

1. Agenda

Documents:

[TOWN COUNCIL SPECIAL MEETING AGENDA - ENGLISH.PDF](#)
[TOWN COUNCIL SPECIAL MEETING AGENDA - ESPANOL.PDF](#)

2. Discussion / Action Items

Documents:

[MARCH 5 STAFF REPORT.PDF](#)
[POWERPOINT SLIDES.PDF](#)
[ITEM P17-074.PDF](#)

3. Ordinances

Documents:

[ORDINANCE A.PDF](#)
[ORDINANCE B.PDF](#)
[ORDINANCE C.PDF](#)

SPECIAL TOWN COUNCIL MEETING

Tuesday, March 13, 2018

6:00 PM

Town Council Chambers

Chair: Pete Muldoon

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

I. ROLL CALL

II. DISCUSSION / ACTION ITEMS

A. Housing

1. Award of Contract for the 174 N. King Street Housing Project (April Norton, Housing Director)

B. Planning

1. Item P17-074: Snow King Mountain Community Engagement Process – Schedule and Contract Amendments (Tyler Sinclair, Planning Director)

III. ORDINANCES

1. Ordinance A: An Ordinance Vacating a Portion of Alley Running North and South off of Deloney Avenue between Center St. and King St. (Presented for 2nd Reading, Audrey Cohen-Davis, Town Attorney)
2. Ordinance B: An Ordinance Amending Section 2.40.010 of the Municipal Code regarding Membership of Planning and Zoning Commission / Board of Adjustment (Presented for 1st Reading, Audrey Cohen-Davis, Town Attorney)
3. Ordinance C: An Ordinance Amending Section 8.10.5.C.2 (Appointment) and 8.10.5.E (Quorum and Voting) regarding the Planning and Zoning Commission, and Section 8.10.6.D regarding the Board of Adjustment (Presented for 1st Reading, Audrey Cohen-Davis, Town Attorney)

IV. ADJOURN

Please note that at any point during the meeting, the Mayor and Council 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.

REUNIÓN ESPECIAL DEL CONSEJO DE PUEBLO

Martes, 13 de Marzo del 2018

6:00 PM

Camaras del Ayuntamiento

SILLA: Pete Muldoon

AVISO: EL VIDEO Y AUDIO DE ESTA REUNIÓN SE TRANSMITEN AL PÚBLICO A TRAVÉS DE DISPOSITIVOS DE INTERNET Y MÓVILES CON OPINIONES QUE COMPRENDEN TODAS LAS ÁREAS, PARTICIPANTES Y MIEMBROS DE LA AUDIENCIA

POR FAVOR, SILENZAR TODOS LOS DISPOSITIVOS ELECTRÓNICOS DURANTE LA REUNIÓN

I. LLAMADA DE ROL

II. DISCUSSION / ACTION ITEMS

A. Alojamiento

1. Adjudicación del contrato para el proyecto de vivienda 174 N. King Street (April Norton, Directora de Vivienda)

B. Planificación

1. Artículo P17-074: Proceso de participación de la comunidad Snow King Mountain - Enmiendas al programa y al contrato (Tyler Sinclair, Director de Planificación)

III. ORDENANZAS

- A. Ordenanza A: Una ordenanza que desaloja una porción de callejón que corre hacia el norte y el sur fuera de la avenida Deloney entre la calle Center St. y King St. (Presentado para la 2da lectura, Audrey Cohen-Davis, Abogado de la Ciudad)
- B. Ordenanza B: Ordenanza que enmienda la Sección 2.40.010 del Código Municipal sobre Membresía de Planificación y Comisión de Zonificación / Junta de Ajuste (Presentado para la 1ra lectura, Audrey Cohen-Davis, Abogada municipal)
- C. Ordenanza C: Ordenanza que enmienda la Sección 8.10.5.C.2 (Nombramiento) y 8.10.5.E (Cuórum y votación) con respecto a la Comisión de Planificación y Zonificación, y la Sección 8.10.6.D con respecto a la Junta de Ajuste (Presentado para la 1ra lectura, Audrey Cohen-Davis, Abogada municipal)

IV. APLAZAR

Tenga en cuenta que en cualquier momento durante la reunión, el Alcalde y el Consejo pueden cambiar el orden de los elementos que figuran en esta agenda. Para asegurarse de que está presente en el momento en que se debate su tema de interés, únase a la reunión al principio para escuchar cualquier cambio en el programa o la agenda.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: March 1, 2018

MEETING DATE: March 5, 2017

Continued to March 13 Special Meeting

SUBMITTING DEPARTMENT: Housing

DEPARTMENT DIRECTOR: April Norton

PRESENTER: April Norton

SUBJECT: 174 North King Street Workforce Housing Development Project Award

STATEMENT/PURPOSE

To review the responses for the Request for Proposals (RFP) to develop workforce housing at 174 N. King Street and choose a development partner.

BACKGROUND/ALTERNATIVES

The 2012 Jackson/Teton County Comprehensive Plan, Section 5 states: “Retaining a resident workforce supports all of the community’s Common Values. Providing housing opportunities that support a resident workforce will help to maintain an economically and socially diverse population with generational continuity – characteristics of a healthy community with a high Quality of Life and visitor experience.”

The 2015 Workforce Housing Action Plan assessed the current condition of housing in the Town of Jackson and Teton County, established projected housing supply and need, and identified what will have to be done to close the gap. The numbers presented were estimates meant to inform policy decisions and to help the community understand what direction it needs to take to make progress on meeting the goal of housing 65% of the workforce locally.

The plan estimates that the community needs about 280 units annually: 30 units to make up for our current deficit, 50 to account for retirement, and 200 to account for employment growth (assuming 2.1% annual job growth). Currently approximately 58% of our workforce lives locally.

The demand across the income spectrum is greatest for rental product serving households earning <50% of area median income (AMI) and ownership and rental product serving households earning 80-120% AMI. According to the most recent American Community Survey data:

- 29% of households earn less than 50% of AMI
- 23% of households earn 50-80% of AMI
- 71% of households earn less than 120% of AMI
- 20% of households earn more than 150% of AMI

Annual Workforce Housing Stock Need Based on 10-Year Projection									
Rental		Rental		Ownership		Rental		Ownership	
60 units per year		20 units per year		80 units per year		15 units per year		25 units per year	
Ownership	10 units per year	Rental	20 units per year	Rental	80 units per year	Rental	10 units per year	Rental	30 units per year
<50% AMI Below Category 1 29% of total workforce		50-80% AMI Category 1 23% of total workforce		80-120% AMI Category 2 & 3 19% of total workforce		120-150% AMI Category 4 & 5 9% of total workforce		>150% AMI Category 5 and Above 20% of total workforce	

Currently, there are no rental units proposed to serve households earning less than 50% of AMI. It appears the market is not able to provide these units due to the significant subsidy required.

As stated in the approved Housing Supply Plan, staff will use this demand data and new unit pipeline to determine criteria for future projects, including types of housing prioritized in Requests for Proposals to develop publicly-owned land.

With that in mind, on November 6, 2017 the Jackson Town Council approved the RFP to develop workforce housing at 174 N. King Street. The approved RFP did not set a preference for rental or ownership product. It did, however, establish some minimum requirements for the housing program:

- A minimum of 10 units serving households earning <120% AMI. These units are required to have either an Affordable (ownership) or Employee (rental) restriction recorded on them.
- A minimum of 5 units will be reserved for the Town of Jackson. The units will be a mix of size and bedrooms.
- A minimum of 75% of the total livable square footage developed must be restricted for members of the workforce.
- The RFP allowed multiple options to be submitted by respondents.

The RFP was released November 7, 2017. It can be accessed online at www.jhaffordablehousing.org. An information session was held December 4, 2017. Interested parties were encouraged to submit questions in writing to the Housing Department on or before 5 PM January 24, 2018. Answers to questions received were posted on the department's website on an ongoing basis. Responses were due by 4 PM on February 9, 2018. A total of four respondents submitted a total of 9 proposals.

On February 13, 2018 the Housing Supply Board (HSB) met in an open session to discuss the proposals. During that meeting four proposals were advanced as finalists and the three associated respondents were invited to present their projects to the HSB. On February 21, 2018 the three finalists made presentations to the HSB. These presentations were open to the public, live-streamed, and archived so that anyone interested in the process could easily access this information.

The three finalists invited to present were:

- 1) Jackson Hole Community Housing Trust, Jackson, Wyoming;
- 2) Westmount Development Group, Branford, Connecticut; and
- 3) CaRE Wyoming Partners LLC, Los Angeles, California.

The Housing Trust provided three proposals for ownership units, one of which was a mixed-use option. Westmount provided three proposals for low income rentals serving households earning <45% of median income, one of which was a mixed-use option. CaRE provided two proposals for rental units. CaRE's responses included the two properties located to the north of the Town's site, which they have under contract.

A fourth respondent, Bear Development from Wisconsin, was not invited back as a finalist. While conceptually their project was in line with what Westmount proposed, their response was less developed and did not meet the minimum requirements laid out in the RFP. A comparison matrix for each project is provided as an attachment to this staff report.

For the purposes of this staff report we will focus on the proposals advanced to the finalist's round unless otherwise noted. The HSB asked Westmount to provide additional information assuming one parking space per unit for their Option 3. They provided two scenarios, which are called "Option 3, Alternative 1" and "Option 3, Alternative 2" throughout this report.

The table provided below shows the number of restricted units and bedrooms for each project, the parking needed to comply with the LDRs, and the public funding requested by the developer based on the financial information provided in their response. All proposals received may be accessed online at www.jhaffordablehousing.org.

Project	Restricted Units	Restricted Beds	Parking Needed to Meet LDR Requirements	Public \$ Requested in Proposal
CaRE - A	137	226	46	\$0
JHCHT - B	20	23	12	\$264,000
Westmount - 1	23	29	0	\$1,010,000
Westmount - 3, alt. 1	32	36	1	\$187,000
Westmount - 3, alt. 2	26	34	8	\$400,000

Key Issue # 1: Unit Type

The RFP did not specify a preference for rental or ownership units. As such, there was a mix of rental and ownership projects proposed. Both ownership and rental units are needed to meet our workforce housing goals.

Developer	Own/Rent	Total # Restricted Units	Total # Restricted Beds
CaRE	Rent	137	226
Housing Trust	Own	20	23
Westmount - 1	Rent	23	20
Westmount - 3, alt. 1	Rent	32	36
Westmount - 3, alt. 2	Rent	26	34

Key Issue # 2: Affordability

The 3 finalists vary in the affordability of their proposed unit mix. Based on the demand chart, we know we need units of all types that serve working households earning up to 200% AMI. When looking at the pipeline, we see that the segment of the population least served by the units currently in the pipeline are the households earning <50% AMI.

CaRE: The CaRE proposal includes 137 units providing 226 beds.

- 10 studio units reserved for households earning <120% AMI (Employee restriction) and priced using Fair Market Rents
- The remaining rentals will have a Workforce restriction on them, which will require they only rent to households working 30 or more hours per week for a local business and earn at least 75% of their income from a local business.
- All renters may not own property within 150 miles of Teton County and will be subject to annual compliance checks performed by the Housing Department.
- The Workforce restriction has a 2% cap on annual rent increases but does not set the initial rental rate.

The table below breaks out the proposed rental rate per unit type and includes comparisons to the two most recent restricted rental developments located in the Town of Jackson. For all Grove 1 units, \$50/month is added for Category 3 households. The rate below is for Category 1 and 2 households.

(The Town Council and County Commission are currently in the process of updating the way the Housing Department determines rental rates. A chart with rental pricing that reflects the final policy direction received from the elected officials November 13, 2017 is an attachment to this staff report. Staff anticipates a final vote on the changes to the Housing Department Rules and Regulations on June 4, 2018.)

Unit Type	# Units	Avg. SF	CaRE Rent	Grove 1 Rent	Redmond Rentals*
Dormitory Pod (4 beds)	28	108/bed	\$600/bed	n/a	n/a
Studio/1 bath, Employee	10	281	\$758	n/a	n/a
Studio/1 bath	65	281	\$1,200	n/a	\$989.00
1 bed/1 bath	29	495	\$1,600	\$1,125.00	\$1,289.00
1+bed/1 bath	n/a	n/a	n/a	\$1,175.00	\$1,414.00
2 bed/2 bath	5	860	\$2,000	\$1,225.00	\$1,653.00

* Rates do not include utilities

Staff asked CaRE to consider an alternate proposal that provides 25 units (one and two bedrooms) for households earning <120% AMI. CaRE responded by stating they are “willing to consider further restricting units within the building; however, to accommodate the request there would need to be some other concessions and/or ways to replace the projected revenue generated from the 25 units, such as a lodging component on the 176 Center Street parcel and a reduced parking standard.”

CaRE did provide an alternate option that includes underground parking and provided 147 units total. This proposal was not advanced due to its high cost (\$5.7M for underground parking).

Jackson Hole Community Housing Trust: The Housing Trust proposal includes 20 restricted ownership units and 6 unrestricted (market) ownership units.

- The Housing Trust determined their sales prices assuming 35% of the household income will go towards housing (not including utilities); a 5% down payment; a 30-year fixed-rate financing; a 4.5% interest rate; and monthly investments in property taxes, insurance, and HOA expenses and reserves.
- 8 units are restricted using the Housing Trust affordable restriction
- 12 units are Workforce restricted
- 6 market with no restriction

The table below breaks out the proposed sales price for each unit type and includes a comparison to the Housing Department’s maximum sales prices per category and size.

(The Town Council and County Commission are currently in the process of updating the way the Housing Department determines maximum sales prices. A chart with maximum pricing that reflects the final policy direction received from the elected officials November 13, 2017 is an attachment to this staff report. Staff anticipates a final vote on the changes to the Housing Department Rules and Regulations on June 4, 2018.)

Unit Type	# Units	Avg. SF	HT Sales Price	Category 1 (<80% AMI)	Category 2 (80-100% AMI)	Category 3 (100-120% AMI)	Category 4 (120-150% AMI)	Category 5 (>150% AMI)
1 bed/1 bath	4	640	\$260,000.00	\$140,526.00	\$180,632.00	\$220,737.00	\$240,842.00	\$316,000.00
1 bed/1 bath	4	640	\$425,000.00					
1 bed/1 bath	4	700	\$275,000.00					
1 bed/1 bath	5	700	\$460,000.00					
1 bed/1 bath	1	700	\$500,000.00					
2 bed/2 bath	3	985	\$600,000.00		\$206,421.00	\$252,316.00	\$275,263.00	\$361,158.00
2 bed/2 bath	1	985	\$700,000.00					
3 bed/2 bath	4	1140	\$910,000.00	\$180,632.00	\$232,105.00	\$283,789.00	\$309,684.00	\$406,316.00

Westmount 1: The Westmount Option 1 proposal includes 23 rental units that will serve households earning <45% AMI.

Westmount 3, Alternative 1: The Westmount Option 3, Alternative 1 proposal includes 32 rental units that will serve households earning <45% AMI and removed the 4660 square feet of commercial space originally proposed in Option 3.

Westmount 3, Alternative 2: The Westmount Option 3, Alternative 2 proposal includes 26 rental units that will serve households earning <45% AMI, 150 square feet of office space, and removed the 4660 square feet of commercial space originally proposed in option 3.

The table below breaks out the proposed rental rates for each unit type and includes comparisons to the two most recent restricted rental developments located in the Town of Jackson for both alternative options. For all Grove 1 units, \$50/month is added for Category 3 households. The rate below is for Category 1 and 2 households.

	WM 1	WM 3-1	WM 3-2					
Unit Type	# Units	# Units	# Units	Avg. SF	Westmount	Grove 1 Rentals	Redmond Rentals*	
Studio/1 bath	5	12	6	395	\$640	n/a	\$989	
Studio/1 bath	5	12	6		\$720			
1 bed/1 bath	3	2	3	790	\$686	\$1,125	\$1,289	
1 bed/1 bath	4	2	3		\$771			
2 bed/1 bath	3	2	4	950	\$822	\$1,225	\$1,653	
2 bed/1 bath	3	2	4		\$925			

*Rates do not include utilities

**2 bed rates for Grove 1 and Redmond Rentals are for 2 bed/2 bath units.

CaRE provided the most units and met the minimum requirement of 10 units guaranteed to serve households earning <120% AMI. The pricing on the remaining 127 units is close to market rate and 30-40% higher than current Grove 1 rates. 100% of the livable square footage is restricted to members of the workforce.

The Housing Trust provides the fewest, least affordable units. Their pricing is based on a 4.5% 30-year fixed interest rate; today's rate is 4.5% and rising. According to the U.S. Department of Housing and Urban Development, total housing costs at or below 30% of gross annual income are affordable; the Trust assumes 35% of a household's income is going towards housing. 70% of the livable square footage is restricted for members of the workforce which does not meet the minimum requirement 75% set forth in the RFP.

The Westmount proposals are the most affordable, ensuring rental rates that are affordable to households earning <45% AMI. In Teton County, 29% of households earn <50% AMI, the largest single income bracket. 100% of the livable square footage is restricted for members of the workforce.

Key Issue # 3: Population Served

The 2012 Jackson/Teton County Comprehensive Plan, Policy 5.1.b states that “subsidized housing programs will focus on providing housing for those members of the community who work locally full-time, year-round, whether at a single or multiple jobs.”

CaRE. CaRE Residential is designed to provide a co-living experience for young adult workers by offering smaller units that encourage socializing and limited vehicle parking to inspire multi-modal transportation (biking, transit, carpooling, etc.). During their interview, the CaRE team discussed the desirability of their dormitory units for seasonal and J1-Visa workers. Dormitory units comprise 47% of the total beds provided.

- CaRE will select tenants through an application and interview process to ensure each person is safe and happy in his/her new community.
- According to the Workforce restriction, units must be rented for a minimum of three months and a maximum of three years. All households will be required to earn 75% of their income from a local business and work a minimum of 30 hours/week or 1,560 hours/year. Compliance for these units will be conducted by the Housing Department.
- For the 10 Employee units, tenants must earn <120% AMI, be employed a minimum of 30 hours/week or 1,560 hours/year and the units’ rental terms must be for a minimum of one month and no longer than six months (per the restriction).

Housing Trust. The Housing Trust project provides high-quality restricted units for year-round community members who want a downtown living experience. The proposal also provides for market units that are not required to house a locally employed household.

- The 8 units that are restricted with the Trust’s affordable restriction will use the Trust’s selection criteria. The Trust’s criteria includes a competitive application process that awards extra consideration to households that contribute to essential community infrastructure and address critical community issues. Applicants are also awarded points for residency and the total number of hours dedicated to a charitable purpose in Teton County, Wyoming. Compliance for these units will be conducted by the Housing Trust.
- The 12 Workforce units require that the household earn at least 75% of their income from a local business and work a minimum of 30 hours/week or 1,560 hours/year. Compliance for these units will be conducted by the Housing Department.
- The 6 market units have no selection criteria.

Westmount. All the Westmount proposals are focused on providing safe, stable housing for households whose income match the limitation placed on the unit by the tax credit program. The tax credit program requires that roughly 30% of a household’s annual income is used for rent, which meets the prescribed maximum amount per the US Dept of Housing and Urban Development.

- The building will be open to the public and leased to any qualifying residents at a minimum one-year term.
- Maximum occupancy will be 3 persons in a two-bedroom unit.
- Income limits will be either 45% or 40% AMI.
- Compliance for the units will be conducted by the Wyoming Community Development Authority who issues the tax credits.

The CaRE project provides the most housing. Based on the restrictions used, the residents will work full-time, but there is no guarantee they will be employed year-round and the project team specifically identifies seasonal and J1-Visa workers as target tenants for 47% of the beds provided.

The restricted units in the Housing Trust project will house full-time, year-round working households, most of which are earning >120% AMI. The market units are not required to house working households.

The Westmount project is guaranteed to house full-time, year-round working households earning less than 45% of AMI.

Key Issue # 4: Parking

In the Downtown Core zone, parking requirements are based on size of unit and square footage. Parking type options allowed at this site include: on-street, surface, tuck-under, enclosed, structured, and underground. A summary of parking requirements based on the LDRs, spaces provided, and the additional number of parking spaces needed to meet the parking requirement in the LDRs is provided below. A column accounting for the cost per spot is also provided. The \$50,000 cost per spot is an assumption based on the estimated cost per spot to build an above-grade parking garage.

Project	Required	Provided	Needed to Meet the LDRs	\$50k/space needed to meet LDRs
JHCHT - B	39	27	12	\$600,000
Westmount 1	30	35	0	\$0
Westmount 3, alt. 1	36	35	1	\$50,000
Westmount 3, alt. 2	34	26	8	\$400,000
CaRE	140	94	46	\$2,300,000

CaRE. The CaRE team proposes 94 on-site parking spaces using parallel parking along the west side of the building, enclosed parking, and car stackers. In the proposal, 25 parking credits are utilized to meet the parking requirement. However, the Land Development Regulations do not currently allow the use of parking credits for residential development.

- According to their proposal, CaRE acknowledges that this configuration will require an active parking management plan that considers paid parking, valet service from the management company, and a short-term parking agreement with the Town or other neighbor, and/or parking spaces for shared vehicles. The team includes on-site management and valet service in their proposal.
- 46 additional parking spaces are needed to meet the parking requirement in the LDRs.

CaRE's Option B, which was not a finalist, did fully park the project by building an underground parking garage. For this scenario, the CaRE team requested \$5.7M in general fund allocation (public money).

Housing Trust. The Housing Trust proposal provides one parking spot per unit.

- According to their proposal, the Housing Trust commits to providing parking enforcement. They do not elaborate on how this will be accomplished.
- Should the Town want to fully park the project, the Housing Trust offers the Town one right of first refusal to purchase a unit in the building in exchange for 12 parking spots at the Deloney parking lot.
- 12 additional spots are needed to meet the parking requirement in the LDRs.

Westmount.

- Westmount's Option 1 meets the parking requirements for the Downtown Core zone.
- Option 3, Alternative 1 is one spot short of meeting the requirements, and
- Option 3, Alternative 2 is eight spots short of meeting the requirements.

The CaRE proposal has a significant parking deficit, but they do address parking management in their proposal and include 24-hour valet service and on-site management of the property.

The Housing Trust proposal provides one spot per unit and is 12 spots short of meeting the requirements in the LDRs. They propose parking enforcement, but do not describe how this will be accomplished.

Westmount has the only project that meets the parking requirements in the LDRs: Option 1. The other two Westmount options are closest to meeting the requirement and provide at least one spot per unit.

Key Issue # 5: Project Financing

Each project comes with its own set of assumptions, risks, and funding configurations and must be carefully considered to mitigate the Town's risk and maximize the housing opportunity presented. The three teams identify different sources of funding. All were asked to address the viability of those funding sources and provide written responses to those questions, which are attached to this staff report and summarized, below.

To provide additional context, a summary that accounts for the land value at \$2,000,000 and the cost per parking space needed to comply with the LDR requirements is provided below (assume \$50,000/parking spot). The public funds column includes any general fund requests made by the developer + \$2M for the land + \$50k/parking spot needed.

Project	Restricted Units	Restricted Beds	Parking Required	Parking Provided	Parking Needed to Meet LDR Requirements	Public \$
JHCHT - B	20	23	39	27	12	\$2,864,000
Westmount - 1	23	29	30	35	0	\$3,010,000
Westmount - 3, alt. 1	32	36	36	35	1	\$2,237,000
Westmount - 3, alt. 2	26	34	34	26	8	\$2,604,000
CaRE - A	137	226	140	94	46	\$4,300,000

CaRE. CaRE Residential Option 1 costs approximately \$37.5M, which includes \$2M for land and \$2.3M for the parking deficit. CaRE worked with their GC, New West Building Company, to develop the hard cost estimate. A detailed hard cost breakdown for the project is provided in their response proposal, which is provided as an attachment to this staff report.

- CaRE Residential commits to contributing \$33.7M in partner funds to the project. The team has engaged Greystone, the leading FHA lender in the United States and recognized expert in FHA mortgage insurance, to facilitate FHA insured financing. A letter of support from Greystone was provided in the response packet.
 - \$23.2M in HUD Section 221(d)(4) program dollars. This loan program provides a 40-year, fixed-rate, non-recourse loan of up to 85% of the total project cost. This program insures mortgage loans issued through HUD-approved lenders and is designed to assist private industry in the construction of rental units. It is not a competitive program.
 - If the HUD financing cannot be secured, the Bank of Jackson Hole, Rocky Mountain Bank, and First Interstate Bank have provided Letters of Intent.
 - \$10.5M in equity contributed by the Principals of CaRE as well as CaRE's limited partners/capital partners.

- Public funding includes \$2M for the land and \$2.3M for the parking deficit (46 spaces at \$50k/each).
- The team provides a contingency of \$992,434 or 3% of the total project cost (excluding land and parking).

Housing Trust. The Housing Trust Option B costs approximately \$15.7M, which includes \$2M for the land and \$600k for the parking deficit. They worked with their GC and architect to develop hard and soft cost estimates.

- The Housing Trust provided a letter from the Bank of Jackson Hole that detailed the loan amount and terms.
 - \$12.9M loan not to exceed 75% of the project's appraised value.
 - All principle and interest are due by maturity (48 months)
- The Housing Trust will utilize private philanthropy and identified \$50,500 raised to-date in its proposal. The Trust indicated that the potential exists to raise additional funds to further reduce the unit price and/or restrictions.
- The Trust provides a \$1.1M contingency or 8% of the total project cost (excluding land and parking).

Westmount. For all the Westmount options, funding relies on the allocation of Low Income Housing Tax Credits (LIHTC). The LIHTC program allows a developer to sell the credits to an investor who then receives a deduction on their federal income tax. There are two types of LIHTC: 9% credits and 4% credits. 9% tax credits are competitive and form the basis of Westmount's proposals. 4% tax credits are less competitive and may be utilized as gap equity for the project.

Tax Credits are allocated annually through a competitive application to the Wyoming Community Development Authority (WCDA). Awards are based upon a rating and ranking process administered by WCDA. The credits can then be sold to an investor. Westmount assumes that an investor will pay approximately \$.92 per credit. This amount accounts for the recent changes to the tax code. The next allocation period opens in September 2018 with awards being made in December 2018.

Westmount does not have a GC on their project team and instead made their cost projections based on their architect's recent local project experience and general development experience.

- Option 1 total project cost is approximately \$16.2M, which includes \$2M for the land. Option 1 meets all parking requirements.
 - Assume \$11M in LIHTC, HNTF, HOME funds; and \$1.1M from the Town of Jackson.
 - Contingency is \$863,000 or 6% of the total project cost (excluding land).
- Option 3, Alternative 1 total project cost is approximately \$15.75M, which includes \$2M for the land and \$50k for the parking deficit of 1 space.
 - Assume \$12.5M in LIHTC, NHTF, HOME; and \$190,000 from the Town of Jackson.
 - Contingency is \$915,000 or 6% of total project cost (excluding land and parking).
- Option 3, Alternative 2 total project cost is approximately \$16.3M, which includes a value for the land and the parking deficit of 8 spaces.
 - Assume \$11.8M in LIHTC, NHTF, HOME; and \$204,000 from the Town of Jackson.
 - Contingency is \$890,000 or 6% of total project cost (excluding land and parking).

Key Issue # 6: Project Team

Respondents were asked to provide information about their development teams. The CaRE Residential and Housing Trust teams include a local architect, local general contractor, and an experienced developer. Full team bios and descriptions can be found in each of the proposals posted on the Housing Department's [website](#).

The Westmount team includes a local architect and an experienced developer. During the interview with the Housing Supply Board February 21, concern was raised about Westmount's ability to perform given the tight

local market and their lack of a general contractor. On February 25, staff received written correspondence from Westmount that they had engaged a local general contractor who is willing to work with them.

Key Issue # 7: Design, Curb Appeal

Respondents were asked to provide a preliminary site plan that shows building footprints and heights, open space, parking, access, circulation, etc. All respondents met this requirement.

All projects will be subject to certain approvals, which may include, but not be limited to, the following: sketch plan, development plan, building permit, and grading permit. Through this approval process, staff, Council, and the public will have an opportunity to weigh in on site design. The Design Review Committee will review the project at a public meeting and will make recommendations for design improvement as necessary. The Planning Commission will review the project and provide a recommendation. Ultimately, the Town Council will review the application at a public meeting and approve, approve with conditions, or deny the application.

CaRE. In addition to the 174 N. King Street parcel, CaRE is bringing two additional parcels to the project. These are located to the north of the Town parcel. Given the size and density of this project, the Housing Supply Board (HSB) had concerns over the livability, design, and curb appeal of the development. The CaRE team provided answers to these concerns during their presentation and in their written responses to questions posed by the HSB, which are attached to this staff report.

- The CaRE building design is based on a 7-foot grid and related unit modules. This provides design flexibility, allowing the movement of units throughout the building to improve the façade and social culture within the building.
- The current design is at conceptual level. The process moving forward will include public review and feedback. A key “lesson learned” by many on the team is listening to and incorporating constructive input from focus groups, neighbors, and stakeholders.



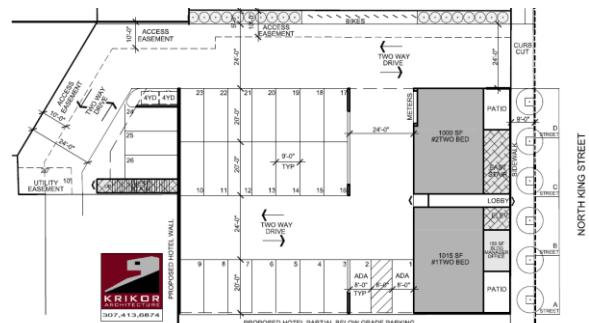
Housing Trust. Design on the Housing Trust proposal shows an attractive mixed-use building that interfaces nicely with King Street.

- Units provide quality living space that features ample natural light, and durable materials. These units are the most spacious proposed.
- The current architectural design is 50% complete.



Westmount. Prefab units like those used to build the Children’s Learning Center will be utilized to develop this project.

- The current design is at conceptual level.
- Current design provides main building entry with covered canopy, vertical stair tower, and multiple covered deck design features upon which the team can build.



The CaRE project presents the biggest design challenge, given its mass and size. It also presents an opportunity to create a cohesive design for the block. Public outreach sessions will be helpful in refining the design and the building lends itself to flexibility in design with the use of modules.

The Housing Trust project is farthest along in the architectural design process. The material used, building design, and street frontage compliment the existing character of the area.

The Westmount project will need to improve its King Street frontage. The potential to move the stairwell back from the street exists. Concerns related to the stitching of the modular units were also raised. The team acknowledged this could be a challenge, but felt confident that through accurate design, the stitching would not present a problem.

Key Issue # 8: Site Conditions, Staging

This site has poor soils, which will require any developer to drive helical piers up to 20' in the ground. All teams acknowledge this and account for this added cost in their financial assumptions. The Cache Creek Tube runs along the northern property line for 174 N. King Street. There is a chance this tube will need to be relocated in the King Street right-of-way. If necessary to develop this project, the Town Manager has indicated money is available to complete this already identified capital improvement project.

The CaRE team has already conducted a geotechnical survey across all three parcels in their proposal. This was a significant and necessary expense for their project given the location of the Cache Creek Tube and sewer line to their adjacent parcels. In addition to the poor soils on site, the team identified high ground water as a potential challenge if a basement or underground parking garage were to be incorporated as part of their project.

