

**MINUTES  
PLANNING COMMISSION  
TETON COUNTY, WYOMING  
February 8, 2021**

The regular meeting of the Planning Commission meeting was called to order at 6:00 PM in the Board of County Commission Chambers with Kasey Mateosky, Chair, presiding.

**ROLL CALL**

Planning Commission: Kasey Mateosky, Karen Rockey, Sue Lurie, and Devon Viehman. Alex Muromcew joined the meeting at 6:10 PM.

**STAFF:** Planning Director Chris Neubecker.

**GUESTS:** Andrés Duany and Senen Antonio.

**MINUTES**

A motion to approve the January 11, 2021 minutes was made by Commissioner Rockey and seconded by Commissioner Lurie. There was no further discussion. Motion carried 5-0.

**ADOPTION OF AGENDA**

A motion to adopt the February 8, 2021 agenda was made by Commissioner Rockey and seconded by Commissioner Lurie. There was no further discussion. Motion carried 5-0.

**MATTERS FROM COMMISSION**

None.

**MATTERS FROM STAFF: Commissioner Training**

- **Presentation on “Post-Pandemic Housing Typologies” by Andrés Duany.**

Andrés Duany discussed his research and gave a PowerPoint presentation. He started by thinking about major world events and the scars it creates in our memories. How do you develop affordable housing without government subsidy? After some major events like world wars, we were able to house millions of poor immigrants. We (DPZ CoDesign) received a large grant to study housing post-Katrina hurricane. He described many of the failures of building large volumes of homes and some of the cultural barriers to using mobile or manufactured homes, which many people shy away from without knowledge of the quality of the homes' construction.

Mr. Duany discussed the history and benefits of residential compounds with shared green space. This includes the compounds built in the western United States. Brigham Young built 730 residential housing settlements without government assistance. Mr. Duany showed examples of mobile homes and tiny homes with modern and midcentury modern designs.

Commissioner Viehman – This is incredible, what we need here in Jackson. I took lots of notes. What do you think about incentives for developers, instead of using regulations to gain affordable housing?

Mr. Duany – If you stay out of their way but ensure that they meet codes, developers will self-police. As long as local government can inspect the property at any time, and any work that does not meet codes will be removed and rebuilt at expense of the builder.

Commissioner Lurie – You usually need an acre to build anything.

Mr. Duany – This development is on a 200-foot block or on 8 lots in a typical town lot, 50' x 100'.

Commissioner Lurie – I wonder how we can build these in our local climate. We have snow and icy walkways. We need mixed housing. I have a friend that would jump at a tiny house.

Mr. Duany – Some tiny homes are inspected by Department of Transportation and can be placed on underused parking lots and in shopping centers with a land lease.

Commissioner Muromcew – Didn't we need to address this issue at Fireside? What do you do about sewer connections?

Mr. Duany – All major parking lots have electricity and sewer connections.

Commissioner Rockey – Can you discuss the economics of building a factory locally that can be used to build manufactured housing?

Mr. Duany – The factory is remarkable low tech unless you need 200 units in a year. If you are willing to have one or two units per week; the key is to have the orders ready and have a large order. Indoor construction is the way to build in your weather.

Senen Antonio – We designed the space with height like a ship to use all the vertical space.

Mr. Duany – After COVID a hospital wanted to order 1,000 of these tiny mobile homes.

Commissioner Viehman – We have opportunity to lease land from the State of Wyoming.

Commissioner Mateosky – The Parcel you are thinking about may not be relevant to this discussion.

Commissioner Muromcew – I am intrigued, but our requirements for snow loads, energy efficient and seismic loads. You seem to be shying away from multiple story buildings.

Mr. Duany – It is impossible to build with height and affordability. You cannot build affordable with stairs and elevators. Subsidy is not affordable. This kind of housing is affordable.

Commissioner Mateosky – What type of land cost are you thinking of?

Mr. Duany – I prefer leasing. Do not underestimate the amount of excess parking in shopping malls.

Commissioner Muromcew – What do our current LDRs allow? Would any of this be allowed with our regulations?

Chris Neubecker – We have opportunity to change the code if this is what the community, Planning Commission and Board of County Commissioners want to see.

Mr. Duany – Do not change the code, just do a pilot project first.

Commissioner Rockey – Do you have any recent publications?

Mr. Duany – Just published on high density urbanism, but we are also working on a book on this topic. My coauthor wants it to be very comprehensive and so it may take a year before publishing.

Commissioner Mateosky – It is nice to have this type of new information and variety. I would like to see our long-range staff look at these.

**ADJOURN**

Commissioner Rockey moved to adjourn at 7:30 PM. Commissioner Viehman seconded, and the motion passed unanimously.



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Kasey Mateosky, Chair

ATTEST:



Chris Neubecker, Planning Director

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