

**SPECIAL JOINT INFORMATION PROCEEDINGS  
TOWN COUNCIL AND BOARD OF COUNTY COMMISSIONERS MEETING**

**JANUARY 11, 2021**

**JACKSON, WYOMING**

The Jackson Town Council and the Teton County Board of County Commissioners met in a special joint information meeting (JIM) in the Town Council Chambers located at 150 East Pearl Avenue in Jackson. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present at 2:00 p.m.:

**TOWN COUNCIL:** *In-person:* Jim Rooks. *via Zoom:* Mayor Hailey Morton Levinson, Vice-Mayor Arne Jorgensen, Jessica Sell Chambers, and Jonathan Schechter.

**COUNTY COMMISSIONERS:** *In-person* none. *via Zoom:* Chair Natalia Macker, Vice-Chair Luther Propst, Greg Epstein, Mark Barron, and Mark Newcomb.

**STAFF:** Larry Pardee, Tyler Sinclair, Lea Colasuonno, Susan Scarlata, Paul Anthony, Alyssa Watkins, Keith Gingery, Maureen Murphy, April Norton, Stacy Stoker, Chris Neubecker, Heather Overholser, Amy Ramage, Steve Ashworth, and Sandy Birdyshaw.

**Public Comment.** No public comment was given.

**Consent Calendar.** On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the consent calendar item A as presented with the following motion. On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to approve the consent calendar item A as presented with the following motion.

A. **Meeting Minutes.** To approve the Joint Information Meeting minutes dated November 2, 2020, and December 7, 8, 14, 29, and 30, 2020.

There was no public comment on the Consent Calendar. The vote showed 5-0 in favor and the motion carried for the Town. The vote showed 5-0 in favor and the motion carried for the County.

**Consideration of the Purchase of an Affordable Ownership Restriction at 722 W. Wind River Lane & Melody Ranch Townhome Roof Repair Update.** Stacy Stoker made staff comment providing a brief history on the Melody Ranch Townhomes, restrictions in place, sunset clauses, the market home deed restriction available, and assistance given to the Homeowners Association with roof repair.

No public comment was given.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to 1) approve the purchase of an Affordable Ownership 50 – 80% MFI deed restriction on 722 W Wind River Lane in the amount of \$160,000 dollars as outlined in this staff report and 2) approve the restriction document as presented.

Greg Epstein and Mark Barron voiced appreciation to Ms. Stoker and the staff at the Housing Department for their work on this.

The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Greg Epstein and seconded by Mark Barron to 1) approve the purchase of an Affordable Ownership 50 – 80% MFI deed restriction on 722 W Wind River Lane in the amount of \$160,000 dollars as outlined in this staff report and 2) approve the restriction document as presented. The vote showed 5-0 in favor and the motion carried for the County.

**Consideration of a Housing Preservation Program.** April Norton presented the Housing Preservation Pilot Program. The 2015 Housing Action Plan directed staff to “preserve existing workforce housing stock to avoid leakage” (Initiative 2.C). This initiative further directed staff to “restrict existing workforce housing, ensuring programs for households in different income categories exist”. The 2020 Housing Supply Plan identified a Restriction Fund program that would “purchase permanent deed restrictions on existing and new housing stock”. The program would “assign values to different deed restrictions and homeowners, prospective buyers, and developers may apply for funds based on the restriction they would like to sell and the value of the home”. The 2019 SPET Ballot language was approved by the voters and stated: “Community

Housing Opportunities. \$5,500,000.00 for the purchase of appropriately zoned land to develop permanently deed restricted housing thereon and/or the purchase of deed restrictions to house the local workforce. Funds will be placed in the Jackson/Teton County Housing Authority Housing Supply account. The Jackson Town Council and the Teton County Board of County Commissioners must authorize and direct the expenditure of these funds. This project is sponsored by Teton County.” This proposed housing preservation program complies with the SPET ballot language, specifically that the SPET funds may be used for “the purchase of deed restrictions to house the local workforce.”

The Council and Commission held discussion with staff on the requalification process, future updates, qualifications for workforce housing units, hopes for the program, the 150-mile radius, residential and commercial property ownership, foreseen timeline, and appraisals and inspections.

No public comment was given.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jessica Chambers to direct and authorize the Jackson/Teton County Housing Authority Board to spend up to \$1,000,000 of the 2019 Specific Purpose Excise Tax (SPET) Proposition Community Housing Opportunities collections on the Preservation Program as presented today. I further move to direct staff to provide an update on the program at the July 2021 Joint Information Meeting.

Further discussion was held regarding support for staff recommendations, setting expectations, expanding the pilot program, and private philanthropy.

The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to direct and authorize the Jackson/Teton County Housing Authority Board to spend up to \$1,000,000 of the 2019 Specific Purpose Excise Tax (SPET) Proposition Community Housing Opportunities collections on the Preservation Program as presented today. I further move to direct staff to provide an update on the program at the July 2021 Joint Information Meeting. The vote showed 5-0 in favor and the motion carried for the County.