The Housing Supply Board asked each team about staging. The CaRE team indicated that they had spoken with Crystal Creek Capital who will be developing the adjacent property; the Housing Trust and Westmount both indicated that if chosen they would initiate conversations with Crystal Creek Capital. All respondents cited the tight downtown location as a challenge, but one that each team has faced before and feels confident navigating.

Key Issue # 9: Sustainability

Climate sustainability through energy conservation is addressed in the Jackson/Teton County 2012 Comprehensive Plan. Specific principles are outlined, including: reducing consumption of non-renewable energy, reducing energy consumption through land use, reducing energy consumption through transportation, and conserving energy through waste management and water conservation.

Each respondent provided a summary describing how their project meets the community's goals of reducing energy consumption.

Key Issue # 10: Construction Timeline

The construction timeline for the projects varies by about 9 months and is summarized in the table, below. The Housing Trust project has the quickest timeline with groundbreaking slated for March of 2019 and certificates of occupancy anticipated by June 2020. The CaRE proposal has the longest timeline with certificates of occupancy anticipated by March 2021.

	Ground Breaking	Certificate of Occupancy
JHCHT - B	Mar-19	Jun-20
Westmount - 1	May-19	Oct-20
Westmount - 3, alt. 1	May-19	Oct-20
Westmount - 3, alt. 2	May-19	Oct-20
CaRE - A	Aug-19	Mar-21

Key Issue # 11: Commercial Use

Two of the proposals received include ground floor commercial space as allowed for in the RFP. Neither proposal was invited back as a finalist. The 2013 Housing Nexus Study estimates that for every 1,000 square feet of retail commercial space, approximately 1.25 jobs are created.

Developer	Space 1	Space 2	Restricted Units	Restricted Beds	Parking Required	Parking Provided	Parking Needed to Meet LDR Requirements	Public \$
JHCHT - B	n/a	n/a	20	23	39	27	12	\$2,864,000
Westmount - 1	n/a	n/a	23	29	30	35	0	\$3,010,000
Westmount - 3, alt. 1	n/a	n/a	32	36	36	35	1	\$2,237,000
Westmount - 3, alt. 2	n/a	n/a	26	34	34	26	8	\$2,604,000
CaRE - A	n/a	n/a	137	226	140	94	46	\$4,300,000
JHCHT - A	1120 SF	2536 SF	21	23	44	32*	12	\$2,600,000
Westmount 3	2330 SF	2330 SF	23	29	42	31**	11	\$3,050,000

*Includes 5 on-street parking for commercial space.
**Includes 4 on-street parking for commercial space.

Housing Trust.

- Anticipate selling their commercial spaces for \$644,000 and \$1.082M.
- Gain one additional restricted unit in this configuration compared to Option B.
- \$264,000 in cost savings compared to Option B.
- Approximately 4.6 jobs created.
- The Jackson Hole Children's Museum is identified as one tenant; the other tenant is not identified in the proposal.

Westmount.

- Anticipate renting the above grade commercial space at \$26/foot and below grade space at \$20/foot.
- Equal number of restricted units as Option 1. Additional cost of about \$40,000.
- 9 fewer units compared to Option 3, Alternative 1. Additional cost of about \$813,000.
- 3 fewer units compared to Option 3, Alternative 2. Additional cost of about \$646,000.
- Approximately 5.9 jobs created.
- No tenant is identified in the proposal.

Key Issue # 12: Town Units

The RFP required that five units be provided for Town of Jackson employees.

CaRE. CaRE provides the Town of Jackson with the first right to rent five units.

Unit Type	Size	# Units	# Beds	Rate/Month
Dormitory	430 SF	1	4	\$600/bed
Studio	281 SF	2	2	\$1,200
One Bedroom	495 SF	2	2	\$1,400
Total	1982 SF	5	8	\$7,600

Housing Trust. The Housing Trust provides the Town with five revolving First Options at King Street. This will provide Town employees with the opportunity to purchase a unit at King Street. The unit type, size, and price are not identified in the proposal.

Westmount. Westmount provides the Town of Jackson with the first right to rent five units so long as the tenant meets the income limits of the project (<45% AMI). The unit type, size, and price are not identified in the proposal.

STAKEHOLDER ANALYSIS

Stakeholders include the Town of Jackson, local working families, residents, visitors, employers, etc.

ATTACHMENTS

- Engage 2017: Final policy direction for rental and ownership pricing
- All proposals can be found on the Housing Department's website. www.jhaffordablehousing.org

FISCAL IMPACT

Fiscal impact varies based on the project selected. Please see summaries provided, above.

STAFF IMPACT

The project will require significant time from the Housing Director. Additional staff time from the Town Attorney, Planning Director, Town Manager, Public Works Director, and Housing Manager will be needed.

LEGAL REVIEW

Legal review is not necessary at this point in the process. Legal did review the RFP before its release.

RECOMMENDATION

All three finalists proposed compelling and quality projects, which should be celebrated and should incite optimism around the potential for the new RFP approach to reap quality and consistent rewards that will result in more workforce housing for our community.

Each project comes with its own set of risks and opportunities. Associated policy questions will need to be answered by the Town Council prior to choosing a development partner and will likely include questions related to density, type and size of units, population served, design standards, funding risk, construction risk, parking, and commercial space. While Council has yet to answer these questions, staff is prepared to provide a recommendation based on policy direction in the Comprehensive Plan and Workforce Housing Action Plan and expertise provided by the Housing Supply Board.

Housing Supply Board Recommendation

The Housing Supply Board provides recommendations to the Housing Director, and the Housing Director then makes a recommendation to the Town Council. The 7-member Housing Supply Board agreed that priority should be given to rental opportunities, given the high cost to develop these units and the dearth of affordable rental units in the valley compared to the demand for this product. They also noted that the ownership units proposed by the Housing Trust were priced too high.

The board was split between the CaRE Residential proposal with the incredible opportunity to leverage the adjacent northern parcels for a 100% workforce housing project, and the Westmount proposals with the opportunity to leverage LIHTC to provide much needed low-income rental housing to our most underserved population.

Should the Council choose the CaRE Residential proposal, the HSB recommends that a new RFP be released for a different publicly owned parcel. This new RFP should be specifically focused on a LIHTC project.

Comprehensive Plan, Workforce Housing Action Plan Direction

The Jackson/Teton County Comprehensive Plan is predicated on three equally important Common Values:

1. Ecosystem Stewardship,
2. Growth Management, and
3. Quality of Life.

Just as the strength of a rope depends on the integrity of each intertwining thread, the strength of our community character is derived from a commitment to all three Common Values, each in support of and reliant upon the others.

Section 5 of the Comprehensive Plan addresses local workforce housing as one way to achieve Quality of Life. The plan states, “Providing housing opportunities that support a resident workforce will help to maintain an economically and socially diverse population with generational continuity – characteristics of a healthy community with a high Quality of Life and visitor experience. Additionally, offering a variety of housing options allows residents to stay in the valley long-term. The stability and cultural memory brought by long-term residents aids in achievement of the community’s Common Values by integrating understanding and appreciation of where we have been with efforts for the future.”

- Policy 5.1.b directs us to focus housing subsidies on full-time, year-round workers.
- Policy 5.2.d directs us to encourage restricted rental units. This policy explains that, “if rental opportunities continue to disappear through redevelopment, conversion to ownership units, and increases in land values, the community will need rental units that are restricted to maintain this housing type.”
- Policy 5.3.c directs us to create workforce housing to address remaining shortages.

The 2015 Workforce Housing Action Plan states that “publicly funded housing will focus on lower-income, year-round workers. The Town and County will prefer projects where the public invests in land and partners with private developers to build rental units.”

- Initiative 2A directs us to prioritize lower-income, year-round housing and further directs us to focus public subsidy on the portion of the local year-round workforce making less than 120% AMI and to rely on employers to provide seasonal housing.
- Initiative 2B directs us to provide land as a public subsidy and build development partnerships and to favor rental units over ownership.

Staff Recommendation

Given the dire need for quality, low-income rental housing, staff recommends that the Council move forward with Westmount Development Group to develop benchmarks and an associated timeline for project completion for their Option 3, Alternative 1. Staff also recommends requiring Westmount to record an affordable rental restriction provided by the Housing Department on all the units built. This will ensure that the units remain affordable and in compliance after the initial 50-year tax credit requirements expire.

Westmount is the only respondent to ensure rental housing serving households earning <45% AMI, which is our biggest need and which is in-line with the policy direction in both the Comprehensive Plan and the Workforce Housing Action Plan. These households will be in walking distance to the public recreation center, several bus stops, Jackson Elementary School, Children’s Learning Center, and jobs. Grocery stores, the library, schools, and other local convenience may be accessed via the public transit system. It is also the only project that does not require Housing Department staff time for compliance.

While the respondent did not engage a general contractor to estimate project costs, their estimates are in line with what the Housing Trust provided for a similarly sized project. In response to direct questions posed by the HSB during their interview February 21 related to engaging a general contractor, the developer sought and received a verbal commitment from a local general contractor to build the project.

The LIHTC allocation is a risk given the competitive nature of the 9% LIHTC program and the timing for allocations. It is staff’s opinion that this is a risk worth taking given the enormous opportunity to provide quality, stable housing for our most vulnerable community members. During a conversation between staff and WCDA Director of Federal Programs, John Batey, Mr. Batey indicated that a LIHTC allocation for a Teton County project was “probable” if one applied.

Should Council want to provide commercial community benefit space in the project, Westmount did offer that option. For this scenario, staff recommends including in the development agreement a more refined description

of the space and the type of tenant desired. Westmount and the Jackson Hole Children's Museum (JHCM) have been in contact and Westmount has indicated they would be willing to work with JHCM.

The CaRE Residential proposal was tempting given the large number of permanently restricted units. However, the size, mass, and density of the project coupled with the parking shortage, ultimately convinced staff that a smaller project guaranteed to serve our neediest, year-round population was superior.

Should the Council choose to move forward with the CaRE proposal, staff recommends a joint-venture to build a parking structure at Home Ranch and then monetizing the investment by charging for short-term parking and potentially selling permanent parking spaces to downtown businesses. Staff also recommends that a new RFP be released for a LIHTC project on a different publicly-owned parcel. This could be a Town, County, or jointly-owned parcel.

The Housing Trust proposal was the most attractive from a design perspective. While a quality project, when compared to the other proposals, it provided the fewest units with the least affordability.

SUGGESTED MOTION

I move to direct staff to work with Westmount Development Group to draft a development agreement to construct a housing project serving households earning <45% AMI at 174 N. King Street. This development agreement should clearly establish benchmarks and an associated timeline for project completion.

From: Adam Harris
To: [Town Council](#)
Subject: Children's Museum
Date: Wednesday, February 28, 2018 3:23:20 PM

As a former board member of the Jackson Hole Children's Museum - but, more importantly, as a frequent visitor when my kids were younger - I urge you to consider ways of keeping a space for the Children's Museum in the heart of downtown Jackson.

Either as a long-term rental space or as a community benefit space, the redevelopment of the plot of land they are currently on could add vital housing as well as help ensure the ongoing existence of what has become a vital community asset.

In whatever way you see fit, please consider finding room for the Jackson Hole Children's Museum.

Sincerely,

Adam Duncan Harris

Adam Duncan Harris, Ph.D. / *Petersen Curator of Art and Research*

National Museum of Wildlife Art *of the United States*
PO Box 6825, Jackson, WY 83002 | 2820 Rungius Rd, Jackson, WY 83001
aharris@wildlifeart.org | [307-732-5441](tel:307-732-5441)
[Facebook](#) | [Twitter](#) | [Instagram](#) | [Pinterest](#) | [Tripadvisor](#)

[WildlifeArt.org](#)



From: Ali Shafranek
To: [Town Council](#)
Subject: JH Children's Museum
Date: Wednesday, February 28, 2018 2:40:34 PM

Dear Town Council,

I am writing as a community member, mother, and a member at Jackson Hole Children's Museum (JHCM). I respectfully request that you *strongly* consider the proposals for 174 N. King that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

I know that housing is the number #1 issue facing Jackson. But right behind the need for affordable housing is the need for quality and affordable after-school care. Considering the museum's huge impact in our community — a resource for children in Jackson from birth to 5th grade, a strong partnership with TCSD, a leading provider of STEAM education in the valley — I really hope you consider proposals that could potentially allow the museum to buy or rent a new home.

Thank you for your consideration on March 5th.

Ali Wheeler

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Ali Shafranek Wheeler
PO Box 2156
Jackson, WY 83001
307.690.6458
alishafranek@gmail.com
chasingtailsjh.com

From: Alli Noland
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: 174 N King St Development - Benefit Space, please
Date: Wednesday, February 28, 2018 1:50:54 PM

Dear Town Council Members,

Thank you for your time, and your dedication to public service and the Town of Jackson! I'm writing today in support of the Jackson Hole Children's Museum (JHCM) and finding it a permanent home within town limits that enables children, parents, grandparents and young visitors to have a safe, clean place to explore many facets of science, art, leadership and team skills.

I am asking you to strongly consider a development proposal for [174 N. King Street](#) that includes a Benefit Space, one that could provide a home for JHCM and keep the mixed-use character of our downtown core.

For those of you whose children are grown up, I'm guessing you would have wanted something like JHCM for your kids.

For those of you with young children, I can almost guarantee that your child will/does benefit from the JHCM, whether through after school programming, summer camps or rainy no-school days. Grandparents also appreciate a warm, dry, safe place indoors where they can take the grandkids and let them expel some energy, at reasonable prices.

For those of you with no children, let me appeal to your business side. I am a small business owner who would not be able to run said business without the after-school and summer programming of the JHCM.

We do not live where an elementary school-age child can walk home from the bus stop and just hang out alone, and to have an option where she is safe and... learning(!) is the best possible outcome, and one of the many things that makes this town so wonderful to live in.

Having the JHCM in the downtown core also encourages families to visit downtown restaurants. More than once I have picked up my daughter and walked to dinner, which I wouldn't have done if I was picking her up outside of the core downtown area.

I also request your review of other ways Town may be able to support JHCM in finding a new home. I'd give some suggestions, but I'm not smart enough. You are, however, so I defer to you.

Thanks again for your time and consideration!
Alli

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Alli Noland
Terra Public Relations
65 Mercill Ave, #14C - 0989 (UPS/FedEx)
PO Box 989 (mail)
Jackson, WY 83001
307-733-8777 o
307-699-4572 c

From: Amelia Mayer
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: JHCM
Date: Wednesday, February 28, 2018 2:10:06 PM

Hello to the Council,

I wanted to take a minute and express my heartfelt hope that we can keep JHCM in the community. It has been a favorite of our family since it opened, even before we moved here permanently. Now that we have 5 kids aged 5 mo - 8 years, we use it on a weekly basis and are overjoyed to have it in the community. It is so unique to be intertwined in the community like it is with school programs, toddler programs and continual growth. I've never seen anything like it, frankly.

Please strongly consider a development proposal for [174 N. King Street](#) that includes a Benefit Space, one that could provide a home for JHCM and keep the mixed-use character of our downtown core.

If that can't be done, we beg you to help find a permanent home that will still work to serve the precious children and families in this community.

Thank you for helping keep Jackson local. For the locals, by the locals and serving the locals. The families are the spine, and this sort of thing keeps families here!

Sincerely,

Amelia Mayer

From: Amy Mower
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Children's museum
Date: Friday, March 2, 2018 11:14:45 AM

Hello Council,

I am writing to express my hopes that our beloved Children's museum can maintain a space in the new development plans. The museum has been a home away from home for me and my 3 young children. It is a very special place that my children have spent countless hours learning in and letting their imaginations run wild. It is truly a vital part of this community. While I do understand the need for housing development here, I encourage you to not underestimate the need to continue to maintain this valuable resource and community for our young children.

Warm Regards,
Amy Mower

From: An Dinh
To: [Town Council](#)
Subject: Save The Children's Museum!
Date: Wednesday, February 28, 2018 4:39:57 PM

The Children's Museum is a place that brings our family together. My wife and I have a 6 year old and a 3 year old.

They insist on a visit to the museum after the long drive into town.

Having a place to go when the weather is less inviting and where children can explore their imagination is a key to keeping Jackson family friendly.

The family oriented activities in Jackson Hole are the main reason we bought property and are building in the area.

Please make sure that the 174 N King Street development includes a benefit space that could house the children's museum.

They deserve support in finding a new home.

Sincerely,

An Dinh

From: Ana Stolle
To: [Town Council](#)
Subject: Children's Museum Proposal
Date: Thursday, March 1, 2018 3:22:35 PM

Hi,

I am writing to you to strongly consider the development proposal for the N King st that will include a community space that could house the Children's Museum! I think it is a great resource for the families of Jackson. It is such a nice space for families to spend quality time with each other while their child grows and develops. The STEAM programming hosted by the museum is such a fun way for kids to meet their school requirements. Please think about all the children and families who love it here when voting! :)

Thanks,

Ana

From: Andy Schwertfeger
To: [Town Council](#)
Subject: 174 N King Development
Date: Thursday, March 1, 2018 2:40:28 PM

Town of Jackson,

The Jackson Hole Children's Museum has become well respected integral part of our community. My involvement stems from the early days, shortly after the Town generously granted our organization a lease for \$1/year at the 174 N King property. I pounded nails, laid flooring, painted walls and installed exhibits with the founders and other community members. We watched this organization blossom into one of the most influential youth oriented centers in our valley. The JHCM achieved this from the support of our community and the Town's vision to let a budding organization serve our valley residents and visitors for minimal cost to those families.

The numbers are there and very real. The JHCM makes a decisive impact on families and is a necessity for after school and summer programming. Our exhibit space serves as a smile factory. Our highly qualified staff produce and carry out incredible supplemental education for nearly every student, K-5, in the Jackson Hole valley. There is a need for what we do and offer. That cannot be denied.

In less than one year as it stands now, the JHCM will face closing the doors, possibly for good, leaving an abundance of families scrambling for quality, safe, educational care for their children in a market where demand has exceeded supply. The same families the Town of Jackson and Teton County look to assist by way of offering affordable housing are also some of the same families that will be impacted by a possible closure of the JHCM if we cannot secure a permanent home.

In light of the very real possibility of losing this important organization, I ask you to strongly consider a community benefit space in any proposed development of 174 N King. The downtown core is important to our community as is the Jackson Hole Children's Museum. This may be our only viable option to look to secure funds for as it relates to a final home.

As a long time board member, I would like to thank the Town for the opportunity presented to the JHCM over the last five years. Without that partnership we might not have blossomed. Let's continue to move forward and enhance the lives of families from our valley and visitors alike.

If any Council member or Mayor Muldoon would like to sit down and chat about the impact the JHCM has on our community, please feel free to reach out to me.

Best,
Andy Schwertfeger
JHCM Board Co-Chair
AND
Father of two Daughters that rely on the Museum to play and learn.

From: Ann Schroeder
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum
Date: Friday, March 2, 2018 3:56:36 PM

Good afternoon,

I am writing to urge the Town Council to strongly consider including a benefit space for JHCM in any development proposal contemplated for 174 N. King Street. JHCM is vital to the families in this community. They offer unique opportunities for children to learn by creating and hands-on experimenting. For many families in our area, JHCM provides critical after-school care. Keeping JHCM in close proximity to the Recreation Center and Jackson Elementary is also crucial. The 174 N. King Street site allows staff to easily pick up children who use the activity bus for their after-school programs. In-town field trips are often planned and this would be much more difficult if JHCM were forced to move further south of town. Again, please consider including JHCM in your plans for 174 N. King Street as many local families utilize and count on their services.

Sincerely,

Ann Schroeder

--
Ann Schroeder
annschroeder307@gmail.com
307.690.7839

From: Annie Putnam
To: [Town Council](#)
Subject: Re: 174 N King Proposals
Date: Friday, March 2, 2018 3:39:51 PM

Dear Town Council,

I am writing this email as a mother, Jackson Hole Children's Museum board member and long-time town resident because I am very concerned about the development proposals for 174 N. King you will review [on March 5](#). I hope you will strongly consider the proposals that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

I am very concerned about the Housing Supply Board placing Care's project at the top of its list. Short term rentals, sleeping pods and grossly insufficient parking sounds like a disastrous idea near downtown, Jackson Elementary School and Teton County Rec Center.

Thank you,
Annie Putnam
Sent from my iPhone

From: Annie Riddell
To: [Town Council](#)
Cc: [Travis Riddell](#)
Subject: In support of Jackson Hole Children's Museum
Date: Friday, March 2, 2018 1:41:47 PM

Dear Town Council,

You heard from us on August 24, 2017 regarding the Jackson Hole Children's Museum (see below). We are writing to reiterate our support of JHCM, specifically in the context of Monday's decision regarding the redevelopment of 174 North King Street. We urge you to consider a proposal that includes a community benefit space, one that could potentially house JHCM long-term.

The museum's current location — proximate to numerous schools, daycares and youth-oriented nonprofits — serves our community well. It's also easily accessible to tens of thousands of families that visit downtown Jackson throughout the year. Given the museum's small staff and square footage, its annual visitor numbers (both locals and tourists) are astonishing.

We are continually impressed by the partnerships that JHCM forges. The organization uses its myriad community partners — nonprofit, government and business — to maximize the quality and diversity of the programming it offers. Its downtown location enables its partnerships to be effective and inclusive. Walkability from "youth hubs" such as Jackson Elementary, Parks & Rec, Timber Ridge Academy and downtown preschools/daycares eliminates a key barrier to service, especially during the winter months.

We could go on and on about what JHCM means to our family (and in fact, we do below!). But the bottom line is that what the museum does is working beautifully for our community... and the potential of this nascent organization is still yet to be maximized! It would be a dire mistake to dismiss JHCM in plans to redevelop 174 North Center Street. If for some reason the museum's current location can't remain its "forever home," we encourage the Town Council to support this invaluable community asset in identifying and securing another suitable downtown space.

Many thanks for your consideration,
Annie & Travis Riddell
East Jackson

Begin forwarded message:

From: Annie Riddell <anniejriddell@gmail.com>
Subject: In support of Jackson Hole Children's Museum
Date: August 24, 2017 at 10:31:41 PM MDT
To: Council@jacksonwy.gov
Cc: Travis Riddell <travis.riddell@gmail.com>

Dear Town Council,

We are writing to express our support for Jackson Hole Children's Museum, which we understand to be in conversation with the Town about a long-term home in the proposed "Community Benefit Space."

The Museum is a community asset whose value to families with young children cannot be overstated. We visit multiple times per week with our toddlers, and countless friends and acquaintances keep the same routine. In a small town where amenities for young kids are limited, especially during the winter, the Museum is a treasured resource.

JHCM is vastly more than a play space. Its dedicated and talented staff has created a rich user experience that inspires children to play, investigate, problem solve, imagine and discover. Each exhibit is thoughtfully curated for maximum educational value and maximum fun. Our family so appreciates the themes of community connectedness and environmental conservation that are integrated into many of the Museum's activity stations.

We could extol JHCM for paragraphs, but the real proof is the mind-blowing tantrums that our children pitch when it's time to leave the Museum. It's like nothing you've ever seen. They and the many other kids who can't stand to end a visit to JHCM are the organization's best spokespeople.

Thank you for bearing in mind what an extraordinary asset the Children's Museum is to our community when discussing the organization's "forever home."

Sincerely,
Annie & Travis Riddell
East Jackson





From: ashleychassard@gmail.com
To: [Town Council](#)
Cc: [info@jhchildrensmuseum.org](#)
Subject: A space for the children's museum
Date: Thursday, March 1, 2018 12:29:28 PM

To those whom it may concern,

I'd like to express my desire for you to please consider a development proposal for 174 N. King Street that would include a space for the Jackson Hole Children's museum. It is such a valuable space for my family personally and also countless other families in the Jackson hole and surrounding areas. It would greatly benefit the community!

Thanks for your consideration,
Ashley Chassard

Sent from my iPhone

From: barbara aronowitz
To: [Town Council](#); info@jhchildrensmuseum.org
Subject: location of JHChildren's Museum
Date: Friday, March 2, 2018 3:04:00 PM

Dear Town Council:

From its opening we have been supporters of the JHChildren's Museum. It provided a place of recreation and stimulation for the children of Jackson. We now have five grandchildren who have enjoyed the facilities of the museum often. Five-year-old Benton learned about magnets and the two-year-old twins did not want to leave its premises today. The partnership with schools is yet another benefit to the community. We know the museum is losing its present site and feel it is very important to keep its location in town. Please help this institution find a place at 174 King Street which would work for all concerned. If this is not a possibility, please assist them in finding another place in Jackson.

Sincerely,

Barbara & Gerald Aronowitz

From: Buzz Ashenburg
To: [Town Council](#)
Subject: Jackson Hole Children's Museum
Date: Thursday, March 1, 2018 2:40:19 PM

To: Town Council
Subject: Children's Museum

You cannot put a price on the joy, education and excitement this museum brings to the children of Jackson. Please opt for one of the proposals that includes a Community Benefit Commercial Space. The JHCM is a critically important element for Jackson families and their children - it serves and contributes to the entire community, whether rich or poor. Don't let these children down.:)

Buzz Ashenburg

From: Carolyn Ripps
To: [Town Council](#)
Subject: JHCM
Date: Wednesday, February 28, 2018 2:38:38 PM

Dear Town Council,

I am writing as a community member, mother, and a member at Jackson Hole Children's Museum (JHCM). I ask that you *strongly* consider the proposals for 174 N. King that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

I know that housing is the number #1 issue facing Jackson. But right behind the need for affordable housing is the need for quality and affordable after-school care. Considering the museum's huge impact in our community — a resource for children in Jackson from birth to 5th grade, a strong partnership with TCSD, a leading provider of STEAM education in the valley — I really hope you consider proposals that could potentially allow the museum to buy or rent a new home.

Thank you for your consideration on March 5th.

Carolyn Ripps

Town of Jackson Resident

Sent from my iPhone

From: Catherine Morahan
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum
Date: Thursday, March 1, 2018 6:44:31 PM

Dear Town Council Members,

I am emailing you on behalf of the Jackson Hole Children's Museum. I ask you to consider a space for the children's museum in the development proposal for 174 N. King Street.

As a fellow educator, I have had the opportunity to observe and learn from the programs and staff at the Jackson Hole Children's Museum. I have witnessed the sparkle in children's eyes as they create model wildlife habitats in the front lawn during an after school program. The curiosity, creativity, and problem solving skills they instill in the children of our community are unsurpassed. Continuing the accessibility of these programs will greatly benefit our community today and in the years to come.

Please help them continue to reach the youth of our community through continued space in town.

Sincerely,

Catherine Morahan
Director of the Children and Youth Community
St. John's Episcopal Church
PO Box 1690
170 N. Glenwood St.
Jackson, WY 83001
307.733.2603



From: Cheryl Katz Gagnon
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Please Prioritize the JHCM
Date: Thursday, March 1, 2018 1:47:06 PM

Hello, Town Council,
I'm writing to request that you prioritize the Jackson Hole Children's Museum as you consider the redevelopment of 174 North King Street and future spaces in the downtown core.

As a new parent, the JH Children's Museum has been a true life saver for us. Especially last winter, we spend countless Sundays there with our toddler learning and playing in the fascinating and changing exhibits. As an adult, I could probably spend hours working on the ball drop wall, trying to craft an amazing obstacle course. This is really one of the only places in Jackson where kids can play and parents can see each other and interact with their kids in a meaningful way. I love taking my kids outside, but when they are little this can be hard for extended periods of time. Last winter, the weather was also quite challenging to venture outside for extended periods of time.

I also know that the JHCM is a stop for many visitors. In particular, when I have family visiting they always want to make a stop there and when we do, they want to stay for hours.

Please prioritize the Jackson Hole Children's museum when you are considering new development. I believe that mixed use developments will keep our downtown vibrant.

Thank you,
Cheryl Katz

From: Christie
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Home for JHCM!
Date: Thursday, March 1, 2018 1:33:23 PM

To The Town Council,

Hello! We are writing to you to strongly encourage you to consider a development plan for 174 N. King Street that will include a Benefit Space that can be used to house the Jackson Hole Children's Museum, or even consider another in-town location as a permanent home for the JHCM.

As local parents of a nine year old, we cannot express to you enough how important the JHCM has been to us for these early years of raising our daughter. We have spent endless amounts of time there during our cold winters exploring, learning, and playing with our daughter. The hands on learning experiences the JHCM has provided for our daughter have been invaluable.

Our small town has very few indoor activity spaces for children. As you know, the winters here are LONG and COLD. Life with young children is so much easier for everyone when we have access to places like JHCM. Before the CM opened its doors, we would spend many days with our toddler desperately thinking of child friendly ways to get out of the house. We would often go to the GTNP Visitors Center in town just to walk around upstairs so our daughter could look at the animals and play in the bear cave (which is now has a happy home in the CM). The CM was such a needed and wonderful addition to our town. We have met other parents there who we are still close with today.

We have watched the CM grow from a small space designed for interactive learning to an impressive and wide reaching organization that brings our community's families together and provides so many wonderful and creative learning opportunities for our children. The high quality and much, much needed after school programs and summer programs JHCM provides for our community's families would be sorely missed if the CM cannot find another affordable home.

We also know that many families visiting here from out of town who have young children appreciate having a facility like the JHCM to visit and pass their time when their children are too young to participate in many of our other winter activities.

We feel the in-town location of the CM is part of what makes it so special, for us locals, but also for visiting families who may stop in for an hour or so while exploring downtown Jackson. The closeness of the current location to the Rec Center and JES are really helpful too, especially for the after school and summer programs that the CM provides.

If a benefit space cannot be added to the development of 174 N. King Street, then perhaps you could support other ideas for a new, in-town home for the JHCM. It will be devastating to the young families of our town if we lose a home for this amazing organization.

Sincerely,
Oliver and Christie Goss
Jackson, WY

From: Craig Morris
To: [Town Council](#)
Subject: The Jackson Hole Children's Museum
Date: Wednesday, February 28, 2018 4:03:58 PM

Hello Town Council,

I am writing as a community member, father, and founder of Jackson Hole Children's Museum (JHCM). I respectfully request that you *strongly* consider the proposals for 174 N. King that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

We have been so appreciative of the Town's support to date. We have also proven to be a critical resource to our community, valued by 1000's of children, families and social service organizations.

Thank you for your consideration on March 5th.

Best,

Craig Morris

From: Dan Armour
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Keep the Museum
Date: Wednesday, February 28, 2018 1:01:37 PM

Please keep the Childrens' Museum in Jackson, and include them in the development proposal for 174 N.King Street...Jackson needs young people and the Museum encourages young parents to come to a town where there is a wonderful museum/ play area for their kids....thank you, Mary and Dan Armour

From: Daryl Peightal
To: [Town Council](#)
Subject: JHCM
Date: Wednesday, February 28, 2018 4:39:48 PM

Town council men & women...

I am writing on behalf of the Jackson Hole Children's Museum. We are asking you to strongly consider a development proposal for 174 N. King Street that includes a Benefit Space, one that could provide a home for this wonderful & important institution in our downtown community.

As a mother of three children and an owner of two downtown businesses, I have spent many hours at the Museum & benefited greatly from their after-school programming. Its placement in our community provides a centrally located place for our kids to walk to from JES after school. When families come to our restaurants looking for good, 'kid-friendly' options downtown, JHCM is always at the top of our list. We often get them returning to Cafe Genevieve to tell us what a great time they had & thank us for sending them there.

