING   JANUARY 20</b>                   |                                                    | Utility Rate Update & Water Efficiency Ordinance          |
| 90 Virginian Lane Town Funding Approach               | <b>EVENING MEETING   FEBRUARY 17</b>               |                                                           |
| Nelson Drive Annexation Hearing                       | S4 Flats Housing Project                           | <b>EVENING MEETING   MARCH 16</b>                         |
|                                                       | Town Council Salaries                              | Parklets Check In (Plug 'N Play)                          |
| <b>SPECIAL MEETING, RETREAT   JANUARY 28 &amp; 29</b> |                                                    | Karns Meadow Ecological Monitoring Plan                   |
|                                                       | <b>SPECIAL MEETING, STRATEGIC BUDGET   FEB. 19</b> |                                                           |
|                                                       |                                                    | <b>SPECIAL JOINT MEETING   MARCH 17, Board Interviews</b> |
|                                                       |                                                    |                                                           |
|                                                       |                                                    | <b>SPECIAL MEETING   MARCH 18, STRATEGIC BUDGET</b>       |

| APRIL                                                    | MAY                                                         | JUNE                                                  |
|----------------------------------------------------------|-------------------------------------------------------------|-------------------------------------------------------|
| <del>JOINT MEETING   APRIL 6</del>                       | <del>JOINT MEETING   MAY 4, CANCELLED</del>                 | <del>JOINT MEETING   JUNE 1</del>                     |
| <del>90 Virginian Lane</del>                             |                                                             | Joint Budget Finalization                             |
|                                                          | <del>EVENING MEETING   MAY 4</del>                          | Fire/EMS Joint Powers Agreement Finalization          |
| <del>EVENING MEETING   APRIL 6</del>                     | Working Agreements Check In & Council Pay Philosophy        |                                                       |
| Title 5 & 9: Municipal Code Updates                      | SPET Allocation for Stilson Transit Center                  | <del>EVENING MEETING   JUNE 1</del>                   |
| Executive Session                                        |                                                             | Update on Parking Garage and Parking Action Plan      |
|                                                          | <del>SPECIAL MEETING   MAY 5, FY27 BUDGET</del>             | Traffic Impact Study LDR Updates (P)                  |
| <del>SPECIAL MEETING   APRIL 13, FY27 BUDGET</del>       |                                                             |                                                       |
|                                                          | <del>SPECIAL JOINT MEETING   MAY 11, 90 Virginian Ln.</del> | <del>WORKSHOP   JUNE 15</del>                         |
| <del>WORKSHOP   APRIL 20</del>                           |                                                             | Town Long Range Planning Work Plan & Indicator Report |
| Stormwater Utility Policies                              | <del>SPECIAL JOINT MEETING   MAY 12, FY27 BUDGET</del>      | LDR FY26 Development Impact Updates                   |
| Joint Powers Agreement Updates—Town Only                 |                                                             | START Bus Grant Update                                |
| Potential Changes to Bear Conflict Zone                  | <del>SPECIAL MEETING   MAY 13, FY27 BUDGET</del>            |                                                       |
|                                                          |                                                             | <del>EVENING MEETING   JUNE 15</del>                  |
| <del>EVENING MEETING   APRIL 20</del>                    | <del>WORKSHOP   MAY 18</del>                                | Working Agreements Check-In                           |
| Community School Expansion Conditional Use Permit (P)    | Town Employee Housing Strategy                              | Budget Hearing                                        |
| Executive Session                                        | Natural Resource Overlay LDR Update                         |                                                       |
|                                                          | Joint Powers Agreement Updates—Town Only                    |                                                       |
| <del>SPECIAL JOINT MEETING   APRIL 27, FY27 BUDGET</del> |                                                             |                                                       |
| Nonprofits                                               | <del>EVENING MEETING   MAY 18</del>                         |                                                       |
|                                                          | 145 W. Pearl Ave. Development Plan (P)                      |                                                       |
| <del>SPECIAL JOINT MEETING   APRIL 28, FY27 BUDGET</del> | Teton Village Resort Master Plan Amendments (P)             |                                                       |
| Joint Departments                                        | Scoping of Hidden Ranch Speed Limit                         |                                                       |
| Transportation & Housing Work Plan                       |                                                             |                                                       |
|                                                          | <del>SPECIAL MEETING   MAY 26, FY27 BUDGET</del>            |                                                       |
|                                                          |                                                             |                                                       |