**Teton County Historic Preservation Board duties in Town’s Historic Preservation Program.** Paul Anthony explained proposed new duties and responsibilities of the Teton County Historic Preservation Board (TCHPB) in the Town’s proposed new historic preservation program scheduled to be adopted in the Town’s Land Development Regulations (LDRs). The TCHPB’s Role in the Town’s Proposed Historic Preservation Program would be to: 1. Review projects for compliance with the Historic Preservation Design Guidelines. 2. Nominate properties for inclusion on Jackson Historic Register. 3. Conduct and update historic surveys on eligible properties. 4. Review Town demolition permits. 5. General advisory/consulting/education role to landowners and public.

Michael Stern, Chair of the Historic Preservation Board made comments in support of the historic goals and implementation of the LDRs.

The Council and Commission held discussion with staff on board structure, ninety-day demolition window, nominations, and qualified professionals.

Keith Gingery made staff comment on the TCHPB, its formation, purpose, and funding.

General support was voiced in moving forward and creating or having one town-appointed seat if that could be worked out.

This item was discussion only, no action was taken.

**Ecosystem Capacity and Staffing.** Tyler Sinclair provided a briefing on how the Town and County could address the Comprehensive Plan’s Common Value 1: Ecosystem Stewardship goals, principles, policies, and strategies. Staff found the fundamental issue identified for discussion was that although Common Value #1 Ecosystem Stewardship was the core of our community vision as stated in our Comprehensive Plan, there was not dedicated staff and/or resources to implement this Common Value. The overall concept proposed the creation of an Ecosystem Stewardship Department (ESD) and a Commission. The ESD could include staff and resources to assist the community in the implementation of the goals, policies, principles, and strategies called out in Chapters 1 and 2 of the Plan. The ESD would have four primary duties: 1. Collect and evaluate metrics indicating the ecosystem’s health. 2. Evaluate threats to the ecosystem’s health, and

opportunities for helping preserve and protect it. 3. Develop and oversee efforts related to duties #1 and #2. 4. Deliver an annual report to the community regarding the health of the ecosystem, threats to that health, and efforts to preserve and protect the ecosystem.

The conceptual proposal included the hiring of a ESD director, a staff member, and a senior ecologist hired in the initial two years. The primary duties of new staff and/or other resources once created would be to develop the department's direction, specifically around foundational questions in the Comp Plan. To assist and guide the department, the Town and County could also create a joint Ecosystem Stewardship Commission (ESC), which would function in a similar fashion to other town/county joint boards. The ESC's efforts would be supported by the ESD staff, and most of its membership would be people with solid expertise in subjects related to ecosystem stewardship. The Ecosystem Stewardship Department and Commission would operate with an annual budget of \$300,000, which would cover two full-time employees and provide capital for operations.

The Council and Commission held discussion with staff. Chris Neubecker made staff comment on staff impacts.

Public comment was given by Frances Clark, Sandy Shuptrine, Chelsea Carson, Anna Olsen, Lee Bauknight, Renee Sidler, Jared Becker, Sharon Mader, Nancy Shea, Mary Lynn Callahan, Tim O'Donoghue, and Dan Heilig.

On behalf of the Town, a motion was made by Arne Jorgensen and seconded by Jessica Chambers to continue this item to the joint retreat or a date determined by the Mayor and Chair. The vote showed 5-0 in favor and the motion carried for the Town.

On behalf of the County, a motion was made by Greg Epstein and seconded by Mark Newcomb to continue this item to continue this item to the joint retreat or a date determined by the Mayor and Chair. The vote showed 5-0 in favor and the motion carried for the County.

**Construction Report on Park Shop / Housing and Fire Station One.** Alyssa Watkins presented an overview of the After-Action Review (AAR) Committee which reviewed the Park Shop/Housing and Fire Station 1 construction projects and their report. The goal of the committee's work was to examine each project from inception to its current status, identify the challenges and successes in each, and distill recommendations to drive more successful outcomes for future projects.

Arne Jorgensen and Greg Epstein made comment as AAR Committee members.

The Council and Commission held discussion on the construction projects and upcoming projects.

No action was taken on this item.

**Adjourn.** On behalf of the Town, a motion was made by Jonathan Schechter and seconded by Jessica Chambers to adjourn. The vote showed 5-0 in favor and the motion carried for the Town. On behalf of the County, a motion was made by Mark Barron and seconded by Greg Epstein to adjourn. The vote showed 5-0 in favor and the motion carried for the County. The meeting adjourned at 4:56 p.m. minutes:spb

TOWN OF JACKSON

ATTEST:

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Hailey Morton Levinson, Mayor

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Sandra P. Birdyshaw, Town Clerk