It would be a huge loss for downtown Jackson if the JHCM had to relocate. They have provided a comfortable, safe, imaginative, creative & inventive place for children and their parents to bond & play. As business owners, we would miss having those inspired & smiling families join us for lunch after their time there. Please help them to find a permanent home in downtown Jackson.

Thank you for your time & consideration.

Best,

Daryl & Fred Peightal

Sent from [Outlook](#)

From: Dorothy Stout
To: [Town Council](#)
Subject: JHCM
Date: Friday, March 2, 2018 4:10:58 PM

Dear Town Council,

I am writing as a community member, mother, and a member at Jackson Hole Children's Museum (JHCM). I respectfully request that you *strongly* consider the proposals for 174 N. King that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

I know that housing is the number #1 issue facing Jackson. But right behind the need for affordable housing is the need for quality and affordable after-school care. Considering the museum's huge impact in our community — a resource for children in Jackson from birth to 5th grade, a strong partnership with TCSD, a leading provider of STEAM education in the valley — I really hope you consider proposals that could potentially allow the museum to buy or rent a new home.

Thank you for your consideration on March 5th,

Dorothy

DOROTHY C STOUT
9 1 7. 5 6 1. 7 0 8 4

From: Elle Emery
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: JHCM Town Council Decision
Date: Thursday, March 1, 2018 5:12:25 PM

To whom it may concern,

I am writing in regards to the Town Council decision to be made on Monday about the use of 174 N. King St.

Jackson Hole Children's Museum (JHCM) is a vital part of our local community that bridges a beautiful gap to tourists as well. I worked at JHCM as a volunteer in 2013 and returned from 2015-2016 to work as part of the JHCM education team. As a volunteer, as an employee, and, now, as a passionate community member, I am so proud of the work the museum is doing to support young people to play, create, and explore in an environment that is carefully designed to appeal to children of all ages. JHCM collaborates and partners with so many organizations in the valley to bring unique learning opportunities to our community while also doing their best to open the doors of the museum to all children, regardless of socioeconomic status. Without JHCM in their current location, close to our schools, recreation center, and town square, the museum would not be able to continue to have the same impact on our community with ease! Please choose Housing AND a Community Benefit Space for 174 N. King Street. This is the best choice for our community.

Sincerely,
Elle Emery

From: Ethan Steinberg
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Children's Museum...
Date: Wednesday, February 28, 2018 9:33:38 PM

Town Council-

Thank you for taking my comment.

I'm raising 4 children in Teton County and have found the Children's Museum to be a great resource for my family.

I can appreciate someone questioning why the town should dedicate tax payor resources to such an endeavor. If you think about the amount of resources the CM raises on its own through donations and volunteering, it's actually a very good return on subsidy dollar for the town. There are not many public-private partnerships that generate a unique asset for the community's young families that leverages a dollar of investment by the town so well. I hope you explore the many options to help keep the Children's Museum open for our community.

Thank you.

Ethan

Ethan Steinberg

From: Faraday Musselman
To: [Town Council](#)
Subject: Children's museum
Date: Thursday, March 1, 2018 8:42:36 PM

To whom it may concern

The children's museum is one of the few place in Jackson that we as parents can take our children for a fun learning experience. We have been enrolled in the after school program there for the last 2 years and my son loves everything about it. It would be a huge disservice to this community to lose it. Please consider this when making your decision.

Thank you for your time

Cheers

Faraday Musselman

307-680-8421

From: Frances Ritchie
To: [Town Council](#)
Cc: [info JHCM](#)
Subject: Keep JHCM in Town
Date: Thursday, March 1, 2018 1:11:53 PM

Dear Town Council members,

As a staff member here at the JH Children's museum I cannot emphasize enough the impact that being in town has on our ability to run programs and events, considering our patrons are both **local** and **non-local**.

For our **local population**, our location gives students the ability to walk from school to our after-school. It allows our staff members to work with teachers for CREST day programming and additional reach out events. Further, with our partnership with other organization we can literally work closely with them. Our pre-school programs all walk over in a line with their teacher or take the bus to the close bus station next to us.

For our **non-local population**, our location allows visitors to walk to our location from their lunch or hotel. Many locals that already have a hard time finding activities to do with our kid will sometimes come for one day and then come back the next 3 of their vacation. Further, we serve as a corner stone to helping them find kid friendly places to eat, rent ski gear, and can give them advice on where to find the best toys!

Despite the fact that we are our "children's museum", we serve the greater population through our programs and locations helps us to give the best programs possible!

Please consider keeping JHCM in town!

--

Frances Ritchie
Facilities and Exhibits Coordinator
Jackson Hole Children's Museum
www.jhchildrengsmuseum.org
frances@jhchildrengsmuseum.org
[307.733.3996](tel:307.733.3996)



Virus-free. www.avast.com

From: Gudrun Rice
To: [Town Council](#)
Subject: Jackson Hole Children's Museum
Date: Friday, March 2, 2018 10:41:22 PM

Dear Town Council,

I write as a community member, grandmother of two grandsons aged 4 and 6, and strong supporter and member of the Jackson Hole Children's Museum (JHCM). I respectfully request that you seriously consider proposals for 174 North King that would include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

I realize that housing is a fundamental priority for the Jackson community. However, Jackson's future as a vibrant and healthy and diverse community depends not only on access to affordable housing but also on access to a strong education system, that includes quality and affordable after-school care. Considering the Museum's huge impact in the Jackson community -as an enormously important resource for children from birth to 5th grade - it is essential to consider proposals that would allow the Museum to buy or rent a new home.

Thank you for your anticipated careful and thoughtful consideration of this very important issue when you convene on March 5th.

Sincerely,

Gudrun Rice
887 Whitehouse Drive
Jackson, WY 83001
307-201-1974

From: H.S. Primm Loudenslager
To: [Town Council](#); info@jhchildrensmuseum.org
Subject: Children's Museum
Date: Friday, March 2, 2018 6:14:35 PM

Jackson Town Council

The Jackson Hole Children's Museum needs to stay in Jackson. Please consider keeping the bottom floor of the new space devoted to JHCM, and bits of the upper floors as well. Jackson is almost entirely bereft of indoor play spaces. JHCM & the library are the only options, and kids need to be quiet in the library. In this era of shortened recess, it would be detrimental to remove the town one free-play outlet.

I have three children. They were all born in Jackson. We've been members of JHCM since its first year, when I only had one child and could sit and watch her toddle up and down the baby slide over and over. We've watched the exhibits morph--ski slope to truck bed to doctors' offices to airplane. If you let them stay, as I hope you'll be persuaded to do, suggest they get rid of that chore of a grocery store and expand the climber (take a look at Blast Off in Idaho Falls). We've participated in Curious Kids, Science Classes, and Engineering classes. We donated to Gumdrop & Speedy's habitat. This past summer, we made fairy houses almost every week. When the library made its atrocious decision to end the gingerbread house decorating program, JHCM stepped up and hosted one of their own.

We love JHCM. It fills a desperate need in this community. Please, help JHCM find a way forward.

-Primm Loudenslager
863-370-1637

From: Hatilie Lemke
To: [Town Council](#)
Subject: The Childrens Museum saved me
Date: Wednesday, February 28, 2018 4:58:53 PM

Hello Town Council,

Please keep the JH Children's Museum in town as a community benefit space! Of all the amazing non-profit organizations in town, the JHCM has been the most beneficial for my family! The town center is losing it's character with all of the exclusive art galleries, T-shirt shops, real estate offices, hotels, banks, luxury apartment buildings and the much too expensive restaurants and interior design shops. Whatever happened to the idea of the town as heart?

When my first son was born, I suffered from post-partum depression because I felt so isolated and lonely. I was really worried about it happening again when number 2 came along. I remember coming to the museum for the first time with my infant son in a pouch and my crazy three year old toddling behind me. I walked into the colorful building and was immediately greeted by friendly faces who gave my toddler a tour of the amazing play space. My toddler was immediately captivated and stayed engaged in imaginary play for hours. The friendly staff oogled over my infant son, played with my toddler and commiserated with me about how exhausting motherhood can be. I found other mothers to speak with about potty training, sleep training, feeding finicky kids, temper-tantrums, pre-schools, etc. We came to the JHCM two times a week for several years! Needless to say, the post-partum depression did not repeat itself. While at the JHCM my sons learned to paint, cut with scissors, make bucket-loader noises, fish for paper trout, put on ski boots, hang on monkey bars, share vegetables, make coffee filters hover, explode Alka-Seltzer rockets, build cars out of recycled materials, explore electricity circuits...and the list goes on!

I loved this place so much when my sons were little that when a teaching position opened up here at the museum I jumped at the opportunity. Now, I have my DREAM job. The JHCM saved me once again! I am now in charge of the K-5 STEAM programming that we provide to every single TCSD#1 classroom. I get to see kids get really excited about science on a daily basis!

The downtown location of JHCM is critical for it's ultimate success as it is central to shopping and restaurants, it's easy for tourists to find on foot, and it is close to schools, parks and the Rec Center. People from around the world and within our community love our cozy, little children's museum. Let's fight hard to keep it!

Thanks so much for your time and consideration!

Hatilie Lemke

"One of the basic rules of the universe is that nothing is perfect. Perfection simply doesn't exist....Without imperfection, neither you nor I would exist"

— [Stephen Hawking](#)

From: Honora Kerr
To: [Town Council](#)
Subject: Please consider a benefit space at 174 N King
Date: Wednesday, February 28, 2018 1:58:27 PM

Dear Town Council,

I am writing as a community member, mother, and a board member at Jackson Hole Children's Museum (JHCM). I respectfully request that you *strongly* consider the proposals for 174 N. King that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

I know that housing is the number #1 issue facing Jackson. But right behind the need for affordable housing is the need for quality and affordable after-school care. Considering the huge impact the museum has in our community — a resource for children in Jackson from birth to 5th grade, a strong partnership with TCSD, a leading provider of STEAM education in the valley — I really hope you consider proposals that could potentially allow the museum to buy or rent a new home.

Thank you for your consideration on March 5th.

Warmly,

Honora

HONORA KERR
970 270 1014
honorakerr@gmail.com

From: Ingrid Daffner Krasnow
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Please Choose Option A and preserve the JH Children's Museum
Date: Friday, March 2, 2018 4:59:10 PM

Dear Jackson Hole Town Council,

I am the former Executive Director of the Jackson Hole Children's Museum, as well as a parent, member of the Teton County Board of Public Health, and member of the local workforce.

I am writing to strongly encourage you to select Option A, a Community Benefit Space, during your consideration of the re-development of 174 North King Street. This option will both provide critical residential housing our town so desperately needs, as well as guarantee a forever home for the Jackson Hole Children's Museum, an organization whose survival is in the best interest of the entire Jackson community.

I won't focus this letter on the exceptional standards of creativity and quality of all JHCM exhibits, curriculum, drop-in activities, after-school programs, summer camps and incredible staff -- I'm sure for you, and for anyone who has spent time at the Museum, all these speak for themselves.

Today, what matters most to me and so many others, is that without a strong, stable and centrally located Children's Museum, our town would not attract or maintain the families who make Jackson the incredible community it is. Families come and go from Jackson all the time - because of our drastic housing shortage and the fact that we're so far removed from the resources available in larger cities, it takes hard work and significant sacrifice to stay here in this place we all love.

Option A addresses our crucial community needs - the needs of so many Jacksonites:

Families rely on the Children's Museum for its incredible programs that are not available anywhere else in the valley.

Children rely on the Children's Museum for a unique chance to learn by doing in a hands-on environment.

Educators rely on the Children's Museum for collaboration and innovation that is easily accessible from schools across the district.

Caregivers rely on the Children's Museum for a fun, safe and easy to access place to spend hours a day, all year long.

When making your decision, it's essential that you remember that the Jackson Hole Children's Museum makes Jackson livable for the people who make Jackson what it is.

Thank you in advance for your thoughtful consideration,

Ingrid Daffner Krasnow

Ingrid Daffner Krasnow, MPH
307-699-7992

From: J Tavernier
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum
Date: Friday, March 2, 2018 5:18:19 PM

To Whom it May Concern,

I ask that you consider a development proposal for 174 N. King Street that includes the Jackson Hole Children's Museum. The community of Jackson has so few options for young children and this museum is an integral part of the community.

I live in San Diego and my family visits the Children's Museum every summer and winter. In San Diego we have a 3 story, 20,000 square foot museum dedicated to children and we find the Jackson Hole Children's Museum equally engaging and creative. What they have done in the space that was provided to them is magical.

If impossible to include the museum in the new proposal I ask that you assist them in finding a new home that could provide the community with a location that is as centrally located as the current space.

Thank you,

Jennifer Oliver

From: Jean Jorgensen
To: [Town Council](#)
Subject: Children's Museum
Date: Wednesday, February 28, 2018 2:40:35 PM

Dear Council Members,

Over the past few years I've been so impressed by what has been readily available to our local kids through programs at the Children's Museum. As a former teacher whose kids and grandkids had their education in Teton County I am well aware of how much our lives are enriched by the experiences that we have outside of the regular classroom. The Children's Museum is such a gift to the community and its future is now uncertain.

I understand that there is a possibility for including the Museum as a part of the development planned for 174. N King Street, and I encourage you to see to it that that does happen, not just for the kids but for the value added to the entire community.

Thanks for the work that you all do, and thanks for listening,

Sincerely,

Jean Jorgensen

From: Jean Lewis
To: [Town Council](#)
Subject: A tough choice
Date: Friday, March 2, 2018 11:07:14 AM

Dear Mr. Mayor and Town Council Members,

Your decision to only allow 100% residential at 174 N. King, and exclude any opportunity for community benefit space will be a detriment to our community. 174 N. King is part of the downtown core. It is a location that should have an attractive mixed use building that adds to the character of our town, not detract from it.

A commercial benefit space would allow for the Jackson Hole Children's Museum to explore a forever home in this location, close to schools, town square and resident families. The Children's Museum adds to the diversity of our downtown core, providing services for resident and visiting families alike. Traveling families look for resources like a children's museum when choosing a location in which to visit. Local working families depend on our quality services, which add to the livability of this town.

The Jackson Hole Community Housing Trust's option A, in their proposal, would ensure a quality purchase option for the Jackson Hole Children's Museum. It would provide a forever home, and allow for our important community services to continue in perpetuity.

The commercial rental and purchase environment in the town of Jackson is grim for a nonprofit like ours. We are dependent upon location to be accessible to local families and school groups AND DIRECTLY REINVEST OUR REVENUES INTO OUR PROGRAMS . Our education opportunities add value to this town, and honor the vibrant children and families who live here.

Your choice should be around what is the best use for this downtown property, not just regarding the need for affordable housing units. The town has other opportunities to provide more dense affordable housing options on lots that aren't in the downtown core.

You can make a decision which allows for a mixed use option.

The future of the Children's Museum is in your hands.

Sincerely,
Jean Lewis
Executive Director

--



Jean Lewis
Executive Director
Jackson Hole Children's Museum
www.jhchildrensmuseum.org
jean@jhchildrensmuseum.org
[307.733.3996](tel:307.733.3996)
[307.413.0623](tel:307.413.0623)

Support the Jackson Hole Children's Museum - [donate](#) today!

From: JFOPRODUCTIONS
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Children's Museum in New Community Benefit Space
Date: Friday, March 2, 2018 5:31:38 PM

Jackson Town Council:

Please take into consideration the important needs of the Jackson Hole Children's Museum when voting on the Community Benefit Space for the future low income housing to be constructed in its place.

This museum is one of the few places that allows the minds of our children expand in a safe environment in this unique town.

If there was ever a public benefit worth voting for, the Jackson Hole Children's Museum would be it.

Many thanks for your vote,

Josh Oliver
5905 N Columbine Dr
Jackson, WY 83001

From: Jim Koinis
To: [Town Council](#)
Subject: Children's Museum
Date: Thursday, March 1, 2018 3:31:31 PM

Town Council,

Please don't force out the Children's Museum. That location is ideal for this gem of Jackson. It is perfectly positioned and safe. The floor-plan and outdoor settings are as though they were custom designed for this purpose.

Affordable housing is certainly important for the workers of any community but it is illogical and counter productive to displace one important service to fill another need. Additionally, this particular action will make the Jackson council look insensitive towards the children and the families who are learning and growing there.

Please keep the children and their museum in place and find another apartment building site in another sector of the town or vicinity.

Just because you own this building and can evict the Children's Museum doesn't mean that it would be wise to do so. You can make this work for everyone if you really try.

Sincerely,
Jim Koinis

From: Jim Lewis
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Don't make the Children's Museum homeless!
Date: Thursday, March 1, 2018 7:49:21 PM

Dear Town Council members:

I'll get straight to the point.

Will you, the current Town Council, make the Children's Museum homeless?

Your decision to only allow 100% residential at 174 N. King, and exclude any opportunity for community benefit space, will very likely eliminate a forever home for the Museum.

About 6 years ago, the Town Council at that time embrace a vision, planted a seed, by offering a little over 2000 sf to an idea, the JH Children's Museum. That seed grew and became an integral part of the community and if you will, part of the soul of Jackson. I won't go into all the statistics of how many family's use the Museum, it's involvement with all K-5 students in Jackson, and its summer and winter activity programs to keep kids engaged. You should know that.

As a grandfather of two pre-K children, the Children's Museum has been our go-to place to explore, create, and in my grandson Cooper's case, that's where he took his first steps.

As a director of the Children's Museum, I urge the Town Counsel to allow for a modest amount of community benefit space, 2500-3000 sf, and permit the Children's Museum to have a chance at a forever home.

In looking at the various proposals I strongly urge the Counsel to favorably consider Option A of the Housing Trust.

It's an outstanding looking building, the town has experience with the Housing Trust in other projects, and they know what they're doing. Option A was rejected by April Norton and the Housing Supply Board, because their only goal is 100% housing. Period. But is this the right move given the multi-use character of our downtown?

This is about what the community as a whole wants, and I don't think they want the Children's Museum homeless.

This doesn't have to be a zero sum game. You can make a decision which allows for a modest amount of community benefit space.

The future of the Children's Museum is in your hands.

Choose wisely, as the Town Council did 6 years ago.

Sincerely,
Jim Lewis

From: joe gagnon
To: [Town Council](#)
Subject: 174 N King
Date: Friday, March 2, 2018 4:45:27 PM

Hello Council Members,

I am writing to ask for you to support prioritizing the Jackson Hole Children's Museum at the 174 N. King Street development. As a life long Jackson resident and recent parent I feel as there are not that many indoor activities for when the weather turns cold or nasty. Let's face it when it is -10 degrees taking my 3 year old and 8 month old outside is not really an option. As our town grows the houses seem to shrink, we live in a thousand square feet, it is important to have space for our children to go exercise, explore, create and learn. I should also mention that the JHCM is responsible for the Touch a Truck event, which is one of the greatest things ever! Having mixed use developments and prioritizing the JHCM will not only help with workforce housing but will also aid families because sacrificing one for the other is really no solution.

Respectfully,
Joe Gagnon

From: Julia Spencer
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Keep the Children's Museum in Town!
Date: Thursday, March 1, 2018 3:49:41 PM

Dear Town Council,

As a Jackson permanent resident and an educator I cannot emphasize enough what an important community and children's resource the Children's Museum is. It provides a safe, warm, engaging environment where children can play, learn and grow as individuals.

Please give the Children's Museum a permanent home by planning and zoning for a community benefit space in the affordable housing development. It will not only support and enrich the lives of the development residents but of the entire community.

Our community and our children need affordable spaces like this to remain healthy and happy. During my time spend there I have seen children grow in curiosity, independence and wonder.

The JHCM works in partnership with Teton County Parks and Rec, the Literacy Center, TCSD, and many others to ensure that our community provides the highest quality education, experience and development for our children.

Thank you, and please support this vital community institution.

Julia Spencer

From: Julie D'Amours
To: [Town Council](#)
Subject: Development proposal for 174 N. King St.
Date: Friday, March 2, 2018 9:23:27 AM

Dear Town Council members,

My name is Julie D'Amours and I am a teacher, parent and community member who strongly supports a development proposal for 174 N. King St that provides a space for the Jackson Hole Children's Museum.

My three children have essentially grown up at the Children's Museum. My two sons were there at the inception of the museum, helping to paint the exhibits when they were only 3 and 5 years old. Over the years, they have played for endless hours in the museum, participated in after school programs, summer programs and benefitted from the collaboration with TCSD #1 engaging in integrated science programming.

My daughter, who is now 5, frequents the museum once or twice a week to gather and play with her friends and participate in the wonderful educational programming.

I am also the former Education Director at the museum, so I have seen first hand the hundreds of lives that have been touched by this magical place. I have watched families from afar, and local families come together to explore science, engineering and hone their creativity and imagination skills while connecting with friends and family. I have also watched the hands on, integrated curriculum open up the minds of all of the valley's elementary students through the TCSD #1 collaborative programming.

JHCM is an invaluable resource to our community. Please find a way to include JHCM in the development proposal for 174 N. King, or play an active role in finding JHCM a permanent home in our community.

JHCM has become an important part of the fabric of our wonderful community. Be a part of making the magic stay alive.

Thank you for your time and consideration,
Julie D'Amours

From: karen warshaw
To: info@jhchildrensmuseum.org; [Town Council](#)
Subject: Jackson Hole children's Museum
Date: Thursday, March 1, 2018 9:53:58 AM

I bring my grand kids to the museum on a regular basis.
Their eyes light up the minute they walk in the door.
My only problem with the museum is there is so much fun
to be had that I just hope we can fit it all in. From the art opportunities, to the "grocery
store" to piloting the air craft, I could go on and on. It's a safe place for the kids
to run around in. Their imaginations can also run wild.

I sincerely hope that the town, in its wisdom, will do whatever it takes to keep
this museum alive and thriving. Jackson prides itself in being a family friendly place to
be. What better way to show that than providing a space totally dedicated to a child's
imagination.

Sincerely,
Karen Warshaw

From: Kathleen Belk Doffermyre
To: [Town Council](#)
Subject: JH Children's Museum and Start Bus
Date: Thursday, March 1, 2018 2:23:18 PM

Dear Town Council Members,

First of all, thank you for serving our community.

Secondly: I live in Hidden Ranch and I am one of your constituents. My husband and I moved here and started a family because of the incredible opportunity to raise a family in this amazing community. I'm distressed to find that our electeds are failing to support opportunities for children's education and enrichment at many levels. At the state level, our legislature is attempting to further reduce funding for schools and locally, organizations like the JH Children's Museum are at risk of losing their space. My husband and I both work full time and organization that provide in-town after-school and summer enrichment opportunities are critical for families like ours.

If you value having a thriving community of middle class families, you'll consider redeveloping 174 N King Street with a Community Benefit Commercial Space.

Finally: Why in the world would we cut the START bus pass out of the JHMR passholder deal? This town has enough traffic (and wildlife collisions) as it is and I can't believe we would consider any plan to increase the number of cars on the road. If we are trying to be a model of community sustainability, this is definitely a step in the wrong direction. Please do everything you can to promote and incentivize ridership on public transportation.

Thank you!

Kathleen

--
Kathleen Belk Doffermyre
2048 Hidden Ranch Loop
PO Box 218
Jackson, WY 83001

From: Katie carr
To: [Town Council](#)
Subject: Children's museum
Date: Wednesday, February 28, 2018 4:10:29 PM

To Whom it May Concern,

I am writing you today in regards to the children's museum. I hope you will sincerely consider them when deciding who will be selected for the rebuild, and will make sure to include them in the re-build. The children's museum provides so much to the children of our community, and visitors of our community that it would be a detriment to loose it.

I think we need to remember the children we already have here, and their needs as well when re-developing this space. Every year the museum educates the k-5 classrooms at JES and Colter Elementary Schools (I cannot speak for the other schools, and it has been a really good experience for the schools, children, and educators. How wonderful to have such a great resource right in this community! We hope you will see that the children's Museum has many, many wonderful fascists to it, and it would be very unfortunate for our community to loose such a great asset.

Thank you for your consideration! I know you will do the right thing when you make your decision.

Best Regards,

Katie Carr
Please excuse errors
Sent from my iPhone

From: Kelli Petrick
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum
Date: Thursday, March 1, 2018 10:08:13 PM

Dear Town Council,

I am writing to ask you to strongly consider a development proposal for 174 N King Street that includes a Benefit Space and to include a home for the Jackson Hole Children's Museum (JHCM) in that space.

As a community member and mother of two very active and inquisitive toddlers, the JHCM is an incredible community asset. It's a place where my children feel safe and supported by the amazing staff to explore their creativity, curiosity and physical boundaries. We connect with old friends and meet new ones every time we visit - about once a week.

I look forward to continuing our weekly explorations at the JHCM and enrolling our kids in the after school and summer programs as they get older. The JHCM is very important to our family and I urge you to consider any options that would allow it to remain at 174 N King Street.

Thank you for your time and consideration,
Kelli Petrick

From: Kristi Fisher
To: [Town Council](#)
Subject: 174 N King Street
Date: Friday, March 2, 2018 3:51:45 PM

To whom it may concern,

Please strongly consider a development proposal for 174 N King Street that includes a community benefit space, one that could provide a home for the JH Children's Museum and keep a mixed use character of the downtown core.

I have a 5 and 3 year old, and we have been driving over the pass for 4 years to visit the Children's Museum, which is a wonderful activity for a winter day. We love especially the art studio and mingling with both local friends as well as visitors, and the staff is always friendly and helpful. We also particularly love the airplane and grocery store exhibits and my children never tire of these.

Please consider this as well as any other ways you can support helping JHCM find a new home!

Thanks,
Kristi Fisher

--

Kristi Fisher
CLP Faculty | Teton Valley Community School of Teton Science Schools
p: 208.787.0445, x2012
web | [facebook](#) | [blog](#) | [linkedin](#)

Teton Science Schools inspires curiosity, engagement and leadership through transformative place-based education.

From: Laura Cuddie
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: 174 N. King Street Development
Date: Wednesday, February 28, 2018 1:38:56 PM

Dear Jackson Hole Town Council,

I am a working parent who lives in the Gill Addition in downtown Jackson, within walking distance of 174 N. King Street. My family are founding members of the JH Children's Museum (JHCM) and I currently sit on the volunteer Board. My family has benefited greatly from the services offered by the museum, including a safe and engaging environment for my child to learn, create, play and grow. I applaud the Town of Jackson for supporting the museum and helping it get off the ground at 174 N King. The museum fills a much needed gap in our community through daily programming, school programs, after school classes and summer camps. Offering so much more than a place for families to drop in and explore exhibits, the programs at the museum are based on the latest education research as well as local needs assessments (such as kindergarten readiness and serving kids for which English is a second language) and are focused on STEAM and supporting kids to develop the skills they will need for success in our very complicated world. My daughter, who is now 8 years old, has developed a passion for science, art and engineering – passions which are supported and encouraged by her time at JHCM.

I have lived and worked in Jackson for over 12 years, my husband for over 15 years. We left temporarily for a career opportunity and to be closer to family, but returned as Jackson has a better quality of life for our family. We have seen many changes over the past 15 years to our beloved town. We greatly appreciate the commitment and service of the elected officials in our town and county and recognize that there are many challenges with no easy answers. As an employer who faces a constant struggle to recruit and retain quality, long term employees, I fully believe that housing and transportation solutions are critical for Jackson. I have read all the proposals for 174 N King and attended the recent presentation to the Housing Supply Board, and I agree that workforce housing must be a priority for any development at 174 N King. Each proposal has merits as well as potential downsides. At the same time, I see tremendous value in considering a proposal that includes a Benefit Space that could provide a permanent home for JHCM and compliment the mixed-use character of downtown Jackson and I urge the Council to also consider such proposals.

JHCM is an critical community resource, I believe that our kids need and deserve a safe place to play, create and learn. JHCM fills gaps that are not being met elsewhere, namely supporting kindergarten readiness and STEAM education. The Museum needs the community to come together to help find a permanent home. As our community has proven over and over, we can do great things when we work together.

Thank you for your consideration.

Sincerely,

Laura Cuddie

Jackson Hole Resident
Working Mom
JHCM patron and supporter

From: Laura Soltau
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Community Benefit space for 174 N King street needed!
Date: Thursday, March 1, 2018 3:33:22 PM

Dear Town Council members,

Please consider supporting our community in finding a permanent place for Jackson Hole Children's Museum. Having the museum as a part of the redevelopment of its current location is crucial to the sustainability of this incredible community resource.

Please consider the proposal for the Community Benefit Space for 174 N King Street that could potentially be the future home to JH Children's Museum. Mixed use character of our down town space is important to the viability of our community.

JH Children's museum has been a resource that I have used frequently as a parent of young children. They are also one of our key providers in afterschool and summer offerings throughout Jackson. The high quality of their programs is critical in establishing a passion for STEAM in the world of our children.

Thanks for your consideration.

Sincerely,
Laura

--

Laura West Soltau
Executive Director

Teton Literacy Center
(307) 733-9242, ext. 231
laura@tetonliteracy.org

From: Lillian Brazil
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum Proposed Relocation
Date: Thursday, March 1, 2018 9:48:01 AM

To Whom it May Concern,

My name is Lily Brazil and I am a junior at Jackson Hole High School. For the past two of years, I have spent a week of my summer volunteering at camps at the Jackson Hole Children's Museum. I have enjoyed it immensely and plan on continuing to volunteer my time there in the future. Through this, my eyes have been opened to the huge impact that this type of organized, hands-on education can have on the children of our community.

I have had the opportunity to work with a variety of kids and see the ways in which they changed through the course of a week because of this experience. My first year, I was overwhelmed on the first day of camp. The kids were crazy and didn't want to listen to anyone telling them what to do. They only wanted to play and were never interested in the education about bridges and water that was supposed to occur. However, by the end of the camp all of the kids had developed an interest in learning. I remember one kid specifically who was really excited about building his bridge and kept asking my advice for how to make sure it would be successful and realistic.

The second year, the kids were more interested, but some still seemed to only want to play in the exhibits. One day, we took the start bus and hiked up a small hill. We sat by a tree and everyone had to draw what was near them. The kids were really proud of their drawing and quickly became more interested in the "art in nature" concept that the camp was based around. Because of these incredible changes that the museum has inspired, it is very important that it continues to be present and help the kids in our community build their curiosity and creativity.

While the museum will still have a positive impact no matter where it's new home is, it is integral to its mission that it continues to preside in the central location that it currently occupies. I ask you to strongly consider the proposed development for this location that includes a "Benefit Space" where the children's museum could continue to reside. From my experience, the location of this museum has been very helpful in its mission, allowing off-campus exploration through the start-bus and extra space and connection to schools, the rec center, and the town square. Please consider the important nature of the museum and its integral impact on the children of our community who make up the future of our town and world.

Thank you for your time and consideration.

Sincerely,
Lily Brazil

From: Louisa Sandvig
To: [Town Council](#)
Cc: [Lewis Jean \(JHCM\)](#); [Lewis Jim](#)
Subject: JHCM
Date: Wednesday, February 28, 2018 12:52:58 PM

I strongly endorse your consideration and SUPPORT of a development proposal for 174 N. King Street that provides a space for the Jackson Hole Children's Museum. This museum provides an inspiring and creative place for our children as well as after school programs for our working families. It is a HUGE essential part of the Jackson Hole Community.