| <b>JULY</b>                                 | <b>AUGUST</b>                                    | <b>SEPTEMBER</b>                                      |
|---------------------------------------------|--------------------------------------------------|-------------------------------------------------------|
| <b>JOINT MEETING   JULY 6</b>               | <b>JOINT MEETING   AUGUST 3</b>                  | <b>JOINT MEETING   SEPTEMBER 8</b>                    |
| Joint Powers Agreement Update - Town Update | Housing Rules & Regs                             | Comp Plan Request for Proposals (RFPs)                |
| START Transit Development                   | Transportation Impact & Maintenance Fees         |                                                       |
| 90 Virginian Lane Check-In                  |                                                  |                                                       |
|                                             | <b>EVENING MEETING   AUGUST 3</b>                | <b>EVENING MEETING   SEPTEMBER 8</b>                  |
| <b>EVENING MEETING   JULY 6</b>             | Rodeo Concession Agreement                       | Biennial LDR Update                                   |
| Wastewater Capacity Analysis                |                                                  | Community Streets Plan Adoption                       |
| String Lighting Text Amendment (P)          |                                                  |                                                       |
|                                             | <b>WORKSHOP   AUGUST 17</b>                      | <b>WORKSHOP   SEPTEMBER 28</b>                        |
| <b>WORKSHOP   JULY 20</b>                   | Ecosystem Indicator Report                       | Cemetery Master Plan & Fees                           |
| Community Streets Plan Draft                | Mounted Patrol Implementation                    | Health & Human Services & Community Initiative Update |
| Sustainability Plan Update                  | Building Permit Fees & Waiver Policy             |                                                       |
| Pollinator Protection                       |                                                  | <b>EVENING MEETING   SEPTEMBER 28</b>                 |
|                                             | <b>EVENING MEETING   AUGUST 17</b>               | Hotel Development Plan on 210 N. Glenwood (P)         |
| <b>EVENING MEETING   JULY 20</b>            | Traffic Impact Study LDR Updates                 |                                                       |
| Virginian Lodge Development Plan (P)        | Update on Parking Garage and Parking Action Plan |                                                       |
| Natural Resource Overlay LDR Update         |                                                  |                                                       |
|                                             |                                                  |                                                       |



| OCTOBER                             | NOVEMBER                             | DECEMBER                               |
|-------------------------------------|--------------------------------------|----------------------------------------|
| <b>JOINT MEETING   OCTOBER 5</b>    | <b>JOINT MEETING   NOVEMBER 2</b>    | <b>JOINT MEETING   DECEMBER 7</b>      |
| Housing Rules & Regs                |                                      |                                        |
|                                     | <b>EVENING MEETING   NOVEMBER 2</b>  | <b>EVENING MEETING   DECEMBER 7</b>    |
| <b>EVENING MEETING   OCTOBER 5</b>  | Legislative Approach                 | Reimagining Special Events             |
| Update on Parking at Home Ranch     |                                      |                                        |
| Parklet Program                     | <b>WORKSHOP   NOVEMBER 16</b>        | <b>WORKSHOP   DECEMBER 21</b>          |
|                                     | Staff Benefit Package Review         | Town Facilities & Property Master Plan |
| <b>WORKSHOP   OCTOBER 19</b>        | Title 8: Health & Safety Update      | Rodeo Grounds                          |
| Title 13: Utilities Update          |                                      |                                        |
| Town Employee Housing Strategy      | <b>EVENING MEETING   NOVEMBER 16</b> | <b>EVENING MEETING   DECEMBER 21</b>   |
|                                     |                                      |                                        |
| <b>EVENING MEETING   OCTOBER 19</b> |                                      |                                        |
|                                     |                                      |                                        |

| CURRENT SCOPING REPORT ITEMS         | PLUG 'N PLAY ITEMS                                                |  |
|--------------------------------------|-------------------------------------------------------------------|--|
| Changing Speed Limit in Hidden Ranch | Parklets                                                          |  |
| Parklet Program                      | <del>Bear Conflict Zone Potential Expansion</del>                 |  |
| Council Pay Philosophy (in process)  | Pollinator Protection (July)                                      |  |
| Dogs in Parks                        | Working Agreements Check-In (June)                                |  |
|                                      | PI List Review                                                    |  |
|                                      | Shifting Meetings to Tuesday                                      |  |
|                                      | Nelson Drive Solutions                                            |  |
|                                      | Cemetery Residency Requirements Policy                            |  |
|                                      | Analysis of Abstention/Excused Absences/Rules of Debate/Additions |  |
|                                      | Int'l Energy Conservation Building Code Update                    |  |
|                                      | Drone As First Responder                                          |  |
|                                      | Voluntary Stretch Codes for Building Efficiency                   |  |
|                                      | Investment Options   Strategic Budgeting 2.0                      |  |