

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

JULY 6, 2022

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 1:32 P.M.

I. ROLL CALL. Upon roll call the following were present:

COUNTY COMMISSIONERS: Chairwoman Natalia Macker, Vice-Chairman Luther Propst, Mark Barron, Mark Newcomb, and Greg Epstein.

TOWN COUNCIL: Mayor Hailey Morton Levinson, Vice-Mayor Arne Jorgensen, and Jonathan Schechter. Jim Rooks joined the meeting at 1:42 P.M. and Jessica Sell Chambers was absent.

STAFF: Tyler Sinclair, Maureen Murphy, Roxanne Robinson, Lea Colasuonno, Stacy Stoker, Larry Pardee, Brady Hansen, Chris Neubecker, Amy Ramage, Matt Carr, Abigail Moore, and Chalice Weichman.

II. PUBLIC COMMENT. None.

III. CONSENT CALENDAR.

A. Meeting Minutes. To approve the meeting minutes for the June 6, 2022, June 13, 2022, June 27, 2022, and June 28, 2022 meetings as presented.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve the consent calendar for today's joint information meeting that includes the minutes for the June 6, 2022, June 13, 2022, June 27, 2022, and June 28, 2022 meetings, as presented. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Schechter to approve the consent calendar for today's joint information meeting that includes the minutes for the June 6, 2022, June 13, 2022, June 27, 2022, and June 28, 2022 meetings, as presented. Mayor Morton Levinson called for a vote. The vote showed three in favor and the motion carried 3-0 for the Town.

IV. MATTERS FOR DISCUSSION

CONSENT ITEM B: Housing Nexus Study and Needs Assessment Contract Amendment (pulled from consent).

Chris Neubecker, Director of Planning and Building, presented to the Town and County for consideration of approval an amendment the scope of work with WSW Consulting ("WSW") concerning the timeline, budget, and deliverables for the housing mitigation policy discussion. Staff proposes that WSW provide a final report from the recently completed Regional Housing Needs Assessment work with staff on suggested next steps, including linkage policy development and drafting Land Development Regulations ("LDRs") based on policy direction, and provide facilitation assistance through the policy adoption. The revised scope of work proposes that Economic and Planning Systems, as well as Logan Simpson, be included as subconsultants. As proposed, some funds previously approved would be reallocated to the Mitigation Policy Discussion & Facilitation and to Housing Linkage LDR Updates. With this revision, WSW will not be involved going forward in the Community Housing Plan phase.

There was no public comment.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the revised Scope of Work for Linkage Policy Development with WSW Consulting dated May 26, 2022, to complete the Regional Housing Needs Assessment, develop a Residential Linkage Policy, and draft Land Development Regulations for a not to exceed amount of \$115,000. Chairwoman Macker called for a vote. The vote showed four in favor and the motion carried 4-1 for the County with Commissioner Barron opposed.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Schechter to approve the revised Scope of Work for Linkage Policy Development with WSW Consulting dated May 26, 2022, to complete the Regional Housing Needs Assessment, develop a Residential Linkage Policy, and draft Land Development Regulations for a not to exceed amount of \$115,000, with the Town reimbursing the County for 50% of the total amount. Mayor Morton Levinson called for a vote. The vote showed three in favor and the motion carried 3-0 for the Town.

Councilmember Rooks joined the meeting at 1:45 p.m.

A. Housing Rules & Regulations - Continued June 13, 2022

Stacy Stoker, Housing Manager, presented to the Town and County For consideration of approval 10 policy topics in the Jackson/Teton County Housing Department Rules and Regulations and provide direction to staff. These topics include seventeen policy questions.

In June of 2018, the Jackson Town Council and Teton County Board of County Commissioners adopted the Jackson/Teton County Housing Department Rules and Regulations. On February 28, 2022, the Town Council and Board of County Commissioners identified a list of topics that they requested to be discussed at the annual Rules and Regulations Update. The attached list encompasses the entire list of identified topics with the exception of one, which was a request to add the topic of requiring energy efficient appliances in the Livability Standards for restricted units. Energy Star appliances is already a requirement in the Livability Standards so this topic was removed. The complete list of topics and policy questions along with staff analysis is attached in the staff report.

There was no public comment.

On behalf of the Town, a motion was made by Councilmember Jorgensen and seconded by Councilmember Schechter to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and bring the proposed redlined Title 16 of the Town of Jackson Ordinances back to the August 1 JIM for approval and to begin the 3 readings of the ordinance changes prior to adoption. Mayor Morton Levinson called for the vote. The vote showed four in favor and the motion carried 4-0 for the Town.

On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Propst to direct staff to make the changes to the Housing Rules and Regulations, as proposed today, and bring the proposed redlined Housing Rules and Regulations document back to the August 1 JIM for approval and release for the 45-day public comment period. Chairwoman Macker called for the vote. The vote showed four in favor and the motion carried 4-1 for the County with Commissioner Barron opposed.

The meeting recessed at 3:03 P.M. and reconvened at 3:13 P.M.

B. SPET BALLOT RESOLUTION – Continued from June 27, 2022

The purpose of this SPET (Special Purpose Excise Tax) discussion is for the Town Council and County Commission to take public comment, complete their dialogue regarding the SPET items, decide on the requirement for affidavits and/or MOUs, and make final edits to the ballot resolution language and amounts.

Public comment was given in-person by Bill Voge, Janine Bay Teske, and Sandra Murphy. Public comment was given via Zoom, by Jack Kirill and Meghan Quinn.

Commissioner Barron left the meeting at 3:23 P.M.

Roxanne Robinson, Assistant Town Manager, provided a slideshow with draft SPET expenditures for consideration.

Brady Hansen, Fire Chief, and Gillian Chapman, Teton County School District #1 Superintendent, commented on project applications.

Commissioner Barron rejoined the meeting at 4:23 P.M.

On behalf of the Town, a motion was made by Councilmember Rooks and seconded by Mayor Morton Levinson to direct the Town Attorney and County Attorney's Office to draft a Memorandum of Understanding with St. John's, CWC, and TCSD #1 requiring that:

- a) They comply with the Town or County's Land Development Regulations and Building Codes, and participate in the public process required by the Town or County; and
- b) Present executed versions of said agreements at the meeting to be held July 18 at 10:00 a.m. before adoption of the final SPET ballot resolution.

Mayor Morton Levinson called for the vote. The vote showed three in favor and the motion carried 3-1 for the Town with Councilmember Schechter opposed.

On behalf of the County, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to direct the Town Attorney and County Attorney's Office to draft a Memorandum of Understanding with St. John's, CWC, and TCSD #1 requiring that:

- a) They comply with the Town or County's Land Development Regulations and Building Codes, and participate in the public process required by the Town or County; and
- b) Present executed versions of said agreements at the meeting to be held July 18 at 10:00 a.m. before adoption of the final SPET ballot resolution.

Chairwoman Macker called for the vote. The vote showed three in favor and the motion carried 3-2 for the County with Commissioners Propst and Barron opposed.

V. MATTERS FROM COMMISSION AND COUNCIL. None.

VI. ADJOURN. On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilmember Schechter and seconded by Councilmember Jorgensen to adjourn. Mayor Morton Levinson called for a vote. The vote showed all in favor and the motion carried for the Town.

The meeting adjourned at 5:27 P.M.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Town Clerk