Thank you,
Louisa

Louisa Sandvig
307-733-0325
wymom123@gmail.com

From: Lynn Grimes
To: [Town Council](#)
Subject: Request for JHCM from a concerned citizen
Date: Wednesday, February 28, 2018 12:52:06 PM

Dear Town Council,

I have lived in Jackson for over 20 years and I am so happy to be able to raise my kids here in this wonderful town. I am writing today to strongly consider a development proposal for 174 N King Street that includes a benefit space that could provide a home for the Jackson Hole Children's Museum (JHCM).

The children's museum is extremely important to my family. We have enjoyed this space tremendously through stop in visits, community events, and summer/after-school care for my children. The children's museum is my son's favorite after-school and summer camp provider, which is extremely important to me. Our town needs places like JHCM for our children. This is an affordable, safe, fun, and educational space our children can be while their parents are working in the town of Jackson. It is also a community event and meeting place we can all get together and enjoy.

If you are unable to provide a benefit space for JHCM, I strongly encourage you consider other ways the town could help support JHCM so they can continue to provide a vital need in our community.

I know you have heard countless stories of the child care struggle in this town. JHCM is helping to assist in this struggle and I encourage you to help them in a providing safe and educational space for our children of Jackson.

Thank you for your consideration in this matter.

Lynn Grimes
307-413-5604

From: Mackenzie Walles
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: 174 N. King Street Proposal - JH Children's Museum
Date: Thursday, March 1, 2018 11:38:42 AM

Dear Members of the Town Council,

I am writing as a concerned member of the community asking you strongly consider including a Community Benefit commercial space in the redevelopment of 174 N King Street. The Children's Museum is such an asset to our community and needs to be in a location that is accessible to all families. The location at 174 N. King Street allows vital bus service to its location.

I have been involved with the JH Children's Museum from the very beginning. I was one of the first Board members and was involved with the creation of the current space and all that it provides. During my time on the Board, the Children's Museum grew from an idea to a community space that serves so many. The museum is a place for children and their families to come and learn through play. It is a resource for the working families in our community as an after school program to continue learning in a fun environment at the end of the school day, and a wonderful option for care/camp in the summer months. Many of these programs would not be possible if the museum was not in close proximity to Jackson Elementary School.

The Children's Museum has been a successful collaborator with the TCSD as well as many other non-profit organizations in our community. The museum helps teachers and other organizations enhance the curriculum and programming they provide.

As a parent of a 9 year old and a 5 year old, our family has truly benefited from the museum's services. Like many families in our community, our family counts on the amazing staff and Board of the museum for the services they provide.

As a former Board member, I know how appreciative the Children's Museum is for the space they have been allowed to use at 174 N King Street. I hope that the Town Council will consider all of the benefits the museum provides to our community when considering the redevelopment plans for the property. We all know how important housing is in our community, but I would argue that the services the museum provides are equally important. The Children's Museum NEEDS a home in town to continue the amazing work they do. I hope you will do all that you can to keep the museum accessible to our community.

Best regards,
Mackenzie Walles

From: Maggie Schilling
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: new space for JHCM
Date: Thursday, March 1, 2018 5:18:30 PM

Dear Jackson Town Council,

Thank you for your thoughtful consideration of the re-development proposals on the table for 174 King Street.

While I have not reviewed the specifics of each proposal, I am writing to share my hope that there is a way to incorporate space for the JH Children's Museum in whatever eventually gets built.

With two school-age children and two working parents in our family, we are so grateful for the after-school and summer camp programs that the Children's Museum offers. In my experience, there is more demand than supply for these types of programs, so the thought of losing the Children's Museum and its offerings is troublesome!

Our family also greatly enjoyed being able to visit the Museum while our kids were in preschool. Having an indoor space to play, socialize, and learn with others was invaluable.

I hope there is a way to find room to keep this valuable community institution going in its current location....in town, near schools, places of work, and the Rec Center.

Thanks for your consideration.

Sincerely,
Maggie Schilling

From: Martha Lewis
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Children's museum
Date: Friday, March 2, 2018 11:00:55 AM

Hi,

I am writing to urge you to let the children's museum keep its home on King St. There aren't many indoor places for kids to play in our small town and the children's museum is unique in what it offers. My toddler loves going there! I will be extremely disappointed if the museum has to find another suave and possible not be here any more.

Thank you,

Martha

--

Martha Berkesch Lewis, MS
Happy Little Camper
Sleep Solutions for Babies and Toddlers
www.happylittlecamperjh.com

From: Michelle Fullenkamp
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum
Date: Wednesday, February 28, 2018 8:12:23 PM

Dear Mr. Maldoon, Mr. Stanford, Mr. Frank, Mrs. Morton-Levinson, and Mr. Lenz,

I am writing you on behalf of the Jackson Hole Children's Museum. I first moved to Jackson during the summer of 2011 to intern at the National Museum of Wildlife Art, and I kept hearing people talk about a newly forming children's museum in town. As an emerging museum educator, I was really interested in the possibility of working with this institution.

As it turned out, I started as a new hire just one month after the museum opened its doors. I am so grateful that JHCM provided me with my first job in Jackson outside of my internship. JHCM quickly became a thriving hub of activity for parents and their children 5 and under. The winters here as you know are long, and JHCM offers families crammed into small living spaces a warm and creative place to escape. Inside the museum is a world where children feel totally and completely at home. They are free to explore, role play, and get messy--pretty important things to developing minds. All the while the children feel safe and furthermore, the parents feel safe. JHCM creates an incredible and almost tangible magic within its walls.

In fact as someone who holds a Master's in Museum Studies and someone who has explored museums all across the country, I have never seen anything quite as special as the Jackson Hole Children's Museum. Parents can find relief in seeing other adults as their children engage in much needed recreation, children interact with other kids they might not otherwise see, and as the children grow the space becomes a touchstone in their lives. . The realities of these occurrences are much more intimate than any museum I have ever visited. The museum is unique because it builds community. You can even ask children around this community about the Jackson Hole Children's Museum and get some excited gasps of glee

During my time at JHCM, I worked with community volunteers, learned the names of all the children and parents who regularly came through our doors, and worked with interns both locally and from across the country. For me alone, Jackson was a place of growth because of this community that grew around me, and because of the opportunities to learn more about how to teach young minds.

Since leaving JHCM, I have worked at the Art Association and received a Master's in Secondary Ed. I have grown and moved on, but the Jackson Hole Children's Museum stays with me. The children I got to know there also attend classes at the Art Association, and believe it or not many of the children that I taught in programming at JHCM have been students of mine as I now long term sub at the Teton County School District.

I cannot tell you how grateful I am that JHCM kick started my career as an educator. I often marvel at how incredibly rare it must be to teach children you knew as 5 year olds in the 6th grade or to teach the toddlers you watched grow so quickly in their 1st grade class. This is certainly a gift from JHCM that I treasure.

I know my story might seem like a small one in a town with so many concerns at play, especially housing; however, it is because of the museum that I continue to make a positive impact on the community at large. And while we must make housing a priority, we must also

make the organizations that make Jackson a community a priority.

I hope that from my story you catch a glimpse of the many lives that have been impacted by the museum. I have never questioned that if one day I have children that I will be able to take them the JHCM to play. I hope that you will make steps to preserve the life of the JHCM community and its future here in Jackson.

I am attaching pictures of some of my favorite JHCM memories. Some are of working there, some of volunteers, and some of the kids that I babysit attending museum functions. The joy in the faces says it all!

Sincerely,

Michelle Fullenkamp



[volunteers Jody 121713 \(1\).JPG](#)



[storytelling1214 \(105\).JPG](#)



[storytelling1214 \(58\).JPG](#)



[off we go to Thailand \(3\).JPG](#)



[IMG_7689.JPG](#)



[IMG_7679.JPG](#)

From: Mickey Babcock
To: [Town Council](#)
Cc: [Jean Lewis](#)
Subject: JHCM
Date: Wednesday, February 28, 2018 9:01:12 PM

esteemed councilors-

please accept my request that you provide space for the jackson hole children's museum in the 174 king street development plans.

JHCM is an essential resource for our community, and your providing adequate permanent space for their work speaks volumes about the core values of jackson. your decision, your values, your outcome.

please vote in favor of providing this opportunity for the families of our town.

thank you,
mickey babcock
307-730-8207/c

From: Missy Hoster
To: [Town Council](#)
Subject: Children's museum
Date: Thursday, March 1, 2018 8:28:11 PM

Please keep the museum in town at this convenient location. I am a grandmother that brings a grand to this great spot.

M. Hoster

From: mkwlk@aol.com
To: [Town Council](#)
Subject: Childrens Museum
Date: Wednesday, February 28, 2018 2:40:44 PM

Dear Council Members,

We recently read in the newspaper that the Childrens Museum will lose their lease In February of 2019. It is such a welcome addition to our community and we would hate to see it close. We have grandchildren, ages two and four, who visit the museum a couple of time a month and truly enjoy it. There are so few indoor facilities for small children in the valley to visit, learn and be allowed to experience new things. We understand there is the possibility of a new facility where they could find a permanent home in town. Please support the museum and the children of Jackson in voting for the museum to be allowed to open in the new facility in town. Thank you, Mark and Karen Walker, Owners, Gun Barrel Steak and Gamehouse

From: Nick Koinis
To: [Town Council](#); info@jhchildrensmuseum.org
Subject: Please include a community benefit space at 174 N. King St.
Date: Wednesday, February 28, 2018 2:55:46 PM

Dear Town Council,

I am the afterschool and summer coordinator at the Jackson Hole Children's Museum. I ask that you please strongly consider the proposals for 174 N. King St. that include a community benefit space. I believe this solution will both maintain the mixed-use character of our downtown core and provide a possible future home for JHCM.

The 174 N. King St. location is important for our afterschool and summer programs. In our afterschool programs, our teachers walk the children from Jackson Elementary School over to our building every Monday-Thursday. In our summer programs, our teachers implement place-based education strategies that include frequent exploratory walks from our building through the downtown core and visits to local businesses and organizations. Through these explorations the kids make profound connections between educational content and the people, places, and events in their town. The 174 N. King St. location makes these experiences possible.

We are a vital community resource, providing a safe and inspiring place where thousands of students and families come and play to learn. In this location, we are highly accessible for local and visiting families. As our community continues to grow and develop in amazing ways, the accessibility of an organization focused on the healthy growth and development of vibrant kids and families is more essential than ever before.

Thank you for remembering us on March 5th.

Sincerely,
Nick Koinis

--

Nick Koinis
Afterschool and Summer Program Coordinator
Jackson Hole Children's Museum
www.jhchildrensmuseum.org
nick@jhchildrensmuseum.org
[307.733.3996](tel:307.733.3996)

From: Paige Byron
To: [Town Council](#)
Cc: [Jean Lewis](#)
Subject: In support of 174 King Street as a home for JH Children's Museum
Date: Wednesday, February 28, 2018 4:55:03 PM

Dear Commissioners,

I'm writing today to express my strong support for Jackson Hole Children's Museum. I urge you to consider a proposal for 174 North King Street that includes a home for this wonderful organization. Not only would a community benefit space preserve the mixed-use character of our downtown core, this particular location provides a central location for an organization that partners with close-by schools and other community groups. It is easy to get to, even if a family does not own a car; it has close-by parking available to visitors; and it is visible enough that it is on the radar for visiting families (critical to the museum's bottom line!).

As a founding board member of Jackson Hole Children's Museum, I have seen first-hand how many children, parents, and grandparents have benefited from this incredible community organization. Unlike any other local non-profit, JHCM improves livability in our town by providing educational exhibits, programming, and spaces for play that encourage integration and learning for all ages. Whether it be a new mom with very little connection to other new parents visiting Jackson Hole Children's Museum to feel less isolated or a visiting family in need of family-friendly activities on vacation, the museum offers our locals and visitors alike a unique and positive product. Not to mention the incredible partnerships built to enhance local public school curriculum and summer/afterschool offerings!

Thank you for your consideration and prioritization of creating a permanent home for JHCM.

With my best,
Paige Byron Curry

From: Patricia MacNaughton
To: [Town Council](#)
Subject: Children's Museum
Date: Wednesday, February 28, 2018 2:43:24 PM

To the Town Council of Jackson:

I urge you to keep the charming Children's Museum in the town center. What a refreshing change from all the hotels and restaurants. Even grandparents enjoy this unique place with their grandchildren!

Sincerely,
Patricia MacNaughton

From: Rachel Daluge
To: [Town Council](#); info@jhchildrensmuseum.org
Subject: JHCM
Date: Thursday, March 1, 2018 1:03:36 PM

Dear Jackson Town Council,

We appreciate the JHCM because there is not a lot to do with young kids during the long winter months.

Please choose Housing AND a Community Benefit Space for 174 N. King Street.

Best,

Rachel & Mark Daluge

From: Rachel Ravitz
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: 174 North King Street
Date: Wednesday, February 28, 2018 2:55:21 PM

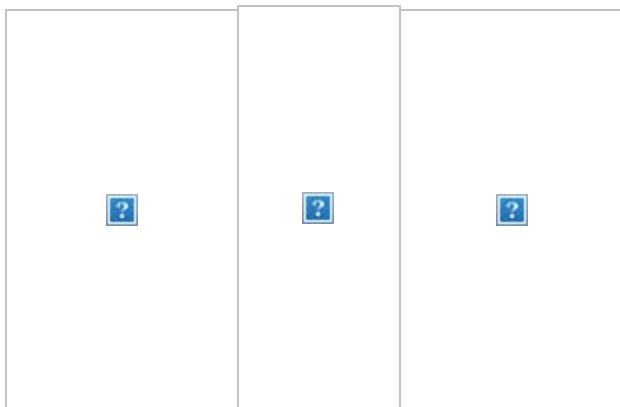
I understand the town council is looking at proposals for housing development on this lot. I would like to voice my support for any proposals which include a future Children's Museum. The space provided many benefits for my family and I am grateful for its role in my son's development and my growth as a parent.

Similar to our Recreation Center and Library, it fills the gaps in youth programming in this town and is a great amenity for the community, especially when they collaborate with other organizations.

In this public/ private venture, I would also support subsidized memberships to families in need.

I live adjacent to the new CLC daycare building. Although minimizing its development was to my advantage, I was surprised to see that housing was not created on the upper floor, despite the fact that the building is owned by the County and the land is owned by the Town. I'm sure it was considered and got caught up in red tape. Don't miss another opportunity for mixed use!

Sincerely,
Rachel Ravitz



From: Sandy Shuptrine
To: [Town Council](#)
Subject: Children's Museum
Date: Thursday, March 1, 2018 8:39:19 AM

Dear Mayor and Council Members-

Please do what you are able to retain the JH Children's Museum as a very important part of our community's serving and nurturing children, in partnership with multiple other non-profits and agencies. The early education they provide is invaluable and early education has been proven to be critical for future school success and healthy individuals. No other organization could fill the gap that would ensue should the museum become 'homeless'. My own grandchildren have experienced magical moments, stimulating imagination and creativity, with the museum over the past decade.

May you see fit to grow, not diminish, a community segment that is not yet able to fend for themselves.

Thank you for your consideration.

Sandy Shuptrine

From: Sara Fagan
To: [Town Council](#)
Subject: 174 N. King St - Please strongly consider community benefit space
Date: Wednesday, February 28, 2018 1:15:29 PM

Hello Town Council,

I am writing as a community member, mother, and employee at Jackson Hole Children's Museum (JHCM). I respectfully request that you *strongly* consider the proposals for 174 N. King that include a community benefit space - both as a possible future home for JHCM and to preserve the mixed-use character of our downtown core.

We have been so appreciative of the Town's support to date. We have also proven to be a critical resource to our community, valued by 1000's of children, families and social service organizations.

Thank you for your consideration on March 5th.

Best,
Sara

--
Sara Fagan
Operations Director
Jackson Hole Children's Museum
www.jhchildreensmuseum.org
saraf@jhchildreensmuseum.org
[307.733.3996](tel:307.733.3996)



Support the Jackson Hole Children's Museum - [donate](#) today!

From: Susan Clarke
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: In support of JHCM
Date: Friday, March 2, 2018 5:15:51 PM

To the Jackson Town Council,

We are writing to strongly urge you to consider a development proposal for 174 N. King Street that includes a Benefit Space, in order to provide a place for the Jackson Hole Children's Museum. We need to keep this wonderful organization in its current location so that it can continue to do good things for so many children in our community, as well as maintain the mixed-use character of our downtown core.

The JHCM has provided years of exploration and fun for our six year old first grader, who currently attends Jackson Elementary School. We are so lucky that our son can simply meet his instructors after school and walk over to his after school program. Our son LOVES the JHCM, whether it is an after school program, a summer camp, a school program that he participates in with his class, or simply to just play and explore. Our almost three year old son is quickly becoming a fan of JHCM, and we look forward to the day when he too can participate in after school and summer programs. Additionally, Touch-A-Truck has become a family highlight of the year, wouldn't miss it! The JHCM does so much for families in our community, and it is essential that it remains as is. We love the JHCM!

Please be creative and flexible when considering the fate of this property, and please make every effort to support JHCM in finding a forever home. Thank you for your time and consideration.

Sincerely,
Susan Clarke
Eric Cole
Leif Cole
Duncan Cole

From: Susan Johnson
To: [Town Council](#)
Cc: nick@jhchildrensmuseum.org
Subject: 174 N. King Street
Date: Friday, March 2, 2018 10:39:10 AM

Dear Mayor and Town Council,

Please support a proposal for a Benefit Space to provide a home for the Children's Museum at it's current location. I understand the property is being proposed to be used for workforce housing, but I believe a space for the Children's Museum would be a compatible use for the property.

As a parent I certainly appreciate the Town leasing the space to the Children's Museum on the property for the past several years. Hopefully that relationship can continue. What a wonderful resource the Children's Museum has become for many of the kids growing up in Jackson. During long, cold winters and rainy off-seasons, as well as providing many children with quality after school programming, the Children's Museum has become a staple in the community for many parents and children.

Parking is sure to be of concern, but a pick-up and drop-off area for busses and parents along King Street would alleviate many of those issues. Additionally, there is ample parking for longer excursions to the museum less than a block away at the Deloney and King public lot. Thank you for your consideration and for all of your hard work keeping Jackson the special place that it is.

Sincerely,
Susan Johnson
Town of Jackson Resident

Sent from my Verizon Wireless 4G LTE Droid

From: Tara Baker
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Jackson Hole Children's Museum
Date: Sunday, March 4, 2018 2:42:18 PM

Dear Town Council,

I am writing on behalf of the Jackson Hole Children's Museum.

I would like to ask you to strongly consider including the JHCM in the plans for the new construction planned for 174 N. King street. A permanent home, in the town of Jackson for the museum is imperative to the health of our community.

The JHCM is an extremely valuable resource to our community. As a long time nanny in Jackson hole, I have spent countless hours in the JHCM with children of all ages. The museum provides a safe place to learn, explore and challenge children's growing minds. There is no other resource like this in Jackson. With our long winters and harsh climate, it is imperative to have a safe, indoor space for our young families, located close to our town center where it is easily accessible to the vast majority of Jackson.

The museum often has guest speakers from the fire department, search and rescue, the forest service and other very influential and important entities. The museum also houses a variety of after school programs which allow room for learning alternative and very important subjects, which are not taught in school. And most importantly, the museum offers an inviting, safe community center for families to socialize and play.

Jackson hole is a very special place for many reasons, its mountains and ski life counted among those reasons. But Jackson hole is also a very unique place because we are not just a ski town, we are a community full of families, professionals and very driven, passionate people. Please let your decision on Monday march 5th, reflect your love and appreciation for this wonderful community of families who need resources like the Jackson Hole Children's Museum.

Thank you very much,

Sincerely,

Tara Baker
Small business owner: Pistol In The Lupine, LLC

970 846 4780

From: Whiteley Wheeler
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: Children's Museum
Date: Thursday, March 1, 2018 10:31:21 AM

Dear Council members,

I am writing to respectfully ask that you consider development proposals for 174 N. King Street that include space for the Children's Museum.

I and my family, all of whom live in Jackson and Teton County, use the museum regularly and truly value it as an educational and recreational resource for families here. We all would hate to see it go!

Thank you for your consideration.

Whiteley Wheeler

From: Alyssa Kaelin
To: [Town Council](#)
Subject: Community Benefits Space
Date: Monday, March 5, 2018 1:11:51 PM

Dear Town Council members,

I am writing to ask that the development space on King street will include a community benefits space. I support the use for the area to be affordable housing, which is greatly needed in our town, and also request that the Jackson Hole Children's Museum or another non-profit that benefits the community be a part of the plans to develop this space. It is a perfect location for children, locals and visitors alike, to use the space and develop further bonds within their family and community. The location provides easy access to schools, buses, parks, and opportunities to travel around the town for educational purposes. I hope you can also see that creating this space maintains our culture for opportunities and learning for young people, not just growth for workers in the business sector.

Please consider adding a community benefits space to your development plans.

Sincerely,

Alyssa Kaelin

From: Amy Baker
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Date: Monday, March 5, 2018 12:28:53 PM

Dear Town Council,

I urge you to strongly consider a development proposal for [174 N. King Street](#) that includes a Benefit Space, one that could provide a home for JHCM and keep the mixed-use character of our downtown core. The children's museum is a home for members and non members alike with original weekly programming and annual free events that provide opportunities for learning, exploration and sheer joy. It would be a devastating loss to the community to not have a space for such ventures.

Thank you for your time,

Amy Aronowitz

parent of 3 and annual JHCM volunteer

From: MARY ERICKSON
To: [Town Council](#)
Cc: shelterjh-board@googlegroups.com
Subject: ShelterJH Public Comment on 174 N King
Date: Monday, March 5, 2018 3:57:35 PM
Attachments: [ShelterJH - 174 N King letter.pdf](#)

Dear Mayor Muldoon and Town Councilors - Please see the attached letter as public comment on 174 N King on behalf of ShelterJH.

Thank you.

Mary Erickson
Board Chair
ShelterJH

From: Rick Ross
To: [Pete Muldoon](#)
Cc: [Latham Jenkins](#); [Megan Jenkins](#)
Subject: 174 N. King - Westmount
Date: Thursday, March 8, 2018 12:38:43 PM
Attachments: [image001.png](#)
[image002.png](#)

Mayor,

Thank you again for the opportunity to present Westmount Development Group's proposal to re-develop 174 N. King Street. I wanted to reach out to you to invite you to our offices on Broadway either next Monday or Tuesday so I may explain in greater detail our plans and answer any questions you have. Please let me know if that works for you or I can meet at a location of your choice if you prefer.

I believe our proposal stands out as it provides exactly what the Comprehensive Plan identifies as the largest housing need in Jackson and I hope we can work together to bring that plan to fruition.

I look forward to hearing from you. Please feel free to call me any time at 203-687-2033.

Thanks again,
Rick Ross

 **WESTMOUNT**



 **Redemption Centers**
of America

Rick Ross
36 Park Place
Branford, CT 06405
Ph: 203-483-4375
Fax: 203-483-4376
Cell: 203-687-2033

Email: rick@westmountmgmt.com

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From: Rick Ross
To: [Jim Stanford](#)
Cc: [Megan Jenkins](#); [Latham Jenkins](#)
Subject: 174 N. King - Westmount
Date: Thursday, March 8, 2018 12:38:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Jim,

Thank you again for the opportunity to present Westmount Development Group's proposal to re-develop 174 N. King Street. I wanted to reach out to you to invite you to our offices on Broadway either next Monday or Tuesday so I may explain in greater detail our plans and answer any questions you have. Please let me know if that works for you or I can meet at a location of your choice if you prefer.

I believe our proposal stands out as it provides exactly what the Comprehensive Plan identifies as the largest housing need in Jackson and I hope we can work together to bring that plan to fruition.

I look forward to hearing from you. Please feel free to call me any time at 203-687-2033.

Thanks again,
Rick Ross

 **WESTMOUNT**



 **Redemption Centers**
of America

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36 Park Place
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Ph: 203-483-4375
Fax: 203-483-4376
Cell: 203-687-2033

Email: rick@westmountmgmt.com

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From: Rick Ross
To: [Don Frank](#)
Cc: [Latham Jenkins](#); [Megan Jenkins](#)
Subject: 174 N. King - Westmount
Date: Thursday, March 8, 2018 12:37:32 PM
Attachments: [image001.png](#)
[image002.png](#)

Don,

Thank you again for the opportunity to present Westmount Development Group's proposal to re-develop 174 N. King Street. I wanted to reach out to you to invite you to our offices on Broadway either next Monday or Tuesday so I may explain in greater detail our plans and answer any questions you have. Please let me know if that works for you or I can meet at a location of your choice if you prefer.

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I look forward to hearing from you. Please feel free to call me any time at 203-687-2033.

Thanks again,
Rick Ross

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From: Rick Ross
To: [Hailey Morton Levinson](#)
Cc: [Latham Jenkins](#); [Megan Jenkins](#)
Subject: 174 N. King - Westmount
Date: Thursday, March 8, 2018 12:37:11 PM
Attachments: [image001.png](#)
[image002.png](#)

Hailey,

Thank you again for the opportunity to present Westmount Development Group's proposal to re-develop 174 N. King Street. I wanted to reach out to you to invite you to our offices on Broadway either next Monday or Tuesday so I may explain in greater detail our plans and answer any questions you have. Please let me know if that works for you or I can meet at a location of your choice if you prefer.

I believe our proposal stands out as it provides exactly what the Comprehensive Plan identifies as the largest housing need in Jackson and I hope we can work together to bring that plan to fruition.

I look forward to hearing from you. Please feel free to call me any time at 203-687-2033.

Thanks again,
Rick Ross

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of America

Rick Ross
36 Park Place
Branford, CT 06405
Ph: 203-483-4375
Fax: 203-483-4376
Cell: 203-687-2033

Email: rick@westmountmgmt.com

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From: Rick Ross
To: [Bob Lenz](#)
Cc: [Latham Jenkins](#); [Megan Jenkins](#)
Subject: 174 N. King - Westmount
Date: Thursday, March 8, 2018 12:36:37 PM
Attachments: [image001.png](#)
[image002.png](#)

Bob,

Thank you again for the opportunity to present Westmount Development Group's proposal to re-develop 174 N. King Street. I wanted to reach out to you to invite you to our offices on Broadway either next Monday or Tuesday so I may explain in greater detail our plans and answer any questions you have. Please let me know if that works for you or I can meet at a location of your choice if you prefer.

I believe our proposal stands out as it provides exactly what the Comprehensive Plan identifies as the largest housing need in Jackson and I hope we can work together to bring that plan to fruition.

I look forward to hearing from you. Please feel free to call me any time at 203-687-2033.

Thanks again,
Rick Ross



Rick Ross
36 Park Place
Branford, CT 06405
Ph: 203-483-4375
Fax: 203-483-4376
Cell: 203-687-2033

Email: rick@westmountmgmt.com

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From: Meredith Stiehl
To: [Town Council](#)
Cc: info@jhchildrensmuseum.org
Subject: 174 N King Development Proposal - support of commercial space to benefit our community
Date: Monday, March 12, 2018 4:50:16 PM

To Whom It May Concern:

I understand that in a meeting tomorrow, March 13th, there will be continued discussion of affordable housing proposals at 174 N King Street. I am writing to express my support for including a commercial space that could serve as a home for the Jackson Hole Children's Museum.

The Children's Museum is an excellent resource for local and visiting families alike. It's an affordable option for people who seek enriching and engaging experiences for their children. It's a place where kids can play, create, build, experiment, use their imaginations, and interact with other children.

In addition, the Children's Museum offers much needed after-school programs that sell out within minutes. During the summer, parents rely on having all-day camps that provide a safe and fun environment for their children while they are at work. The Children's Museum summer camps offer hands-on learning experiences limited only by the imagination.

What the Children's Museum provides is invaluable to our community, and I believe their in-town location is key to their success. Not only is it easily accessible for locals and visitors, but it is conveniently situated near JES and the Rec Center.

Please take into consideration the importance of the Jackson Hole Children's Museum and its location in the town of Jackson as you discuss development options for 174 N King Street.

Sincerely,

Meredith Stiehl

From: Cathie Evans
To: [Town Council](#)
Subject: Affordable housing decision meeting on Tuesday
Date: Monday, March 12, 2018 3:25:15 PM

Dear members of the Jackson Town Council,

I am a retired educator of 31 years and I am sensitive to the housing crisis in Jackson. I support affordable housing and I am not on any of the “boards” represented in the King Street project proposals.

I watched the hearing last Monday and it has since come to my attention that some applications were provided additional opportunities to improve upon their proposals and may not be in compliance with all of the requests of the Town. If this is true, I hope in your final decision making that you will honor original rules established for this game.

Certainly your jobs are demanding and stressful with pressures from lots of people and organizations. You are to be commended for the good work that you do and the good decision making that results. As a teacher for over 30 years, I taught children about respect and responsibility and I care deeply about how people treat one another.

All parties were asked to submit their proposals according to certain rules. Obviously significant time and expense was invested in this effort by all those involved but when rules are not uniformly applied, frustration, division and anger result, not to mention the waste of talent, energy and money.

As you consider this unique project opportunity again tomorrow night, I hope you will respect the process and by extension, respect all of the people involved in the process.

Thank you,

Catherine Evans
P.O. Box 1742
Jackson, Wy 83001
608-772-1220

From: Upsher, Joni
To: [Bob Lenz](#)
Subject: Joni Upsher
Date: Monday, March 12, 2018 12:24:04 PM
Attachments: [Dear Jackson Town Council.docx](#)

Bob,
Thank you for your service.
Joni Upsher

Joni Upsher
Volunteer Services Coordinator

St. John's Medical Center
625 East Broadway PO Box 428 Jackson, WY 83001
Office: 307 739 7541

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From: Upsher, Joni
To: [Hailey Morton Levinson](#)
Subject: Joni Upsher
Date: Monday, March 12, 2018 12:23:05 PM
Attachments: [Dear Jackson Town Council.docx](#)

Hailey,
Thank you for your service and your service to Rotary.
Joni Upsher

St. John's Medical Center
625 East Broadway PO Box 428 Jackson, WY 83001
Office: 307 739 7541

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From: Upsher, Joni
To: [Don Frank](#)
Subject: Joni Upsher
Date: Monday, March 12, 2018 12:21:26 PM
Attachments: [Dear Jackson Town Council.docx](#)

Don,
Thank you for your service.
Joni

Joni Upsher
Volunteer Services Coordinator

St. John's Medical Center
625 East Broadway PO Box 428 Jackson, WY 83001
Office: 307 739 7541

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From: Upsher, Joni
To: [Jim Stanford](#)
Subject: Joni Upsher
Date: Monday, March 12, 2018 12:20:43 PM
Attachments: [Dear Jackson Town Council.docx](#)

Jim,
Thank you for your service.
Joni

Joni Upsher
Volunteer Services Coordinator
St. John's Medical Center
625 East Broadway PO Box 428 Jackson, WY 83001
Office: 307 739 7541

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From: Upsher, Joni
To: [Pete Muldoon](#)
Subject: Joni Upsher
Date: Monday, March 12, 2018 12:15:37 PM
Attachments: [Dear Jackson Town Council.docx](#)

Hey Pete,
Hope you still love your job.
Thank you for serving,
Joni Upsher

Joni Upsher
Volunteer Services Coordinator
St. John's Medical Center
625 East Broadway PO Box 428 Jackson, WY 83001
Office: 307 739 7541

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From: Anne Cresswell
To: [Town Council](#)
Cc: [April Norton](#)
Subject: King Street RFP
Date: Thursday, March 8, 2018 2:59:40 PM

Councilors,

Thank you for the work you have put into the Review of the King Street proposals. We are now less than a week away from a potential final decision and I would like to bring to your attention three concerns we have about this process:

LDR and RFP Compliance:

1. In the original Westmount proposal, the parking in the required response (Option 1) was setback roughly 8-10 feet from the front of the building though the LDR's require a 30-foot setback. The 8 foot setback allows Westmount to get 8 more parking spaces on-site.

2. In the staff report released last week, it appears Westmount has been provided an opportunity to submit additional proposals that improve upon their original submittal, which would be expected in an RFQ process but not in an RFP process. It appears that in the most recent proposals, Westmount continues to rely on the 8-foot setback, as the staff recommendation (Option 3, Alternative 1) consists of 32 total units, 9 more units than the original submittal. These units are made possible by 35 spaces parked on-site (compared to the 27 spaces that are possible with the 30 foot setback). Not only does this setback provide Westmount with a competitive advantage that is inconsistent with the LDR-compliant requirement of the RFP, it affects the calculus of the public subsidy required for the project (with a \$50,000 allocation per space) and it makes this project unlikely to survive the planning process without a text amendment or a significant redesign (which would have serious impacts on the project pro-forma).

Public Funding:

3. It is not clear from the materials that have been made public how Westmount was able to reduce their subsidy in Option 1 from \$1,591,729 (\$1,091,729 from the TOJ general fund and \$500,000 from ECW) to \$187,000 in Option 3, Alternative 1.

3. A clear requirement of the RFP is that the contractor must be able to bond at the level required by the RFP and commensurate with the project budget. We took this requirement seriously (Shaw is bondable) and we have included this significant expense in our budget. It is unclear who the contractor recently secured by Westmount is and whether they are bondable. (We are only aware of two other contractors that are bondable).

Our request in this process is that the review of all projects and all teams are equitable and in accordance with the RFP that was published. All respondents had an opportunity to put their best foot forward on February 9th but it is clear from the staff report that Westmount has been given an opportunity to submit additional proposals.

We have done our best to review the materials available, but if we have misinterpreted any aspects

of this process or the proposals, please let us know. We are committed to affordable housing for our workforce and we believe the success of this RFP and others in the future require an equitable process.

Thank you for your consideration of our concerns,

Anne

From: Joan Anzelmo
To: [Jim Stanford](#)
Subject: Housing related
Date: Monday, March 12, 2018 7:58:39 AM

Dear Jim,

I am just writing to you on this topic to offer thoughts and background.

I am aware that the Council will take up questions of housing on King Street this evening. I encourage you to approve an affordable rental project and NOT allow the Children's Museum to remain at that location.

Affordable housing for the workforce has to be the priority for our community.

The museum has continually struggled financially. I do not believe it is a sustainable non profit. Review their tax documents for 3 to 5 years and the picture is very clear.

Workforce housing has got to be the priority. It is essential. A non profit that struggles as this one does should not take up a single spot for essential workforce housing.

If need and space were not a problem then a museum might work. Though I think it is an incompatible use in a housing complex.

Thank you. Best wishes.

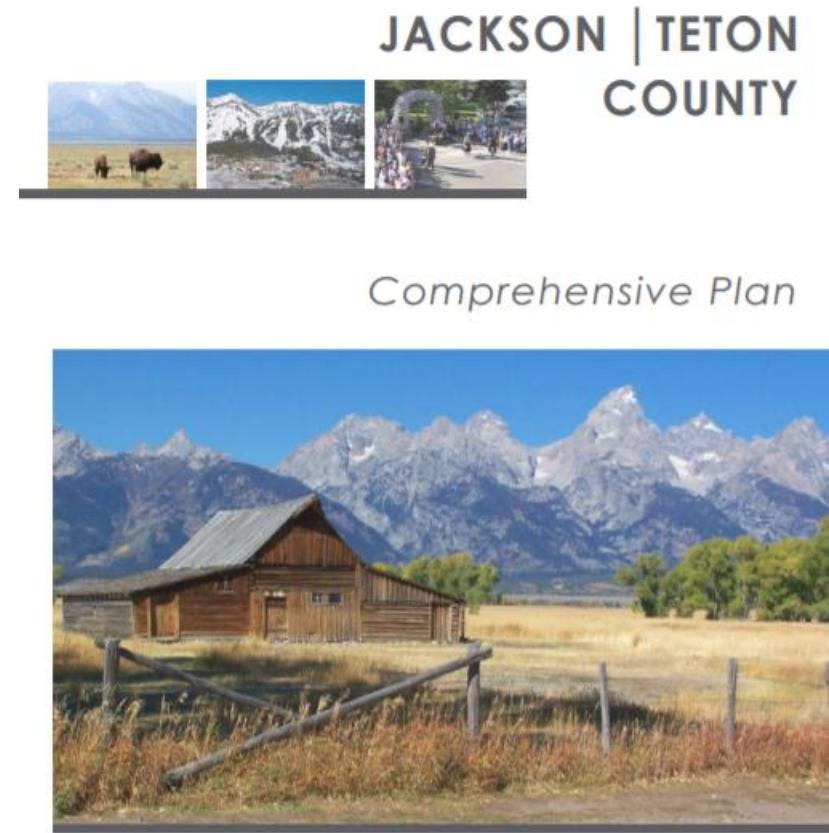
Joan Anzelmo

174 N. King Street
Workforce Housing Project
March 5, 2018



The 2012 Jackson/Teton County Comprehensive Plan, Section 5 states: “Retaining a resident workforce supports all of the community’s Common Values. Providing housing opportunities that support a resident workforce will help to maintain an economically and socially diverse population with generational continuity – characteristics of a healthy community with a high Quality of Life and visitor experience.”

Goal: Housing at least 65% of the workforce locally.

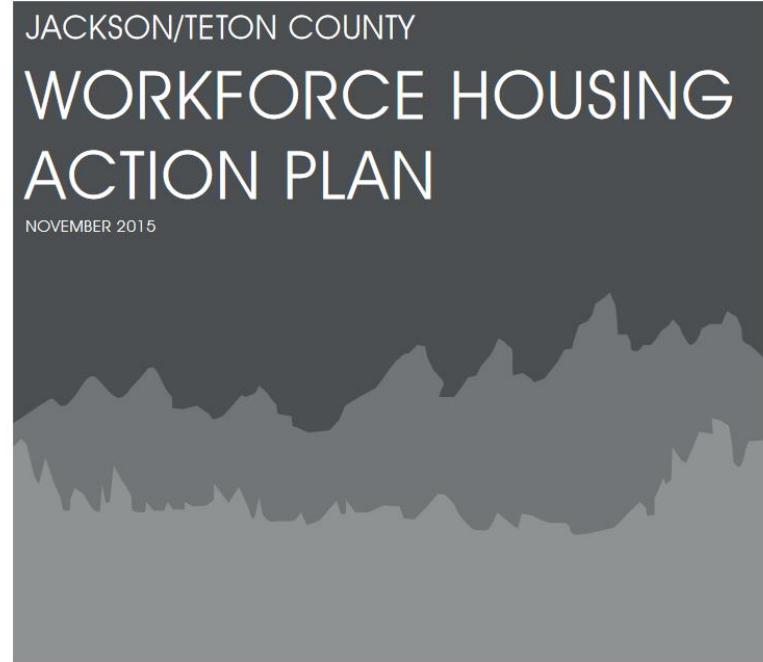


06 April 2012

ecosystem stewardship | growth management | quality of life

Annually, we need about 280 units to meet our housing goal.

- 30 units to make up for our current deficit
- 50 units to account for retirement
- 200 units to account for employment growth



Annual Workforce Housing Stock Need Based on 10-Year Projection									
Rental		Rental		Ownership		Rental		Ownership	
60 units per year	10 units per year	20 units per year	20 units per year	80 units per year	15 units per year	10 units per year	30 units per year		
<50% AMI Below Category 1 29% of total workforce		50-80% AMI Category 1 23% of total workforce		80-120% AMI Category 2 & 3 19% of total workforce	120-150% AMI Category 4 & 5 9% of total workforce			>150% AMI Category 5 and Above 20% of total workforce	

Currently, there are zero rental units proposed to serve households earning less than 50% of area median income.

RFP minimum requirements for the housing program:

- Min 10 units serving households earning <120% AMI
- Min 5 units for Town of Jackson employees
- Min 75% of total livable square footage must be restricted for the workforce
- One option had to be 100% residential. Additional options could include ground floor community benefit space.

RFP Timeline:

- November 6: Council approves RFP
- November 7: RFP released
- December 4: Information session
- January 24: Deadline for Q & A
- February 9: Response deadline
- February 13: HSB meets in an open meeting to discuss proposals. Sends additional questions to respondents.
- February 21: HSB interviews finalists. These interviews are open to the public and streamed online.
- March 5: Housing Director presents staff recommendation.

Finalists

Project	Restricted Units	Restricted Beds	Parking Needed to Meet LDR Requirements	Public \$ Requested in Proposal
CaRE - A	137	226	46	\$0
JHCHT - B	20	23	12	\$264,000
Westmount - 1	23	29	0	\$1,010,000
Westmount - 3, alt. 1	32	36	1	\$187,000
Westmount - 3, alt. 2	26	34	8	\$400,000

Key Issue # 1: Unit Type

Developer	Own/Rent	Total # Restricted Units	Total # Restricted Beds
CaRE	Rent	137	226
Housing Trust	Own	20	23
Westmount - 1	Rent	23	20
Westmount - 3, alt. 1	Rent	32	36
Westmount - 3, alt. 2	Rent	26	34

Key Issue # 2: Affordability

Annual Workforce Housing Stock Need Based on 10-Year Projection									
						Ownership			
						Rental	80 units per year	Rental	25 units per year
						Rental	50 units per year	Rental	15 units per year
						Rental	20 units per year	Rental	10 units per year
						Rental	10 units per year	Rental	30 units per year
<50% AMI Below Category 1 29% of total workforce		50-80% AMI Category 1 23% of total workforce		80-120% AMI Category 2 & 3 19% of total workforce		120-150% AMI Category 4 & 5 9% of total workforce		>150% AMI Category 5 and Above 20% of total workforce	

Key Issue # 2: Affordability

- ✓ 100% restricted
- ✓ 10 units serving <120% AMI

CaRE Residential. Restricted units: 136 Units, 226 beds.

Unit Type	# Units	Avg. SF	CaRE Rent	Grove 1 Rent	Redmond Rentals*
Dormitory Pod (4 beds)	28	108/bed	\$600/bed	n/a	n/a
Studio/1 bath, Employee	10	281	\$758	n/a	n/a
Studio/1 bath	65	281	\$1,200	n/a	\$989.00
1 bed/1 bath	29	495	\$1,600	\$1,125.00	\$1,289.00
1+bed/1 bath	n/a	n/a	n/a	\$1,175.00	\$1,414.00
2 bed/2 bath	5	860	\$2,000	\$1,225.00	\$1,653.00

* Rates do not include utilities

Key Issue # 2: Affordability

- x 69% livable square footage restricted
- x Units serving <120% AMI

Jackson Hole Community Housing Trust. Restricted units: 20 units, 23 beds.

Unit Type	# Units	Avg. SF	HT Sales Price	Category 1 (<80% AMI)	Category 2 (80-100% AMI)	Category 3 (100-120% AMI)	Category 4 (120-150% AMI)	Category 5 (>150% AMI)
1 bed/1 bath	4	640	\$260,000.00	\$140,526.00	\$180,632.00	\$220,737.00	\$240,842.00	\$316,000.00
1 bed/1 bath	4	640	\$425,000.00					
1 bed/1 bath	4	700	\$275,000.00					
1 bed/1 bath	5	700	\$460,000.00					
1 bed/1 bath	1	700	\$500,000.00					
2 bed/2 bath	3	985	\$600,000.00	\$160,526.00	\$206,421.00	\$252,316.00	\$275,263.00	\$361,158.00
2 bed/2 bath	1	985	\$700,000.00					
3 bed/2 bath	4	1140	\$910,000.00	\$180,632.00	\$232,105.00	\$283,789.00	\$309,684.00	\$406,316.00

Key Issue # 2: Affordability

- ✓ 100% restricted
- ✓ 100% serving <45% AMI

Westmount. Option 1: 23 units, 29 beds. Option 3, alt 1: 32 units, 36 beds. Option 3, alt. 1: 26 units, 34 beds.

	WM 1	WM 3-1	WM 3-2					
Unit Type	# Units	# Units	# Units	Avg. SF	Westmount	Grove 1 Rentals	Redmond Rentals*	
Studio/1 bath	5	12	6	395	\$640	n/a	\$989	
Studio/1 bath	5	12	6		\$720			
1 bed/1 bath	3	2	3	790	\$686	\$1,125	\$1,289	
1 bed/1 bath	4	2	3		\$771			
2 bed/1 bath	3	2	4	950	\$822	\$1,225	\$1,653	
2 bed/1 bath	3	2	4		\$925			

*Rates do not include utilities

**2 bed rates for Grove 1 and Redmond Rentals are for 2 bed/2 bath units.

Key Issue # 3: Population Served

CaRE Residential

- Employed full-time
- Interview process
- Lease terms: 3 months – 3 years or 1-6 months
- Identify J1-Visa and seasonal workers as target tenants for 47% of beds provided
- Housing Dept. conducts compliance

JH Housing Trust

- Employed full-time
- Selection criteria
- Ownership guarantees year-round occupancy for 20 restricted units
- Most owners will earn >120% AMI
- Housing Trust and Housing Dept. conduct compliance

Westmount

- Employed full-time
- Lease terms guarantee year-round tenancy
- All tenants will earn <45% AMI
- WCDA conducts compliance

Key Issue # 4: Parking

Project	Required	Provided	Needed to Meet the LDRs	\$50k/space needed to meet LDRs
JHCHT - B	39	27	12	\$600,000
Westmount 1	30	35	0	\$0
Westmount 3, alt. 1	36	35	1	\$50,000
Westmount 3, alt. 2	34	26	8	\$400,000
CaRE	140	94	46	\$2,300,000

Key Issue # 4: Parking

CaRE Residential

- 94 on-site spaces
- May not use 25 parking credits for residential development
- Parking management will include 24-hour valet service and onsite management

JH Housing Trust

- Provides one spot per unit
- Propose parking enforcement
- Offer 1 additional First Option to purchase for a Town employee as consideration for 12 parking spaces at the Deloney Street lot

Westmount

- Option 1 meets parking requirements
- Option 3, Alt. 1 is one spot short; Option 3, Alt. 2 is eight spots short

Key Issue # 5: Project Financing

Project	Restricted Units	Restricted Beds	Parking Required	Parking Provided	Parking Needed to Meet LDR Requirements	Public \$
JHCHT - B	20	23	39	27	12	\$2,864,000
Westmount - 1	23	29	30	35	0	\$3,010,000
Westmount - 3, alt. 1	32	36	36	35	1	\$2,237,000
Westmount - 3, alt. 2	26	34	34	26	8	\$2,604,000
CaRE - A	137	226	140	94	46	\$4,300,000

Key Issue # 5: Project Financing

CaRE Residential

- Requests \$0 public funding.
- Assuming \$50k/parking spot, will need \$2.3M public subsidy.
- \$23.2M in HUD Section 221 (d)(4)
- \$10.5M equity contribution by CaRE

JH Housing Trust

- Requests \$264k in public funding
- Assuming \$50k/parking spot, will need \$600k public subsidy
- \$12.9M loan from Bank of JH
- \$50,500 philanthropy contribution

Westmount

- Option 1 requests \$1.1M ; Option 3, alt. 1 requests \$190k; Option 3, alt. 2 requests \$204k
- Assuming \$50k/parking spot, Option 1 will need \$0 ; Option 3, alt. 1 will need \$50k ; Option 3, alt. 2 will need \$400k
- \$11M-\$12.5M LIHTC, HNTF, HOME funds

Key Issue # 6: Project Team

CaRE Residential

- Local architect
- Local general contractor
- Experienced developer
- Local engineering firm

JH Housing Trust

- Local architect
- Local general contractor
- Experienced developer

Westmount

- Local architect
- Experience developer
- Since 2/21 interview, local general contractor

Key Issue # 7: Design, Curb Appeal

Minimum design requirements in RFP:

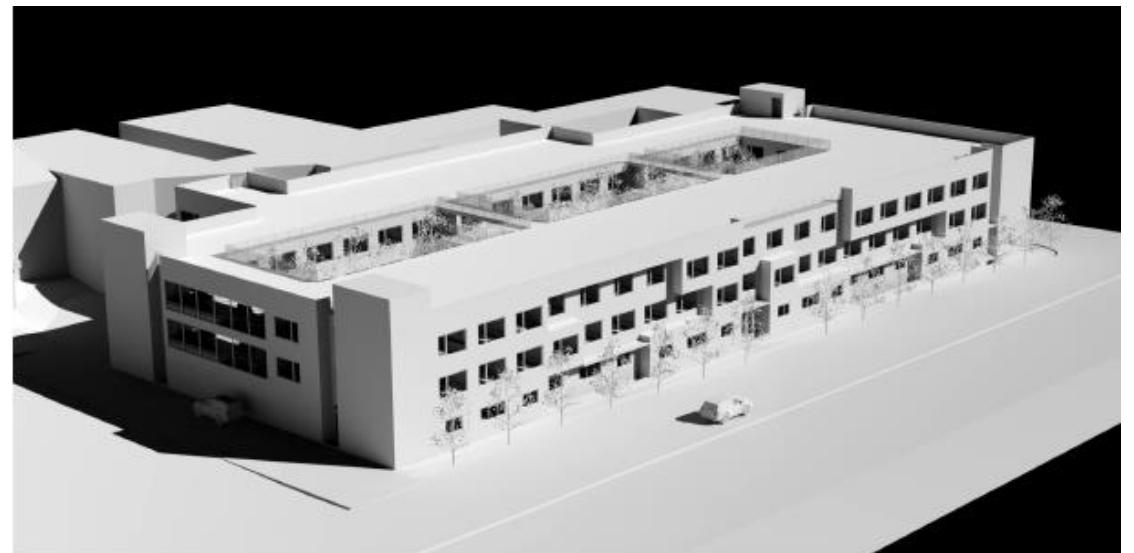
- Preliminary site plan, that shows building footprints and heights, open space, parking, access, circulation
- All respondents met this requirement

All projects will have to go through the planning process, including sketch plan (CaRE), development plan, building permit, grading permit, Design Review Committee, Planning Commission, and Town Council.

Key Issue # 7: Design, Curb Appeal

CaRE Residential

- Includes 2 adjacent parcels
- Building design based on a 7-foot grid and related unit modules
- Current design is at conceptual level
- Concerns about bulk and scale, institutional nature of the building
- Will hold public outreach sessions to inform design



Key Issue # 7: Design, Curb Appeal

JH Housing Trust

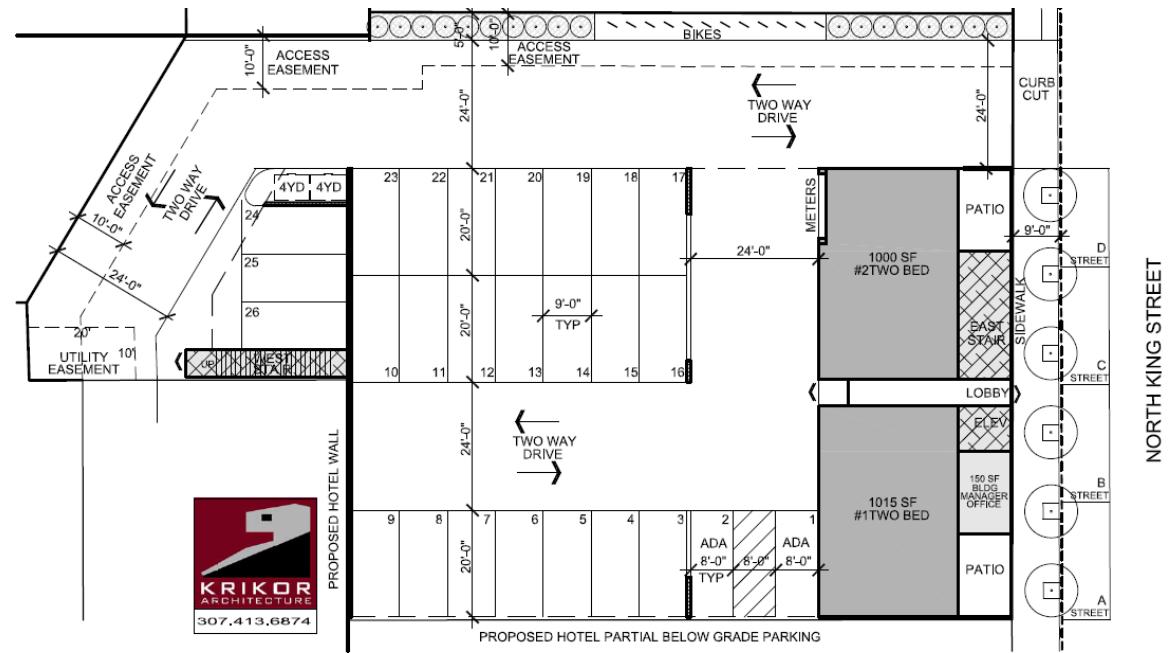
- Units provide quality living space, natural light, durable materials.
- Current design is 50% complete
- Street frontage complements the existing character of the area



Key Issue # 7: Design, Curb Appeal

Westmount

- Prefab units
- Current design is at conceptual level.
- Concerns related to stitching process that will need to be addressed in the development agreement



Key Issue # 8: Site Conditions, Staging

- Site has poor soils. All account for this in their financial assumptions.
- May need to relocate Cache Creek Tube in the King Street right-of-way
- CaRE has already conducted a geotechnical survey across all three parcels, identified high groundwater as a potential challenge if a basement or underground parking were pursued.
- All teams have experience working in tight locations

Key Issue # 9: Sustainability

RFP summarizes the climate sustainability through energy conservation goals addressed in the Comprehensive Plan and asked all respondents to summarize how their project meets the Town's goals of reducing energy consumption.

All respondents met this requirement.

Key Issue # 10: Construction Timeline

	Ground Breaking	Certificate of Occupancy
JHCHT - B	Mar-19	Jun-20
Westmount - 1	May-19	Oct-20
Westmount - 3, alt. 1	May-19	Oct-20
Westmount - 3, alt. 2	May-19	Oct-20
CaRE - A	Aug-19	Mar-21

Key Issue # 11: Commercial Use

Developer	Space 1	Space 2	Restricted Units	Restricted Beds	Parking Required	Parking Provided	Parking Needed to Meet LDR Requirements	Public \$
JHCHT - B	n/a	n/a	20	23	39	27	12	\$2,864,000
Westmount - 1	n/a	n/a	23	29	30	35	0	\$3,010,000
Westmount - 3, alt. 1	n/a	n/a	32	36	36	35	1	\$2,237,000
Westmount - 3, alt. 2	n/a	n/a	26	34	34	26	8	\$2,604,000
CaRE - A	n/a	n/a	137	226	140	94	46	\$4,300,000
JHCHT - A	1120 SF	2536 SF	21	23	44	32*	12	\$2,600,000
Westmount 3	2330 SF	2330 SF	23	29	42	31**	11	\$3,050,000

*Includes 5 on-street parking for commercial space.

**Includes 4 on-street parking for commercial space.

Key Issue # 11: Commercial Use

Jackson Hole Community Housing Trust

- Gain one additional restricted unit
- Anticipate selling spaces for \$644K and \$1.082M.
- \$264k in cost savings compared to Option B
- Approximately 4.6 jobs created
- JHCM is identified as one occupant and will purchase their unit. The other commercial owner is not identified.

Westmount

- Anticipate renting the above grade commercial space at \$26/foot and below grade space at \$20/foot. Also an option to condo and sell space(s).
- Equal number of restricted units as Option 1. Additional cost of about \$40,000.
- 9 fewer units compared to Option 3, Alternative 1. Additional cost of about \$813,000.
- 3 fewer units compared to Option 3, Alternative 2. Additional cost of about \$646,000.
- Approximately 5.9 jobs created.
- No tenant is identified in the proposal.

Key Issue # 12: Town Units

CaRE Residential

- First right to rent 5 units/8 beds
- Total monthly cost: \$7,600

JH Housing Trust

- 5 First Options at King Street
- Type, size, price not identified

Westmount

- First right to rent 5 units
- Type, size, price not identified
- Must meet income requirements

Housing Supply Board Recommendation

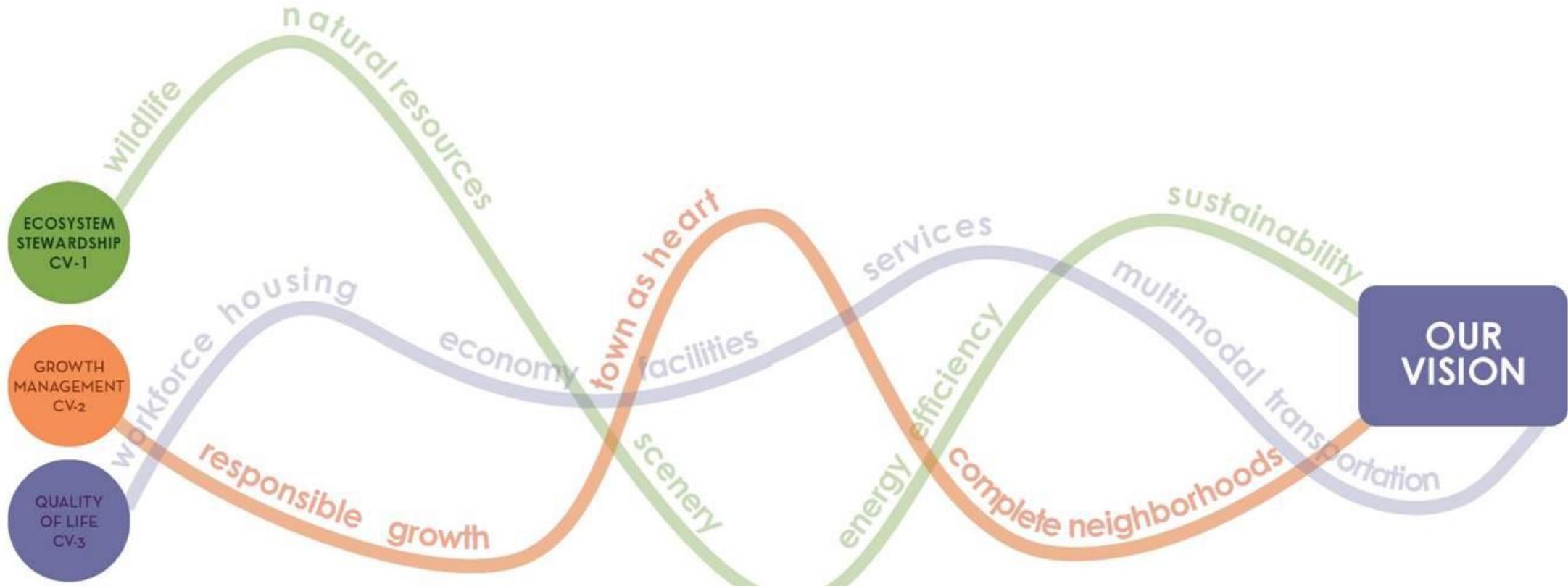
7-member board: Laurie Andrews, Laura Bonich, Dennis Callaghan, Matt Faupel, Kelly Lockhart, Don Opatrny, Larry Thal

- Prioritize rental

Split between:

- CaRE – opportunity to leverage adjacent parcels for a 100% deed restricted project
- Westmount – opportunity to provide much needed low-income rental housing

Comprehensive Plan Policy Direction



Comprehensive Plan Policy Direction

Section 5 addresses local workforce housing as one way to achieve Quality of Life

- Policy 5.1.b directs us to focus housing subsidies on full-time, year-round workers.
- Policy 5.2.d directs us to encourage restricted rental units. This policy explains that, “if rental opportunities continue to disappear through redevelopment, conversion to ownership units, and increases in land values, the community will need rental units that are restricted to maintain this housing type.”
- Policy 5.3.c directs us to create workforce housing to address remaining shortages.

Workforce Housing Action Plan

Chapter 2 states that “publicly funded housing will focus on lower-income, year-round workers. The Town and County will prefer projects where the public invests in the land and partners with private developers to build rental units.”

- Initiative 2A directs us to prioritize lower-income, year-round housing and further directs us to focus public subsidy on the portion of the local year-round workforce making less than 120% AMI to rely on employers to provide seasonal housing.
- Initiative 2B directs us to provide land as a public subsidy and build development partnerships and to favor rental units over ownership.

Annual Workforce Housing Stock Need Based on 10-Year Projection									
Rental		Rental		Ownership		Rental		Ownership	
60 units per year	10 units per year	20 units per year	20 units per year	80 units per year	15 units per year	10 units per year	30 units per year		
<50% AMI Below Category 1 29% of total workforce		50-80% AMI Category 1 23% of total workforce		80-120% AMI Category 2 & 3 19% of total workforce	120-150% AMI Category 4 & 5 9% of total workforce			>150% AMI Category 5 and Above 20% of total workforce	

Currently, there are zero rental units proposed to serve households earning less than 50% of area median income.

Staff Recommendation

All proposals come with their own sets of risks and opportunities.

Based on the policy direction in the Comprehensive Plan and Housing Action Plan, staff recommends working with Westmount Development Group to develop benchmarks and an associated timeline for project completion.

- 100% of units are guaranteed to serve our most vulnerable, underserved households earning <45% of area median income.
- Currently there are no rental units proposed to serve households earning <50% area median income. Market is not providing these units. 29% of all households in Teton County earn <50% of area median income.
- Households will be near the Recreation Center, Jackson Elementary, START bus stops, jobs, Children's Learning Center
- Opportunity to provide up to 4,660 square feet of community benefit space
- LIHTC funding risk – will not know until December 2018

Next steps:

- Work with Developer, Town Legal, Town Planning Director to draft a development agreement
 - Timeline with benchmarks for completion
 - Town Units
 - Parking Expectations
 - Etc.
- Bring development agreement back to Council for approval
- All projects must go through the planning process including sketch plan, development plan, building permit, grading permit, Design Review Committee, Planning Commission, and Town Council.
 - Town Council will approve, approve with conditions, or deny



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: March 8, 2018
MEETING DATE: March 13, 2018

SUBMITTING DEPARTMENT: Planning and Building
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Tyler Sinclair

SUBJECT: P17-074: Snow King Mountain Community Engagement Process – Schedule and Contract Amendments

STATEMENT/PURPOSE

To have Town Council consider a schedule and contract amendment related to the Snow King Community Engagement process with Peak Facilitation.

BACKGROUND/ALTERNATIVES

On December 18, 2017, Council approved a scope of work with Peak Facilitation to initiate a Snow King Mountain, Community Engagement Process in the amount of \$30,080. Based upon the original schedule the Stakeholders Group was to complete alternative development by the conclusion of their meeting on March 7, 2018, in order to present this information at a Community Meeting on March 12. The Stakeholders Group was not able to complete the alternative development task at the March 7, 2018 meeting and as a result the March 12 Community Meeting was cancelled. In order to complete their work the Stakeholders Group will be meeting on March 12 from 6:00 to 8:00 and March 13 from 8:00 to 12:00 to complete this phase of the process. Upon completion of this work the Community Meeting will be rescheduled along with a final Stakeholders meeting to complete the process as originally planned. Upon completion of the process Council will be presented with the results and asked to provide comment. Staff's revised schedule is as follows:

12/18/17	Present process proposal to Town Council - Complete
1/3/18	Issue Requests for Applications to Snow King Vision Stakeholder Group - Complete
1/17/18	Select Members of Snow King Vision Stakeholder Group - Complete
1/22/18	Evening Community Meeting to Gather Input for Stakeholder Group - Complete
1/23/18	Stakeholder Group Meeting #1 - Complete
2/13/18	Stakeholder Group Meeting #2 - Complete
3/7/18	Stakeholder Group Meeting #3 - Complete
3/12/18	Stakeholder Group Meeting #4 - Scheduled
3/12/18	Evening Community Meeting to Review Scenarios - Postponed to be rescheduled
3/13/18	Stakeholder Group Meeting #5 - Scheduled
TBD	Evening Community Meeting to Review Scenarios
TBD	Stakeholder Group Meeting #6
TBD	Town Council Presentation and Comment Session

Working with the Stakeholders Group and PEAK Facilitation staff plans to bring proposed dates for those listed as To-Be-Determined (TBD) for Council consideration at the meeting.

Due to this proposed change of schedule staff has revised the previously approved scope of work with PEAK Facilitation to add three additional meetings and two additional trips. The additional fee for this service would be \$11,000.00.

Staff notes that this proposed schedule may extend the completion date past the April 1, 2018 agreement in the Memorandum of Understanding (MOU) between the Town and Snow King Resort Master Association (SKRMA). SKRMA has been an active stakeholder in this process and is aware of the proposed change of schedule.

RECOMMENDATION

The Planning Director recommends amending the existing contract with Peak Facilitation in the amount not to exceed \$11,000.00.

STAKEHOLDER ANALYSIS

The stakeholders involved in this issue include Snow King Mountain Recreation, the Town of Jackson organization, all patrons and users of Snow King Mountain, and the community at large.

ATTACHMENTS

None

FISCAL IMPACT

The proposal from Peak Facilitation to add three additional meetings and two additional trips to the Community Engagement Process for Snow King would be \$11,000.00. There is no funding in the 2017-18 Town Planning or Administration Department Budgets to complete this work. A budget amendment would be required.

STAFF IMPACT

Staff estimates that the Community Engagement Process for Snow King will require about 125 hours of staff time primarily by the Planning Director but staff from Planning, Public Works, Police, Pathways, Parks and Recreation and START will also need to be involved.

LEGAL REVIEW

Legal has not be consulted on this item, but will review the amended contract or other instrument prior to execution.

SUGGESTED MOTION

I move to authorize the Mayor to execute an amended Professional Services Contract between the Town and Peak Facilitation with a fixed-fee, not-to-exceed amount of \$11,000.00 to add three additional meetings and two additional trips for the Snow King Community Engagement Process, subject to review and approval by the Town Attorney.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: MARCH 8, 2018
MEETING DATE: MARCH 13, 2018

SUBMITTING DEPARTMENT: LEGAL
DEPARTMENT DIRECTOR: AUDREY COHEN-DAVIS,
TOWN ATTORNEY
PRESENTER: AUDREY COHEN-DAVIS, TOWN ATTORNEY

SUBJECT: ORDINANCE TO VACATE THAT 2,350 SQUARE FOOT ALLEY RUNNING NORTH AND SOUTH OFF OF DELONEY AVENUE BETWEEN CENTER STREET AND KING STREET IN THE TOWN OF JACKSON; AND PROVIDING FOR AN EFFECTIVE DATE.

STATEMENT/PURPOSE

For Town Council to consider second reading of an ordinance to vacate a 2,350 square foot alley owned by the Town located off of Deloney Avenue between Center Street and King Street as more particularly described as the alley located between Lots 1-5 of Block 3 of the Club House Addition to the Town of Jackson, and Lots 8, 9 of Block 1 of the Van Vleck Addition to the Town of Jackson.

BACKGROUND/ALTERNATIVES

At the March 5, 2018 Town Council meeting, the attached Ordinance passed on first reading. There are a few non-material changes to dates and references to Exhibits that have placed in the attached tracked changes version. Additionally, in two places where it references that the Petitioner agrees to provide a 6855 square foot alternative vehicular and pedestrian access, the word "minimum" has been added in the event the alternative access is ultimately larger; not smaller.

Background:

Crystal Creek Capital Real Estate Advisors, LLC, ("CCCREA") has entered into a Purchase and Sale Agreement with Wells Fargo for the property addressed as 112 Center Street and 165 East Deloney Street. CCCREA petitioned the Town for the vacation of an alley owned by the Town located off of Deloney Avenue between Center Street and King Street because said Petition to Vacate is directly related to CCCREA's proposed hotel redevelopment project at 112 Center Street and 165 East Deloney currently under review by the Town. The applicant has agreed to these nonmaterial changes.

The alley to be vacated consists of approximately 2,350 square feet (10' in width x 235' in length) which as presently constituted has not been utilized by the Town of Jackson as a through-way for the reason that it no longer extends north beyond the north edge of the Wells Fargo property and therefore no through travel is possible. In consideration for the vacation of the alley, Petitioner has agreed to provide a minimum of a 6855 square foot alternative vehicular and pedestrian access easement off of King Street to the public and abutting property owners.

On January 16, 2018 the Town Council approved the Petition to Vacate subject to 12 conditions of approval. Paragraph 16 of the Petition proposed that in the event the appraised value of the alternative access proves to be greater than the value of the existing alley, the Town would not make any payment to CCCREA. Rocky Mountain appraisals provided an 87 page appraisal of the 2,350 SF Existing Alley

owned by the town in fee simple and an appraisal of the 6,855 SF proposed alternative access easement. The summary of value was calculated by a certified appraiser as follows:

2,350 SF – Existing Alley – Fee Simple	\$330,000.00
6,855 SF – Proposed Alternative Access Easement	\$420,000.00

One of conditions set by the Town Council was that the Town had the right to obtain a second appraisal if it was not satisfied with the Rocky Mountain Appraisal. Staff has reviewed the appraisal and does not believe that a second appraisal is warranted or necessary.

The Final Development Plan for the CCCREA Center Street Project is currently before the Town Council earlier this evening. The attached Ordinance, therefore, states that the vacation is also subject to the construction of a minimum of a 6855 square foot alternative and improved public vehicular and pedestrian access from King Street as set forth in the Final Development Plan for the Center Street Project at 112 Center Street and 165 East Deloney, and any requirements or conditions thereto, including but not limited to a Development Agreement between the Town and CCCREA.

Finally, the attached Ordinance A also includes a reverter clause such that CCCREA agrees to a reversion of said Alley back to the Town if: a) development and improvements are not constructed or erected pursuant to the 12 conditions of approval set forth by the Town Council's in its approval of the Petition to Vacate; and b) the Final Development Plan for the CCCREA Center Street Project, requirements and conditions of thereto, including but not limited to a Development Agreement between the Town and CCCREA.

LOCATION

The subject property is described as of the alley located between Lots 1-5 of Block 3 of the Club House Addition to the Town of Jackson, and Lots 8, 9 of Block 1 of the Van Vleck Addition to the Town of Jackson. An aerial photo is attached hereto in Exhibit B of the Petition showing the general location of the proposed site.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

Town Council shall determine whether the proposed vacation is consistent with Council's strategic intent.

ATTACHMENT

Ordinance A – An Ordinance to Vacate that 2,350 square foot alley running north and south off of Deloney Avenue between Center Street and King Street in the Town of Jackson

FISCAL IMPACT

The public and the Town, according to the appraisal prepared by Rocky Mountain Appraisals, will be receiving a \$90,000 benefit by vacating this 2,350 SF alley in exchange for the minimum of a 6855 SF improved alternative vehicular and pedestrian access easement. The Town will also benefit financially, by being relieved of all future costs related to the maintenance of the alley and the utility infrastructure therein.

The fiscal impact of passage of this ordinance after third reading varies between \$250.00 and \$700.00 depending on the length of the ordinance. (Shorter ordinances average around \$350.00 and short franchise ordinances can reach \$700.00.) Ordinances appear in the paper after third reading but sent to the paper prior to Council action on third reading. They appear in the paper the Wednesday following Council's action on third reading (two (2) days later). Should the Council make changes to the ordinance on third reading, the ordinance would need to be re-advertised in its final form.

STAFF IMPACT

The Town Attorney has prepared this ordinance to vacate the alley, and will prepare the necessary quitclaim deed in the event this Ordinance is adopted on third reading.

The staff impact of passage of this ordinance after third reading is notable in the Town Clerk's office and involves preparing the ordinance for advertising and sending to the newspaper, update of the Jackson Municipal Code online and in hard copy for those receiving hard copy versions of the code. The ordinance is also printed and signed and placed in the permanent record storage book in the vault and indexed and posted on the website. The ordinance is also prepared and sent to the newspaper for advertising.

LEGAL REVIEW

Pursuant to W.S. § 15-4-305 (formerly § 15-4-242), “The governing body has the exclusive power and, by ordinance, **may** vacate any highway, street, lane or alley, or portion thereof. No vacation may be ordered except upon petition of a majority of the owners owning a majority of the property abutting the portion proposed to be vacated and extending three hundred (300) feet in either direction from the portion proposed to be vacated. The city or town **may** demand and receive the value of the land vacated as consideration for the vacation.” (emphasis added).

A majority of the property owners have executed the Petition. Moreover, the Petitioner has proposed “value” of the land with the appraisal by Rocky Mountain Appraisals, which illustrates that the Town will receive a net gain in value of \$90,000 in consideration for this vacation. Also, in exchange for the vacation of the subject alley, the Town will be relieved of all future costs related to the maintenance of the alley and any on-site utility infrastructure. So, the Petition is within the confines of state statutes and the Council may choose whether or not to vacate the alley, and may demand and receive value.

Pursuant to Wyoming State Statute, the Ordinance must proceed through 3 readings, and if approved, a quitclaim deed will be prepared by the Town Attorney for the Town.

RECOMMENDATION

Based upon the Town Council's approval of the vacation with 12 conditions of approval, Staff recommends that the Town Council approve of the attached Ordinance on second reading.

SUGGESTED MOTION

Based upon the finding that the public will be benefited by the vacation of the alley located between Lots 1-5 of Block 3 of the Club House Addition to the Town of Jackson, and Lots 8, 9 of Block 1 of the Van Vleck Addition to the Town of Jackson, and that consideration will be provided for the value of the land vacated, I move to approve of Ordinance A to vacate the said alley at second reading.

Synopsis for PowerPoint (120 words max):

Purpose:

For Town Council to consider second reading of an ordinance to vacate a 2,350 square foot alley owned by the Town located off of Deloney Avenue between Center Street and King Street as more particularly described as the alley located between Lots 1-5 of Block 3 of the Club House Addition to the Town of Jackson, and Lots 8, 9 of Block 1 of the Van Vleck Addition to the Town of Jackson.

Background

At the March 5, 2018 Town Council meeting, the attached Ordinance passed on first reading. There are a few non-material changes to dates and references to Exhibits that have placed in the attached tracked changes version. Additionally, in two places where it references that the Petitioner agrees to provide a 6855 square foot alternative vehicular and pedestrian access, the word “minimum” has been added in the event the alternative access is ultimately larger; not smaller.

Fiscal Impact:

The public and the Town, according to the appraisal prepared by Rocky Mountain Appraisals, will be receiving a \$90,000 benefit by vacating this 2,350 SF alley in exchange for the minimum of a 6855 SF improved alternative vehicular and pedestrian access easement. The Town will also benefit financially, by being relieved of all future costs related to the maintenance of the alley and the utility infrastructure therein.

The fiscal impact of passage of this ordinance after third reading varies between \$250.00 and \$700.00 depending on the length of the ordinance. (Shorter ordinances average around \$350.00 and short franchise ordinances can reach \$700.00.) Ordinances appear in the paper after third reading but sent to the paper prior to Council action on third reading. They appear in the paper the Wednesday following Council’s action on third reading (two (2) days later). Should the Council make changes to the ordinance on third reading, the ordinance would need to be re-advertised in its final form.

ORDINANCE NO. A

AN ORDINANCE VACATING THAT 2,350 SQUARE FOOT ALLEY RUNNING NORTH AND SOUTH OFF OF DELONEY AVENUE BETWEEN CENTER STREET AND KING STREET IN THE TOWN OF JACKSON; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

WHEREAS, the alley at issue owned by the Town of Jackson in fee-simple and is identified as a 2,350 square foot alley (10' in width and 235' in length) situated adjacent to and between Lots 1-5 of Block 3 of the Club House Addition and Lots 8, 9 of Block 1 of the Van Vleck Second Subdivision to the Town of Jackson, all in Teton County Wyoming, commonly known as the Wells Fargo or Center Street Alley ("Alley") and as more specifically described in **Exhibits A and B** hereto; and,

WHEREAS, Crystal Creek Capital Real Estate Advisors, LLC ("CCCREA") has entered into a Purchase and Sale Agreement with Wells Fargo for the property addressed as 112 Center Street and 165 East Deloney Avenue currently owned in fee title by Wells Fargo Bank, N.A., a national banking association ("Wells Fargo"); and,

WHEREAS, CCCREA petitioned the Town on November 22, 2017 for vacation of said Alley between said lots and blocks, and located off of Deloney Avenue between Center Street and King Streets ("Petition to Vacate") because said Petition to Vacate is directly related to CCCREA's proposed hotel redevelopment project at 112 Center Street and 165 East Deloney currently under review by the Town; and,

WHEREAS, Wells Fargo has executed CCCREA's petition to vacate the alley and has agreed to provide Quitclaim Deeds to quitclaim any right, title and interest in and to the alley to CCCREA; and,

WHEREAS, said Alley as presently constituted has not been utilized by the Town of Jackson as a through-way for the reason that it no longer extends north beyond the north edge of the Wells Fargo property and therefore no through travel is possible, but alternative access rights have been established pursuant to (a) an Access and Underground Utility Easement filed on November 26, 2008, as Document 742509, in Book 713, Pages 728 to 633 (the "Hoke Access Grant") and (b) an Access Easement filed on November 26, 2008, as Document No. 742510, in Book 713, Pages 634 to 639 (the "Town Access Grant"); and,

WHEREAS, a majority of the owners owning a majority of the property abutting the Alley proposed to be vacated have consented to the vacation of the Alley as long as each property is provided with alternative convenient vehicular access rights by CCCREA; and,

WHEREAS, in conjunction with CCCREA's proposed hotel redevelopment and Petition to Vacate said Alley, CCCREA has agreed to provide alternative public access from King Street to the public and to the properties abutting the alley; and,

WHEREAS, the grant of alternative public access and easement rights by CCCREA is conditioned upon the acquisition of the Wells Fargo Property by CCCREA or its designated affiliate; and,

WHEREAS, on January 16, 2018, a public hearing was held on the said Petition to Vacate; and,

WHEREAS, that in exchange for and in consideration for such vacation and/or "value" to the Town as authorized under Wyoming Statute § 15-4-242, CCCREA represented, warranted and has agreed to: construct and provide a minimum of a 6855 square foot alternative and improved public vehicular and pedestrian access from King Street, which includes access to the abutting property owners; relieve the Town of all future costs related to the maintenance of the Alley and any on-site utility infrastructure; relocate the buried telephone lines owned by the Wyoming Gas Company located in a portion of the Alley; provide public vehicular and pedestrian access to public facilities; public access and Town access to use the alternative and improved public vehicular and pedestrian access from King Street for loading and/or deliveries, fire, utility and/or other purposes; and to fulfill any and all additional representations, warranties and promises set forth in the Petition to Vacate set forth in **Exhibit C** hereto (with original Exhibits that have since been updated by Applicant per Town requests) and the Final Development Plan for the Center Street Project at 112 Center Street and 165 East Deloney, and any requirements and/or conditions thereto, including but not limited to a Development Agreement between the Town and CCCREA; and,

WHEREAS, on January 16, 2018 the Town Council of the Town of Jackson approved the Petition to Vacate subject to the 12 conditions of approval as set forth in the attached **Exhibit D**; and,

WHEREAS, CCCREA agrees to a reversion of said Alley back to the Town if: a) the promised development and improvements are not constructed or erected pursuant to the 12 conditions of approval of the Petition to Vacate set forth by the Town Council on January 16, 2018; and b) the Final Development Plan for the CCCREA Center Street Project, requirements and conditions of thereto, including but not limited to a Development Agreement between the Town and CCCREA; and,

WHEREAS, it is deemed by the Mayor and Town Council of the Town of Jackson that the public interest and benefit is best served by utilization of the Alley for purposes other than an alley and instead for the purposes agreed to between the parties.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

The Town incorporates by reference the above recitals and Exhibits A through D attached hereto as if set forth fully herein.

SECTION II.

By virtue of the power granted by W.S. § 15-4-305, that the 2,350 square foot alley (10' in width and 235' in length) situated adjacent to and between Lots 1-5 of Block 3 of the Club House Addition and Lots 8, 9 of Block 1 of the Van Vleck Second Subdivision to the Town of Jackson, all in Teton County Wyoming ("Alley") and as more particularly described in the legal description attached hereto as Exhibit A, and the map attached hereto as Exhibit B, should be and the same is hereby vacated.

SECTION III.

In consideration for such vacation and/or "value" as authorized by W.S. § 15-4-242 for the Alley hereby vacated, CCCREA agrees to: construct and provide a minimum of a 6855 square foot alternative and improved public vehicular and pedestrian access from King Street, which includes access to the abutting property owners; relieve the Town of all future costs related to the maintenance of the Alley and any on-site utility infrastructure; relocate the buried telephone lines owned by the Wyoming Gas Company located in a portion of the Alley; provide public access to public facilities; provide public access and Town access to use the alternative and improved public vehicular and pedestrian access from King Street for loading and/or deliveries, fire, utility and/or other purposes; fulfill any and all representations and promises set forth in the Petition to Vacate presented to the Town of Jackson on January 16, 2018 and the 12 conditions of approval, the Final Development Plan for the CCCREA Center Street Project, requirements and conditions of thereto, including but not limited to a Development Agreement between the Town and CCCREA.

SECTION IV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this and the provisions of this act are severable. In the event that this Ordinance shall be found in contravention of any of the laws of the State of Wyoming as pertains to cities and towns said Ordinance shall no longer be binding on the Town of Jackson.

SECTION VI.

This Ordinance shall become effective from and after the date of its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2018.

PASSED 2ND READING THE ____ DAY OF _____, 2018.

PASSED, APPROVED AND ADOPTED THE ____ DAY OF _____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

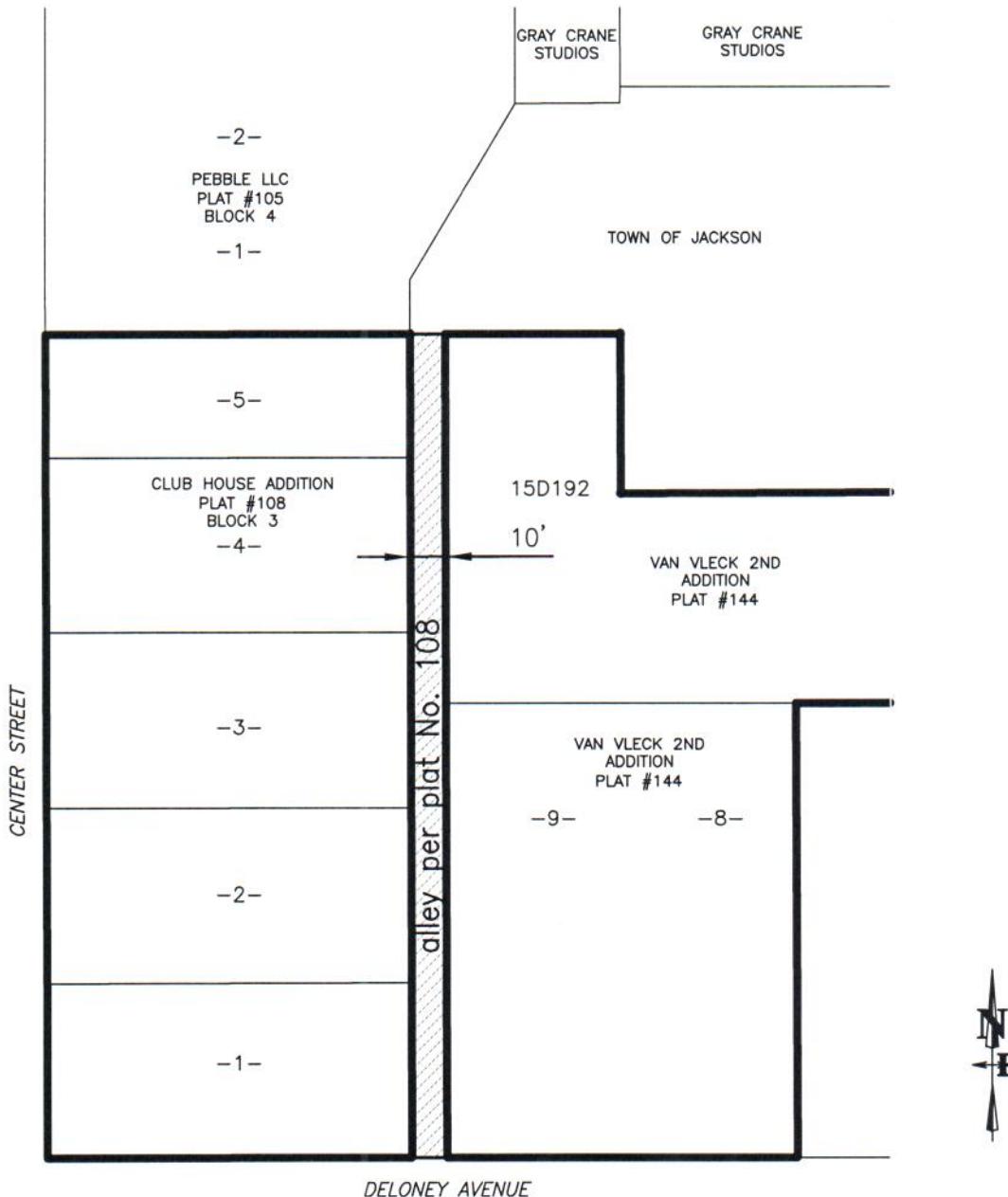
I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming on the _____ day of _____, 2018.

I further certify that the foregoing ordinance was duly recorded on Page ___ of Book ___
____ of the Ordinances of the Town of Jackson, Wyoming.

EXHIBIT A

Legal Description of Alley

That portion of that 10 foot wide alley running north and south, 235 feet more or less, and being adjacent to the easterly property line of Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, Block 3 of Club House Addition to Jackson, Plat no. 108, as filed in the Office of the Teton County Clerk, and located within the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 41 North, Range 116 West, 6th P.M. Teton County, Wyoming.



DRAWING NO	TITLE		NELSON ENGINEERING		DATE	10/30/2017	REV.
JOB NO	Alley Vacation		SURVEYED			11/08/17	
16-306-04			DRAWN	SK		01/18/18	
			CHECKED				
			APPROVED				

Exhibit B

Aerial View



Site Plan Prepared by Nelson Engineering (Rev 1/17/18)

EXHIBIT C

BEFORE THE MAYOR AND TOWN
COUNCIL TOWN OF JACKSON,
WYOMING

IN THE MATTER OF A PETITION BY

CRYSTAL CREEK CAPITAL REAL ESTATE ADVISORS, LLC,
A WYOMING LIMITED LIABILITY COMPANY,
PETITIONER,

FOR VACATION OF AN ALLEY SITUATED ADJACENT TO AND BETWEEN
BLOCK 3 OF THE CLUB HOUSE ADDITION TO THE TOWN OF JACKSON AND
BLOCK 1 OF VAN VLECK SECOND SUBDIVISION TO THE TOWN OF JACKSON,
ALL IN TETON COUNTY, WYOMING

PETITION TO VACATE ALLEY

COMES NOW the undersigned Petitioner, pursuant to Wyoming Statute 15-4-305, and hereby petitions and requests that an alley located within the boundaries of the Town of Jackson be vacated, and hereby states and alleges as follows:

1. Petitioner, Crystal Creek Capital Real Estate Advisors, LLC ("CCCREA"), is a Wyoming limited liability company organized and existing under the laws of the State of Wyoming and doing business primarily in the Town of Jackson, Wyoming. The President of CCCREA is James D. Walter.

2. Wells Fargo Bank, N.A., a national banking association ("Wells Fargo"), is the owner of fee title to the property commonly identified as 112 Center Street and 165 East Deloney Avenue in the Town of Jackson, Wyoming, as the same is more particularly described on Exhibit A attached hereto (the "Wells Fargo Property"). Wells Fargo is also the owner of, and plans to retain ownership of, fee title to the property commonly identified as 110 Center Street in the Town of Jackson, Wyoming (the "Retained Wells Fargo Property").

3. Petitioner, CCCREA, has entered into a Purchase and Sale Agreement with Wells Fargo, pursuant to which it has the legal right to purchase the Wells Fargo Property on the terms and conditions set forth in the Purchase and Sale Agreement. The foregoing purchase would be consummated by CCCREA or its designated affiliate.

4. Pursuant to the Purchase and Sale Agreement, as well as a Town of Jackson Letter of Authorization on file with the Town of Jackson (the "Town"), Petitioner is authorized to, and hereby does, file this Petition with respect to the Wells Fargo Property and the Retained Wells Fargo Property.

PETITION TO VACATE ALLEY

Page 1

5. Petitioner, CCCREA, desires and hereby petitions to have the Town vacate the alley extending approximately 235 feet north from East Deloney Avenue to the northern edge of the Wells Fargo Property, as the same is more particularly described in the legal description and map attached hereto as Exhibit B (such area, the "Alley"). The Alley to be vacated consists of approximately 2,350 square feet in area (10 feet in width x 235 feet in length).

6. As shown on Exhibit B, the Alley bisects the Wells Fargo Property and the Retained Wells Fargo Property, resulting in the Wells Fargo Property bordering the entire 235-foot eastern boundary and the Wells Fargo Property and the Retained Wells Fargo Property bordering the entire 235-foot western boundary of the portion of the Alley to be vacated. The property bordering the Alley on its 10-foot southern boundary is East Deloney Avenue. The property bordering the Alley on its northern 10-foot boundary is owned by the Town of Jackson (174 North King Street). The Alley no longer extends north beyond the north edge of the Wells Fargo Property, but alternative access rights have been established pursuant to (a) an Access and Underground Utility Easement filed on November 26, 2008, as Document No. 742509, in Book 713, Pages 728 to 633 (the "Hoke Access Grant"), and (b) an Access Easement filed on November 26, 2008, as Document No. 742510, in Book 713, Pages 634 to 639 (the "Town Access Grant").

7. Based upon the Alley's bisection of the Wells Fargo Property and the Retained Wells Fargo Property, the majority of the owners owning a majority of the property abutting the Alley proposed to be vacated have executed this Petition.

8. Pebble, LLC owns the property commonly identified as 172 Center Street in the Town of Jackson (the "Pebble Property"). The Pebble Property is located north of the Wells Fargo Property. The Pebble Property does not technically border the Alley. However, the Pebble Property utilizes the Alley, along with portions of the Wells Fargo Property, for purposes of convenient vehicular access to the parking garage in the building situated on that property. The rear of the Pebble Property also enjoys access rights to North King Street via the Town Access Grant. In connection with the Town's grant of this Petition, Petitioner has agreed to provide Pebble, LLC with alternative convenient vehicular access upon and across the Wells Fargo Property to the Hoke Access Grant and the parking garage in the building situated on the Pebble Property. That alternative convenient vehicular access will be generally located and configured as depicted on Exhibit C attached hereto (the "Alternative Vehicular Access"). Based upon provision of that Alternative Vehicular Access, Pebble, LLC is executing this Petition and has agreed to provide a Quitclaim Deed to quitclaim and transfer to Petitioner (or to Petitioner's designated affiliate) any and all right, title and interest it may have in and to the Alley.

9. The Town owns the property commonly identified as 174 North King Street in the Town of Jackson (the "Town Property"). The Town Property is located north of the Wells Fargo Property. The Town Property does not technically border the Alley. However, the Town Property utilizes the Alley, along with portions of the Wells Fargo Property, for purposes of convenient vehicular access to the parking areas located at the rear of the building situated on that property. In connection with the Town's grant of this Petition, Petitioner has agreed to provide the Town with alternative convenient vehicular access upon and across the Wells Fargo Property to the parking area located at the rear of the building situated on the Town Property. That alternative convenient vehicular access will be generally located and configured upon and across the Alternative Vehicular Access. Based upon provision of that Alternative Vehicular Access, as well as the other matters set forth herein, the Town is being requested by virtue of this Petition to release any and all

right, title and interest it may hold in and to the Alley.

10. Gray Crane Studios, L.C. owns the property commonly identified as 176 Center Street in the Town of Jackson (the "Gray Crane Property"). The Gray Crane Property is located north of the Wells Fargo Property. The Gray Crane Property does not technically border the Alley. However, the Gray Crane Property utilizes the Alley, along with portions of the Wells Fargo Property, for purposes of facilitating convenient vehicular access to the parking areas located at the rear of the building situated on that property. The rear of the Gray Crane Property also enjoys practical and convenient, if not legal, access rights to North King Street via the Town Access Grant. In connection with the Town's grant of this Petition, Petitioner has agreed to provide Gray Crane Studios, L.C. with alternative convenient vehicular access upon and across the Wells Fargo Property to the Town Access Grant in order to facilitate access to the parking area located at the rear of the building situated on the Gray Crane Property. That alternative convenient vehicular access will be generally located and configured upon and across the Alternative Vehicular Access. It is anticipated that upon provision of that Alternative Vehicular Access, Gray Crane Studios, L.C. will agree to provide a Quitclaim Deed to quitclaim and transfer to Petitioner (or to Petitioner's designated affiliate) any and all right, title and interest in and to the Alley.

11. As noted above, Wells Fargo owns and plans to retain the Retained Wells Fargo Property. The Retained Wells Fargo Property is located south of the western portion of the Wells Fargo Property. The Retained Wells Fargo Property borders the Alley. As a result, the Retained Wells Fargo Property utilizes the Alley, along with portions of the Wells Fargo Property, for purposes of convenient vehicular access to the parking that it anticipates will be developed and situated at the rear of that property. Petitioner and Wells Fargo have agreed upon the terms and conditions of a Parking Area Access Easement Agreement (the "Access Easement") in order to accommodate and provide alternative access to the parking that Wells Fargo anticipates being developed and situated at the rear of that property. In connection with the Town's grant of this Petition, and pursuant to the terms of the Access Easement, Petitioner has agreed to provide Wells Fargo with alternative convenient vehicular access from East Deloney Avenue upon and across the Wells Fargo Property to the parking that Wells Fargo anticipates being developed and situated at rear of the Retained Wells Fargo Property. Based upon provision of that alternative vehicular access, Wells Fargo has approved this Petition and has agreed to provide a Quitclaim Deed to quitclaim and transfer to Petitioner (or to Petitioner's designated affiliate) any and all right, title and interest it may have in and to the Alley.

12. Upon the establishment of alternative access for the Pebble Property, the Town Property, the Gray Crane Property and the Retained Wells Fargo Property, all as described above, Petitioner believes the Alley will no longer serve a practical purpose for the Town of Jackson or its residents and that such vacation would not be detrimental to the Town of Jackson or its residents in any way. Currently, the Alley does not serve as practical access to any property other than the Wells Fargo Property, the Pebble Property, the Town Property, the Gray Crane Property, and the Retained Wells Fargo Property, each as described above. Except as described herein, neither the public nor the other neighboring property owners use the Alley for access. In addition to the foregoing, upon establishment of the alternative access described above, it will eliminate what the Petitioner believes is a traffic safety and fire code compliance concern, as the alley currently supports two-way traffic, including emergency services, on a width (i.e., 10 feet) that is technically more consistent with use by one-way traffic. The new alternative access will accommodate two-way traffic and safety/emergency personnel access on a safer, wider, code compliant driveway

located on the Wells Fargo Property, which access will be generally located and configured upon and across the Alternative Vehicular Access.

13. Silver Star Telephone Company, Inc. ("Silver Star") has rights in a buried telephone line located within a portion of the Alley. CCCREA will work with Silver Star to have that buried telephone line relocated, as necessary, in connection with redevelopment of the Wells Fargo Property and the Alley. Any vacation of the Alley will be subject to Silver Star's existing rights and CCCREA's provision of rights to alternative placement of the referenced telephone lines. Telephone service to the parties relying on the referenced telephone line will not be interrupted in connection with redevelopment of the Wells Fargo Property, vacation of the Alley, or relocation to the telephone line.

14. Wyoming Gas Company ("Wyoming Gas") has rights in a buried gas line located within a portion of the Alley. CCCREA will work with Wyoming Gas to have that buried gas line relocated, as necessary, in connection with redevelopment of the Wells Fargo Property and the Alley. Any vacation of the Alley will be subject to Wyoming Gas' existing rights and CCCREA's provision of rights to alternative placement of the referenced gas line. Gas service to the parties relying on the referenced telephone line will not be interrupted in connection with redevelopment of the Wells Fargo Property, vacation of the Alley, or relocation to the gas line.

15. The Petitioner will grant easements to the other applicable utility providers for the utility lines located within the Alley.

16. In light of the exchange of historic access for updated access described in this Petition, CCCREA is proposing that it pay the Town the amount by which (a) the appraised value of the existing Alley is greater than (b) the appraised value of the alternative access it has agreed to provide upon and across the Wells Fargo Property (such amount, the "Cash Payment"). Conversely, in the event the appraised value of the alternative access proves to be greater than the value of the existing Alley, the Town would not make any payment to CCCREA. The comparative valuations would be provided by Rocky Mountain Appraisals. Based upon the foregoing, the Town would benefit from receipt of the alternative and improved access, plus the Cash Payment, in exchange for the vacation of the subject Alley. Additionally, in connection with provision of the alternative access described in this Petition, the Town would be relieved of all future costs related to the maintenance of the Alley and the utility infrastructure located therein. Petitioner requests, however, that in the event the Cash Payment payable by CCCREA pursuant to the foregoing formula exceeds \$30,000, CCCREA be granted the option to withdraw this Petition.

17. Petitioner believes the vacation of the Alley will not abridge or destroy any of the rights and privileges of other proprietors in the block within which the Alley is located and is in the best interest of the Town. Vacation of the Alley would afford Petitioner the opportunity to efficiently develop the Wells Fargo Property and would relieve the Town of the cost and expense of maintaining the Alley and any and all future legal liability attendant thereto.

18. It is expressly acknowledged and agreed that the rights and obligations of the Town, CCCREA, Wells Fargo, and Pebble, LLC hereunder, including the vacation of the Alley, the transfer of interests in the Alley by Pebble, LLC, Wells Fargo, the Town and, it is anticipated, Gray

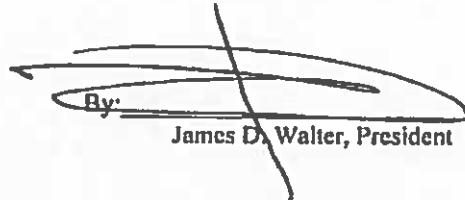
Crane, and the grant of alternative access and easement rights by CCCREA, shall be conditioned upon the acquisition of the Wells Fargo Property by CCCREA or its designated affiliate. All such transfers and grants shall be deemed to occur, and shall be effective, simultaneously, and each in consideration of the other grants and transfers contemplated hereby, all as of the date of acquisition of the Wells Fargo Property by CCCREA or its designated affiliate.

WHEREFORE, Petitioner respectfully requests that the Mayor and Town Council vacate the Alley, and thereby Petitioner shall obtain legal title thereto all in accordance with applicable law and for such other and further relief as may be just and proper.

DATED this 22 day of November, 2017.

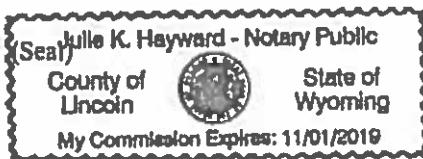
Petitioner:

CRYSTAL CREEK CAPITAL REAL ESTATE
ADVISORS, LLC,
a Wyoming limited liability company


By: _____
James D. Walter, President

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me on this 22 day of November, 2017, by James D. Walter, as President of Crystal Creek Capital Real Estate Advisors, LLC, a Wyoming limited liability company, on behalf of the company.



Julie L Hayward
Notary Public

Adjoining Property Owner:

Pebble, LLC,
a Wyoming limited liability company

By: _____
Name: _____

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2017, by

as _____ of Pebble, LLC, a Wyoming limited liability company,
on behalf of the company.

(Seal)

Notary Public

Exhibit A
(Wells Fargo Property)

Parcel 1:

Lots 2, 3, 4 and 5 of Block 3 of Club House Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 29, 1914 as Plat No. 108.

Parcel 2:

A tract of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 27, T41N, R116W, 6th P.M. described as follows:

Beginning at a point which lies East, 50.0 feet from the NW corner and corner number 2 of the Van Vleck Second Subdivision to the Town of Jackson, Wyoming;
THENCE North 60.0 feet to corner number 2;
THENCE East 125.0 feet to corner number 3;
THENCE South 60.0 feet to corner number 4;
THENCE West 125.0 feet to corner number 1 and the point of beginning.

AND

A tract of land adjoining Block 1 of the Van Vleck Second Subdivision to the Town of Jackson, Wyoming described by metes and bounds as follows:

Starting at the Northwest Corner of the Lot numbered Nine of the aforesaid Block 1 of the Van Vleck Second Subdivision and running thence North 105 feet;
running thence East 50 feet;
running thence South 105 feet;
running thence West 50 feet; to the point of beginning.

Parcel 3:

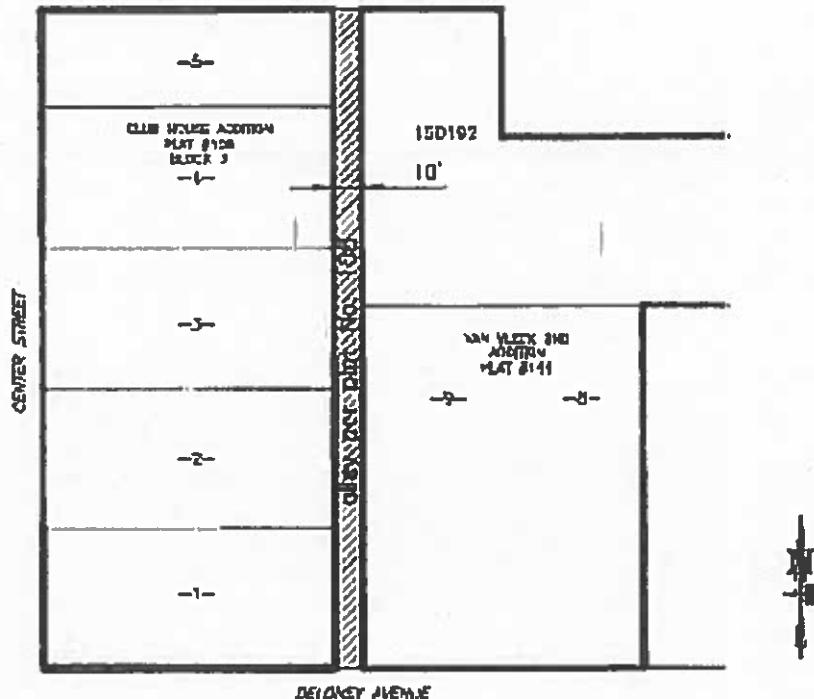
Lots 8 and 9 of Block 1 of Van Vleck Second Subdivision, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 19, 1955 as Plat Number 144.

Exhibit B
(the Alley)

EXHIBIT B

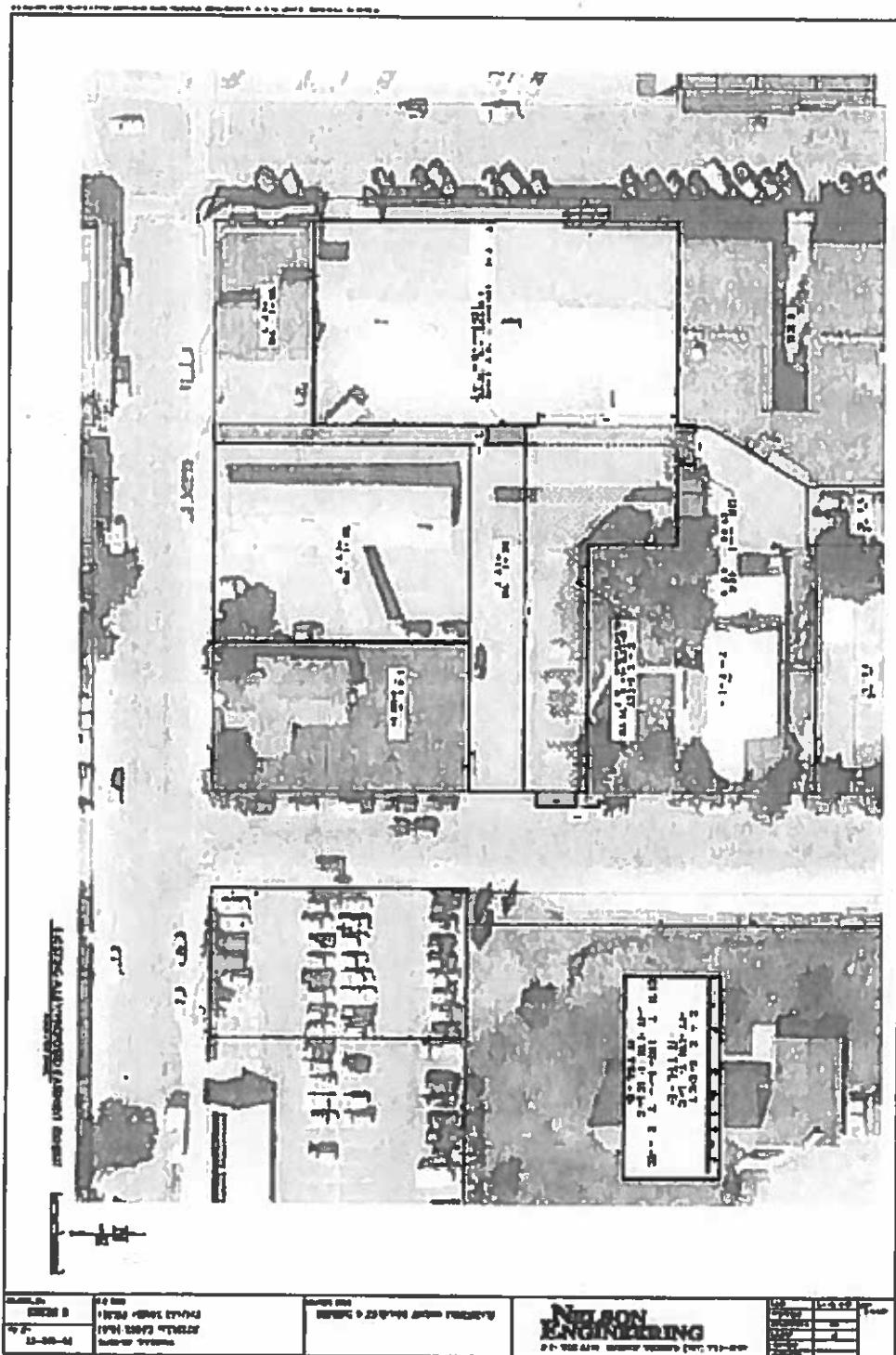
Legal Description of Alley

That portion of that 10 foot wide alley running north and south, 2.35 feet more or less, and being adjacent to the easterly property line of Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, Block 3 of Club House Addition to Jackson, Plat no. 108, as filed in the Office at the Teton County Clerk, and located within the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 41 North, Range 116 West, 6th P.M. Teton County, Wyoming.



15D192	Block A	15D192 Alley Vacated	NELSON ENGINEERING P.O. BOX 1200, JACKSON, WYOMING (307) 733-3667	15D192	15D192	15D192
15D192	15D192-24			15D192	15D192	15D192

Exhibit C
(Neighboring Property Access)



PETITION TO VACATE ALLEY
Page 9

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me on this _____ day of _____, 2017, by James D. Walter, as President of Crystal Creek Capital Real Estate Advisors, L.L.C., a Wyoming limited liability company, on behalf of the company.

(Seal)

Notary Public

Adjoining Property Owner:

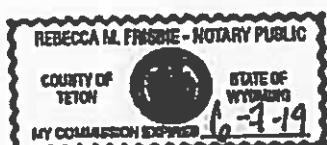
Pebble, LLC,
a Wyoming limited liability company

STATE OF WYOMING V.

COUNTY OF TETON

The foregoing instrument was acknowledged before me on this 9th day of November, 2017, by
G. Blane Hole Jr as Manager of Pebble, LLC, a Wyoming limited liability company,
on behalf of the company.

(Seal)



By: John Doe, Jr.
Name: John Doe, Jr.
1497 A.G.R.

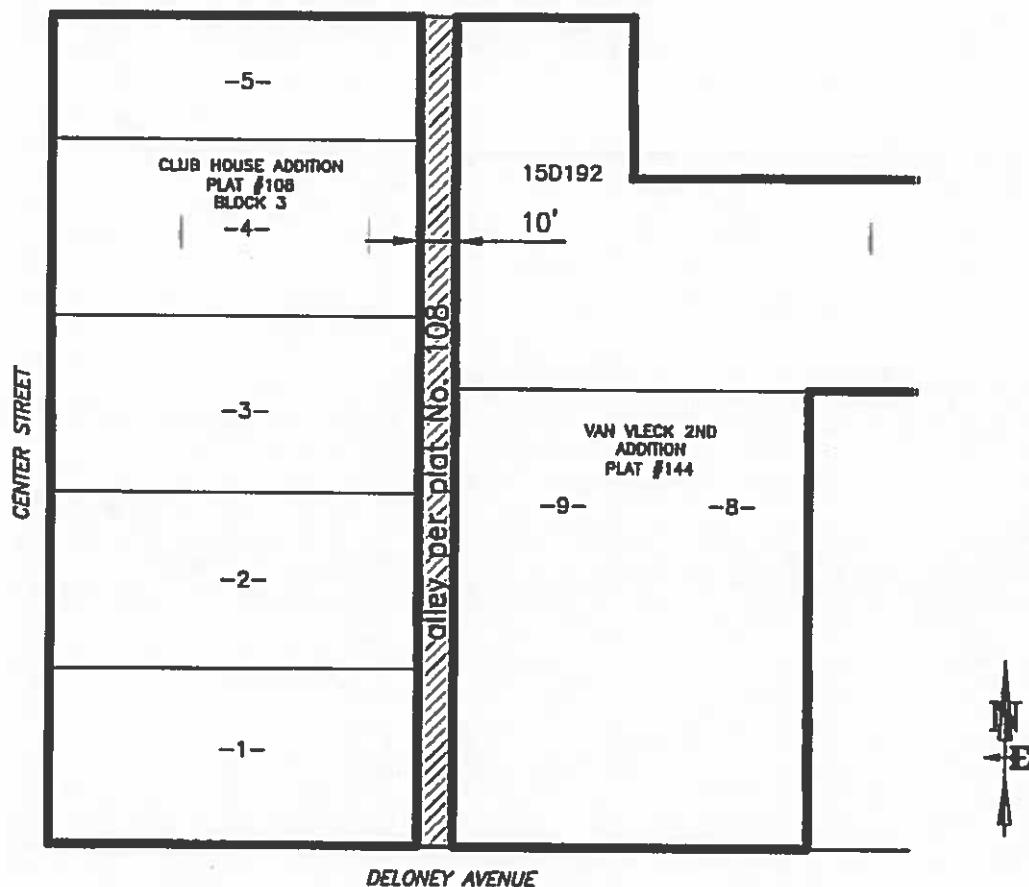
~~Notary Public~~

PETITION TO VACATE ALLEY
Page 6

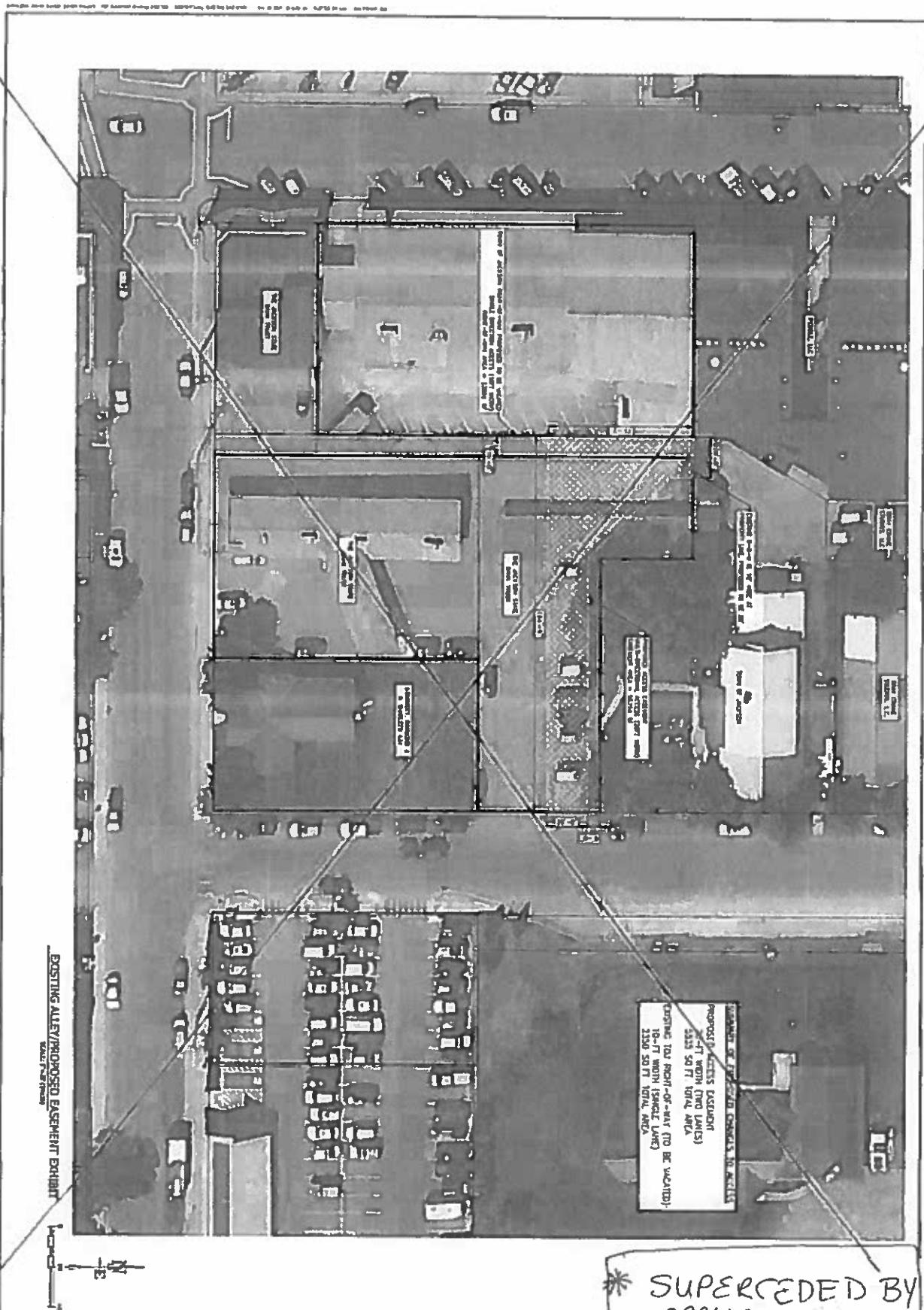
EXHIBIT A

Legal Description of Alley

That portion of that 10 foot wide alley running north and south, 235 feet more or less, and being adjacent to the easterly property line of Lot 1, Lot 2, Lot 3, Lot 4 and Lot 5, Block 3 of Club House Addition to Jackson, Plat no. 108, as filed in the Office of the Teton County Clerk, and located within the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 41 North, Range 116 West, 6th P.M. Teton County, Wyoming.



DRAWING NO Exhibit A	TITLE Alley Vacation	 NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2067 24		
Job No 16-306-04		DATE 16/06/2017	REV. 11/06/17	
		SUBMITTED		
		DRAWN	EX	
		CHECKED		
		APPROVED		



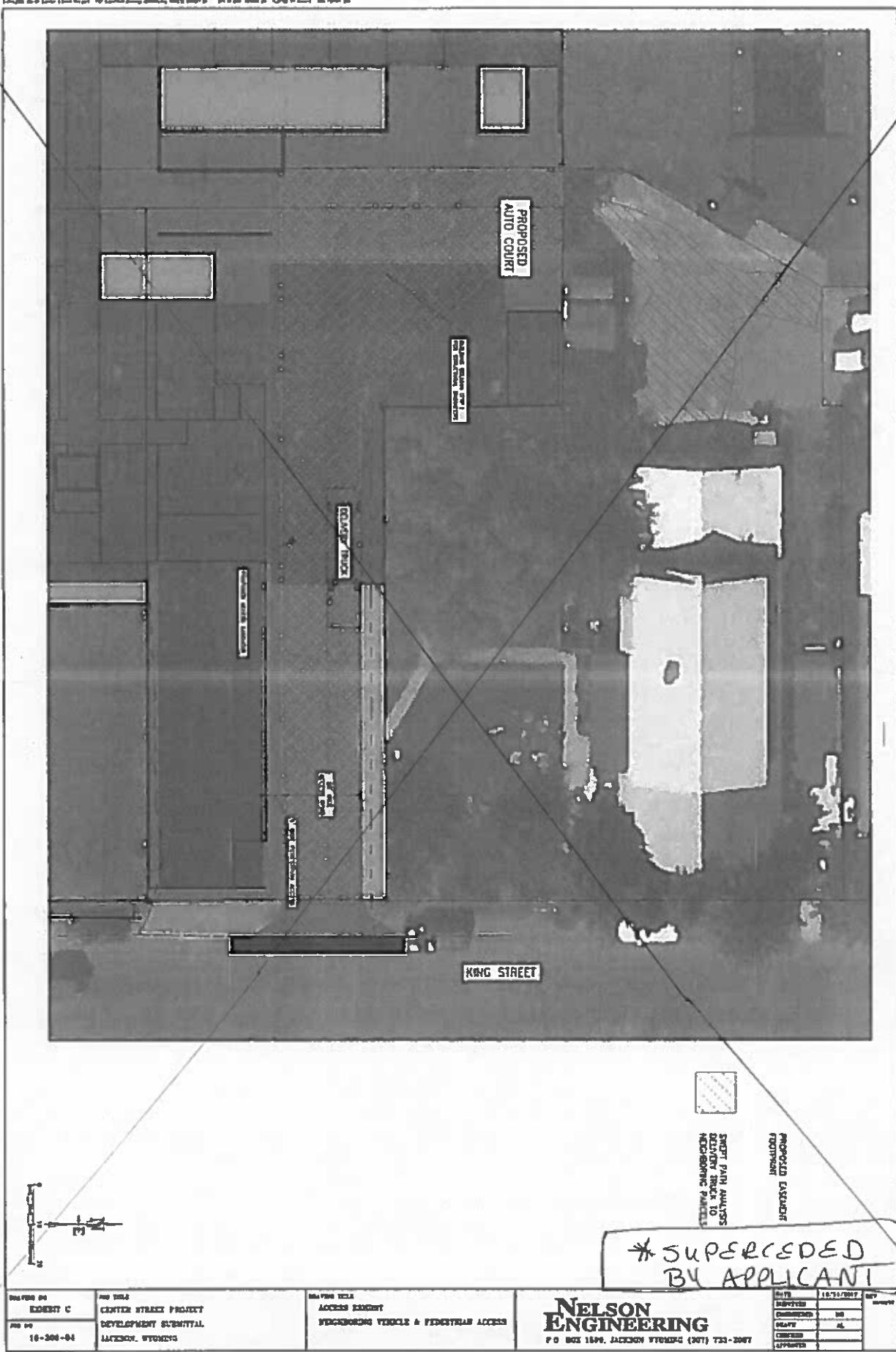
DRAWING NO.
CITY & STATE
10-308-04

NO. 1008
CENTER STREET PROJECT
DEVELOPMENT POTENTIAL
JACKSON, WYOMING

MAP NO. 1008
EXISTING & PROPOSED ACCESSES COMPARED

**NELSON
ENGINEERING**
P.O. BOX 1590, JACKSON, WYOMING (307) 733-2087

DATE	10/20/08
DRAWN BY	
DESIGNED BY	
checked	
checked	
checked	
checked	



* SUPERCEDED
BY APPLICANT

WATER 94 EXHIBIT C	NO 94-6 COTTER STREET PROJECT DEVELOPMENT SUBMITTAL LAKELAND, WYOMING
NO 94 16-306-94	

DRIVING WHILE
ACCIDENT SUSPECT
NEIGHBORHOOD VEHICLE & PEDESTRIAN ACCIDENTS

NELSON ENGINEERING

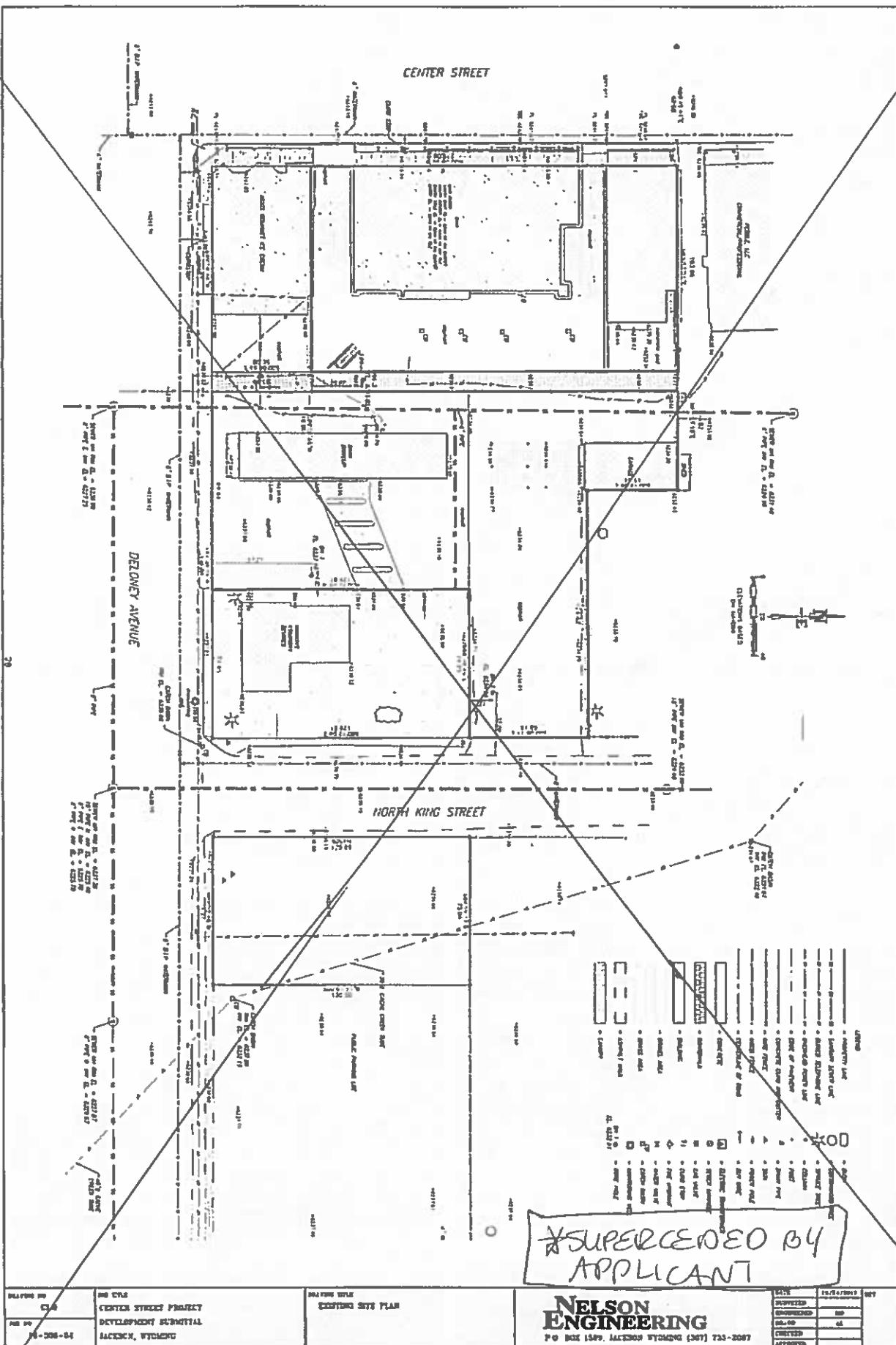
P.O. BOX 1549, JACKSON, WYOMING (307) 733-2367

DATE	10/16/2017	BY
SERVICES		
CHARGED	00	
DEBT	46	
REFUND		
APPLIED		



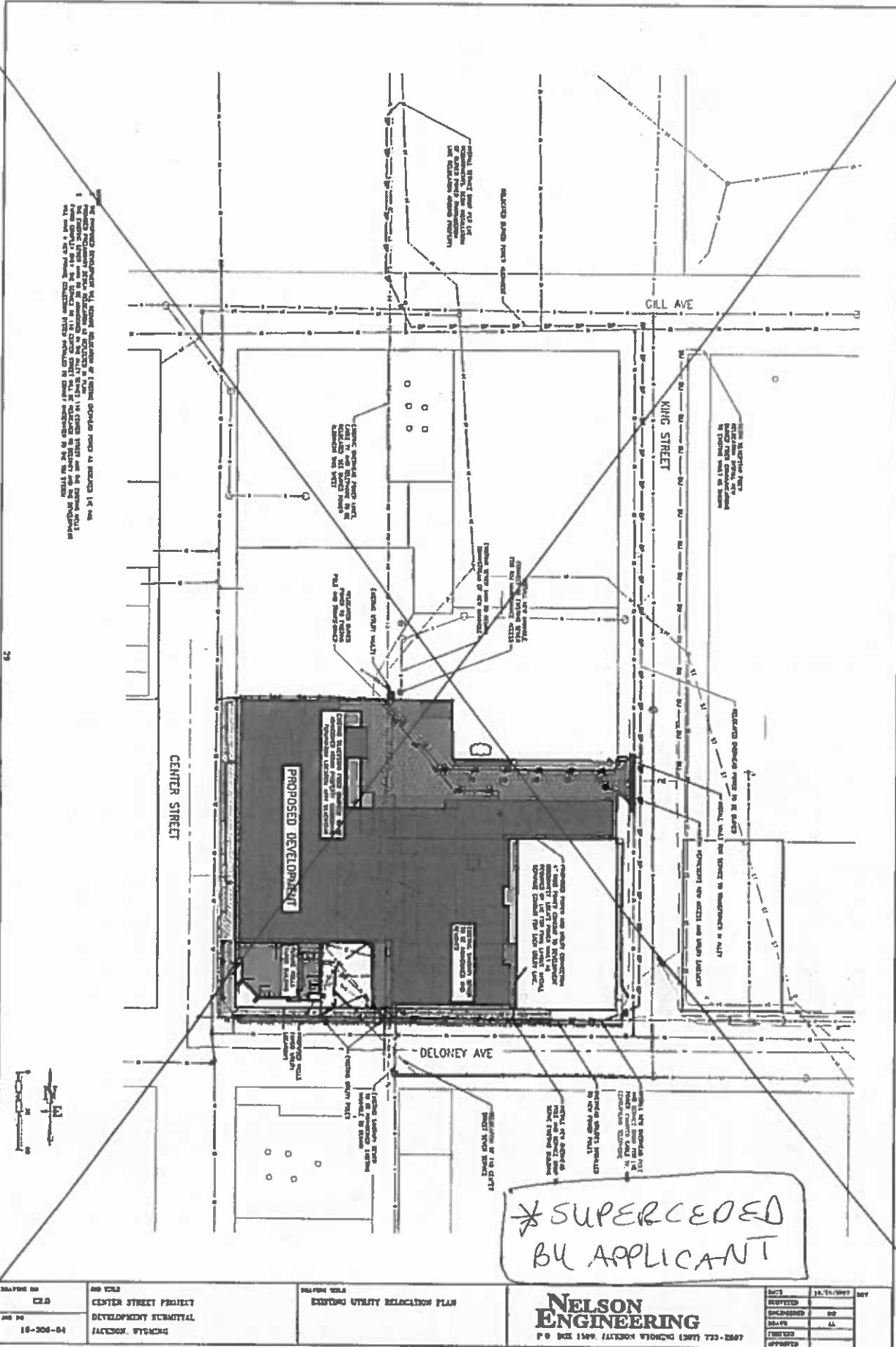
~~SUPERCEDED
BY APPLICANT~~

**NELSON
ENGINEERING**
P.O. BOX 1390, JACKSON, WYOMING 82601 (307) 733-2887

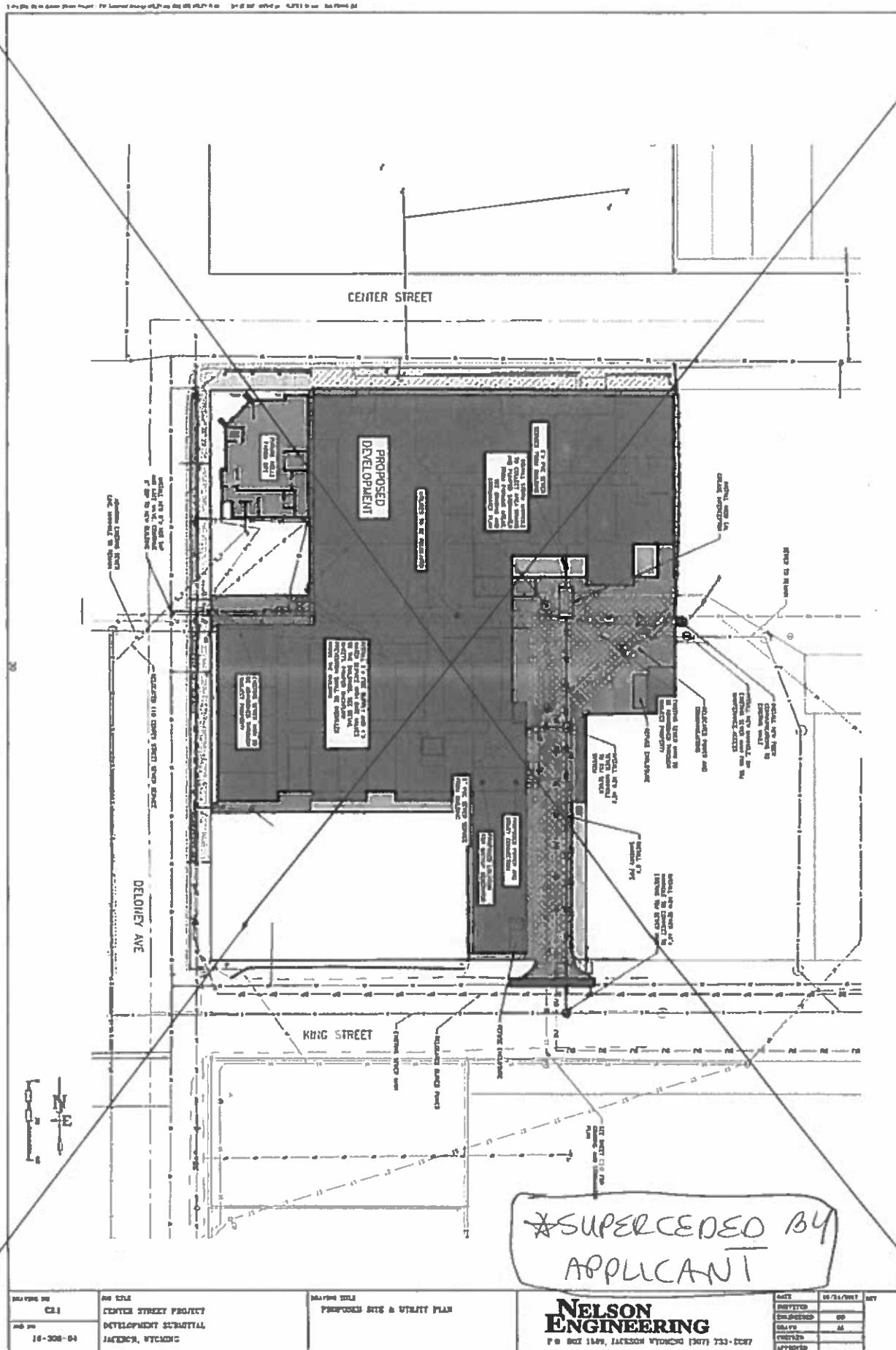


As regards the question of the nature of the social contract, it is clear that the social contract is not a single, all-encompassing document, but rather a complex of documents, agreements, and understandings that are constantly being negotiated and revised in the context of changing social, economic, and political circumstances.

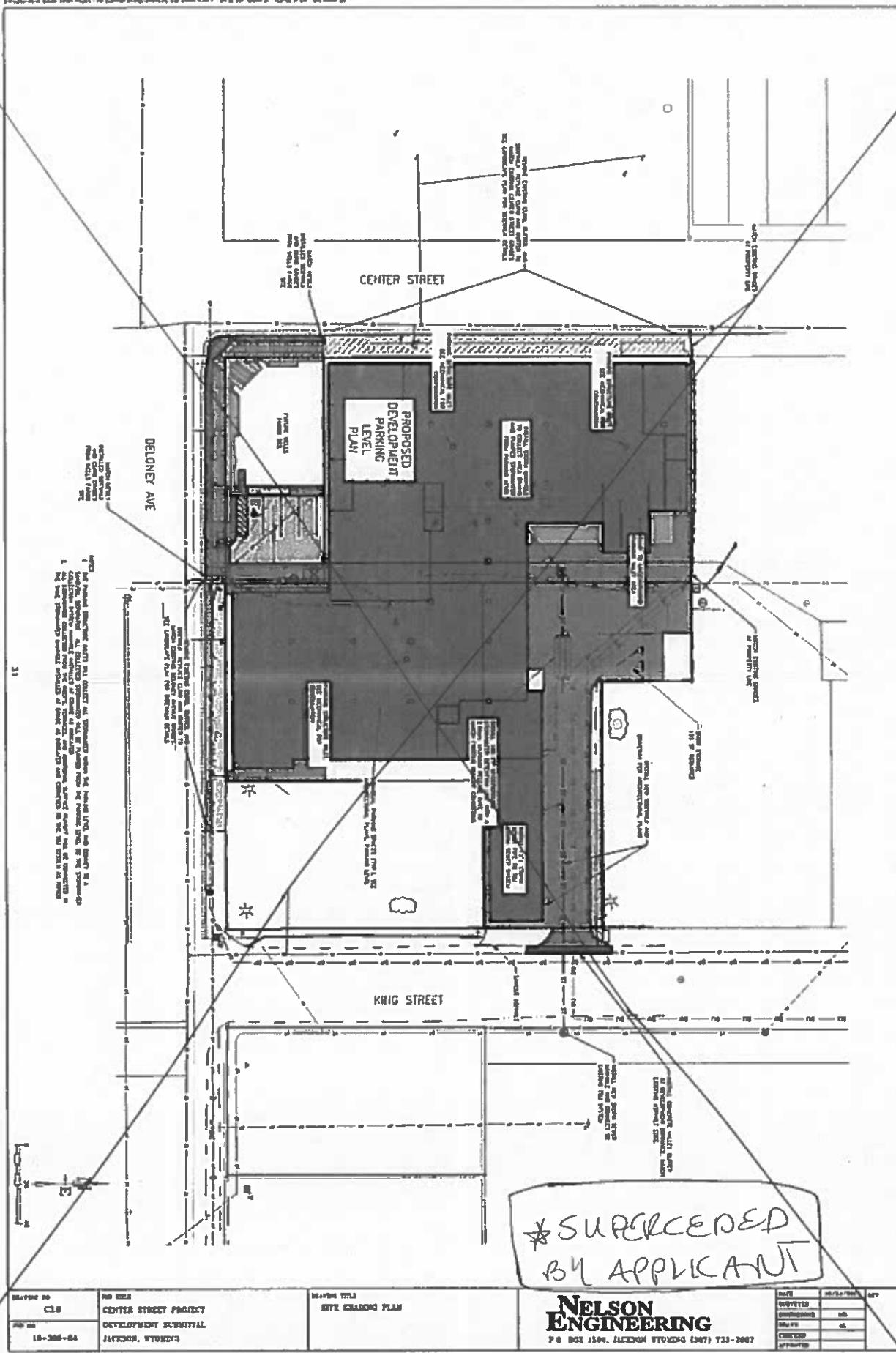
3



DRAWING NO. C-22	JOB TITLE CENTER STREET PROJECT DEVELOPMENT SUBMITTAL JACKSON, WYOMING	DRAWING TITLE EXISTING UTILITY RELOCATION PLAN	 NELSON ENGINEERING P.O. BOX 1349, JACKSON, WYOMING (307) 733-2867	
REV'D NO. 16-306-84			PRINTED RE-PRINTED DRAWN CHECKED APPROVED	10-19-1997 BY



PERMITTING NO. C-1	NEW TITLE CENTER STREET PROJECT DEVELOPMENT SUBMITTAL 10-308-04 JACKSON, WYOMING	NEW TITLE PROPOSED SITE & UTILITY PLAN	NELSON ENGINEERING P.O. BOX 1499, JACKSON, WYOMING (307) 733-2007	DATE 09/24/2007 INITIATED SUBMITTED REVIEW ROUTE APPROVED
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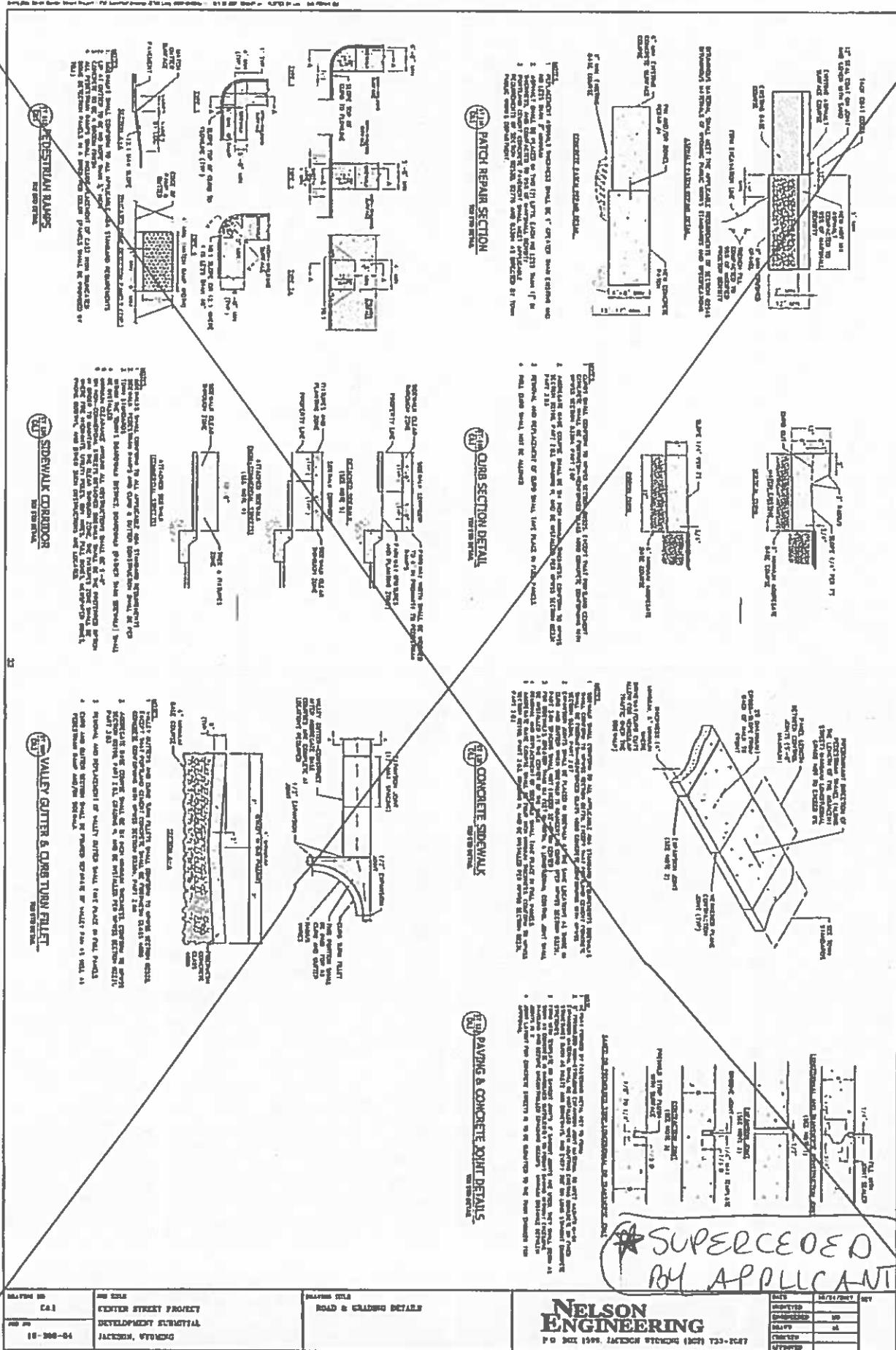


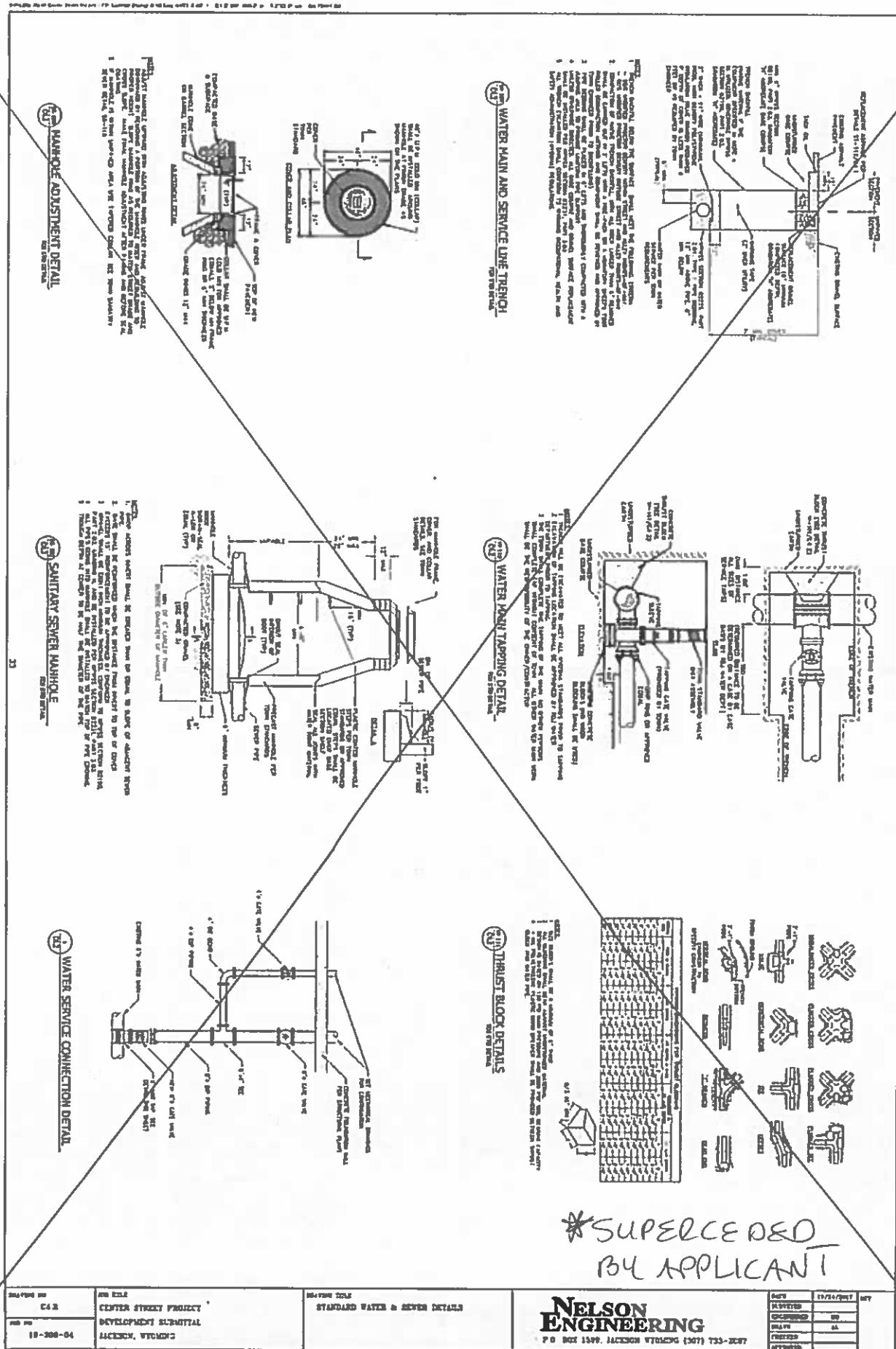
*SUPERCEDED
BY APPLICANT

NELSON ENGINEERING

P.O. BOX 1504, JACKSON WYOMING (307) 733-3867

MAP NO CLS	NO. 2000 CENTER STREET PROJECT	MEETING TITLE SITE ZONING PLAN	NELSON ENGINEERING P.O. BOX 1500, JACKSON, WYOMING (307) 733-3867	DATE 04/07/00 DRAWINGS RECORDED BY MAY 14 2000 CHECKED APPROVED
FILE NO 18-3005-04	JACKSON, WYOMING			





*SUPERCEDED
BY APPLICANT

SEARCHED AND INDEXED
C42
CENTER STREET PROJECT
DEVELOPMENT SUBMITTAL
JACKSON, WYOMING
10-308-04

SEARCHED AND INDEXED
STANDARD WATER & SEWER DETAILS

**NELSON
ENGINEERING**
P.O. BOX 1390, JACKSON, WYOMING (307) 733-3287

SEARCHED	INDEXED
SERIALIZED	FILED
INDEXED	FILED
FILED	INDEXED
SEARCHED	INDEXED

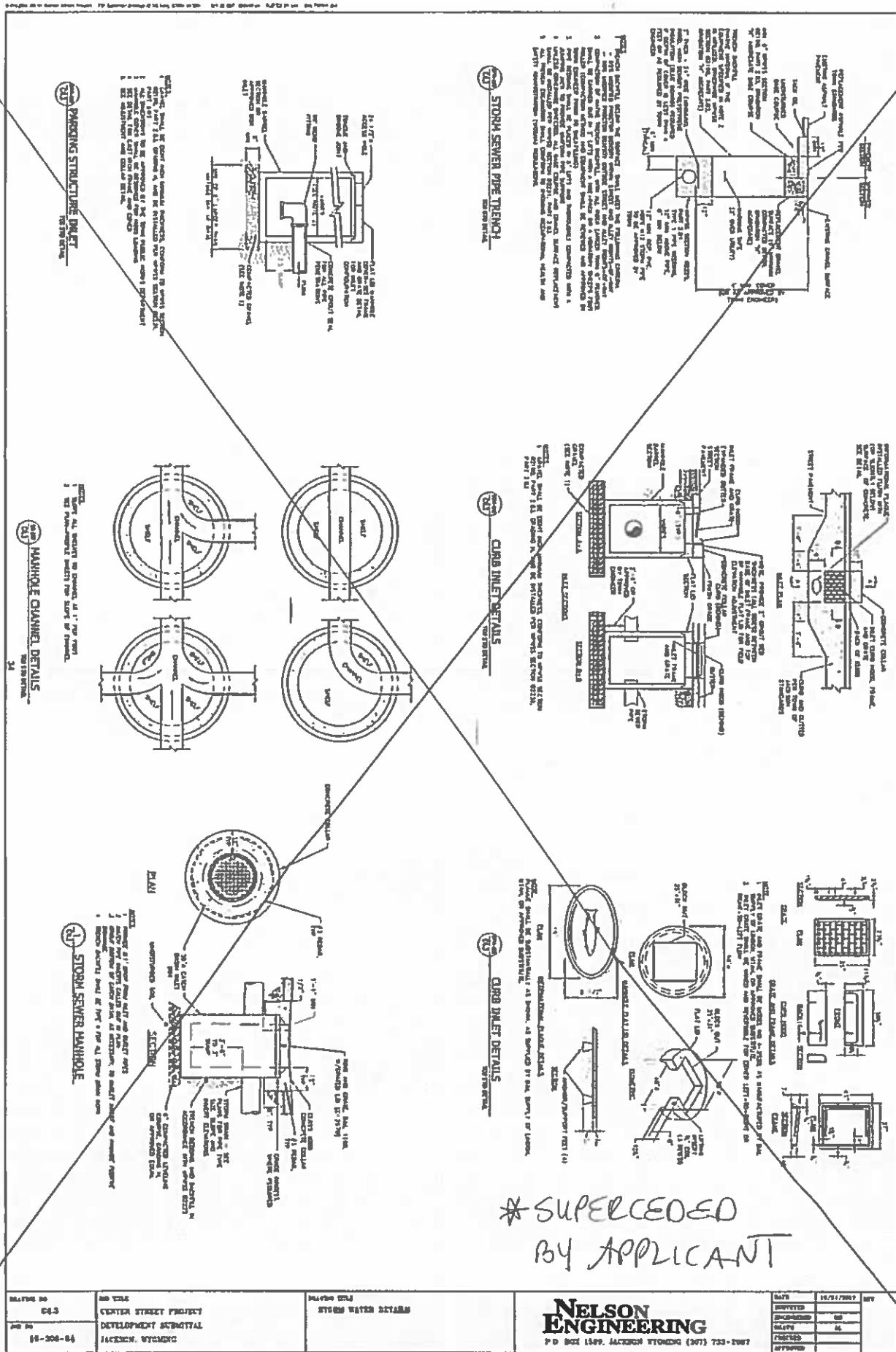




Exhibit D

PLANNING & BUILDING DEPARTMENT

March 7, 2018

Chrystal Creek Capital LLC

Jim Walter

PO Box 844

Jackson, WY 83001

RE: Petition to Vacate (RE: alley between Center Street and King Street)

Item P17-230

112 Center Street Hotel Project

Dear Mr. Walter,

This letter is to confirm that on January 16, 2018, based upon the analysis as presented in the staff report and as made by the applicant for Item P17-230, the Town Council *approved* your Petition to Vacate related to the 10'-wide by 235'-long public alley located between Center Street and King Street. This approval is subject to the department reviews attached hereto and the following conditions of approval:

1. The applicant shall install a sign on the King Street access easement entrance that clearly states that the alley easement is open to all public access similar to any other Town alley.

2. Article 9:

The Town Property does border alley to the north and should be shown on Exhibit B, as well as all other properties in the proximity.

3. Article 10:

Gray Crane Studios LLC does not benefit from the "Town Access Grant" between the Town and Pebble LLC.

4. Article 12:

It is not definitive that the public does not use the existing alley. Once a through way to the north is established public access could be more prevalent.

5. Article 14:

Pertaining to the Wyoming Gas Company references the "telephone line" and not the "gas line"

6. Article 16:

Language allowing the Town the right to get a second appraisal if it is not satisfied with the Rocky Mountain Appraisal should be considered for addition.

7. Article 17:

Consideration of snow removal from the Town and Pebble LLCs should be considered as part of the applicant's responsibility into the future. This would allow them control of equipment used and timing, so long as the level of service is consistent with the existing level of service.

8. Applicant shall provide additional information regarding the design vehicle used for the delivery truck maneuvering exhibit and confirm that the area shown is the maximum traveled way of the vehicle including overhang.

9. Applicant shall provide additional drawings and renderings that document the access space in three dimensions, such that a clear understanding of the finished conditions can be ascertained.

10. The proposed future access shall benefit the public, including pedestrians and non-motorized access. Additional, easement may be required to accommodate pedestrians on the proposed sidewalk.

11. The access shall be clearly signed indicating that the access is public.

12. The sewer proposed for abandonment in addition to serving the Wells Fargo Properties, also serves as an overflow for the sewer when blockages occur at the intersection of Deloney and King. The applicant should work with the Town to reconfigure the sewer at the intersection of Deloney and King to eliminate the blockage that occurs due to higher flows from the east."

If you have any questions or need additional information, please contact me at 307-733-0440, ext. 1303.

Sincerely,


Paul Anthony
Principal Planner
Panthony@jacksonwy.gov

ORDINANCE NO. A

AN ORDINANCE VACATING THAT 2,350 SQUARE FOOT ALLEY RUNNING NORTH AND SOUTH OFF OF DELONEY AVENUE BETWEEN CENTER STREET AND KING STREET IN THE TOWN OF JACKSON; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

WHEREAS, the alley at issue owned by the Town of Jackson in fee-simple and is identified as a 2,350 square foot alley (10' in width and 235' in length) situated adjacent to and between Lots 1-5 of Block 3 of the Club House Addition and Lots 8, 9 of Block 1 of the Van Vleck Second Subdivision to the Town of Jackson, all in Teton County Wyoming, commonly known as the Wells Fargo or Center Street Alley ("Alley") and as more specifically described in **Exhibits A and B** hereto; and,

WHEREAS, Crystal Creek Capital Real Estate Advisors, LLC ("CCCREA") has entered into a Purchase and Sale Agreement with Wells Fargo for the property addressed as 112 Center Street and 165 East Deloney Avenue currently owned in fee title by Wells Fargo Bank, N.A., a national banking association ("Wells Fargo"); and,

WHEREAS, CCCREA petitioned the Town on November 22, 2017 for vacation of said Alley between said lots and blocks, and located off of Deloney Avenue between Center Street and King Streets ("Petition to Vacate") because said Petition to Vacate is directly related to CCCREA's proposed hotel redevelopment project at 112 Center Street and 165 East Deloney currently under review by the Town; and,

WHEREAS, Wells Fargo has executed CCCREA's petition to vacate the alley and has agreed to provide Quitclaim Deeds to quitclaim any right, title and interest in and to the alley to CCCREA; and,

WHEREAS, said Alley as presently constituted has not been utilized by the Town of Jackson as a through-way for the reason that it no longer extends north beyond the north edge of the Wells Fargo property and therefore no through travel is possible, but alternative access rights have been established pursuant to (a) an Access and Underground Utility Easement filed on November 26, 2008, as Document 742509, in Book 713, Pages 728 to 633 (the "Hoke Access Grant") and (b) an Access Easement filed on November 26, 2008, as Document No. 742510, in Book 713, Pages 634 to 639 (the "Town Access Grant"); and,

WHEREAS, a majority of the owners owning a majority of the property abutting the Alley proposed to be vacated have consented to the vacation of the Alley as long as each property is provided with alternative convenient vehicular access rights by CCCREA; and,

WHEREAS, in conjunction with CCCREA's proposed hotel redevelopment and Petition to Vacate said Alley, CCCREA has agreed to provide alternative public access from King Street to the public and to the properties abutting the alley; and

WHEREAS, the grant of alternative public access and easement rights by CCCREA is conditioned upon the acquisition of the Wells Fargo Property by CCCREA or its designated affiliate;

WHEREAS, on January 16, **20162018**, a public hearing was held on the said Petition to Vacate; and

WHEREAS, that in exchange for and in consideration for such vacation and/or "value" to the Town as authorized under Wyoming Statute § 15-4-242, CCCREA represented, warranted and has agreed to: construct and provide a minimum of a 6855 square foot alternative and improved public vehicular and pedestrian access from King Street, which includes access to the abutting property owners; relieve the Town of all future costs related to the maintenance of the Alley and any on-site utility infrastructure; relocate the buried **gastelephone** lines owned by the Wyoming Gas Company located in a portion of the Alley; provide public vehicular and pedestrian access to public facilities; public access and Town access to use the alternative and improved public vehicular and pedestrian access from King Street for loading and/or deliveries, fire, utility and/or other purposes; and to fulfill any and all additional representations, warranties and promises set forth in the Petition to Vacate set forth in **Exhibit C** hereto **(with original Exhibits that have since been updated by Applicant per Town requests)** and the Final Development Plan for the Center Street Project at 112 Center Street and 165 East Deloney, and any requirements and/or conditions thereto, including but not limited to a Development Agreement between the Town and CCCREA;

WHEREAS, on January 16, **20172018** the Town Council of the Town of Jackson approved the Petition to Vacate subject to the 12 conditions of approval as set forth in the attached **Exhibit D**;

WHEREAS, CCCREA agrees to a reversion of said Alley back to the Town if: a) the promised development and improvements are not constructed or erected pursuant to the 12 conditions of approval of the Petition to Vacate set forth by the Town Council on January 16, **20172018**; and b) the Final Development Plan for the CCCREA Center Street Project, requirements and conditions of thereto, including but not limited to a Development Agreement between the Town and CCCREA; and,

WHEREAS, it is deemed by the Mayor and Town Council of the Town of Jackson that the public interest and benefit is best served by utilization of the Alley for purposes other than an alley and instead for the purposes agreed to between the parties.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

The Town incorporates by reference the above recitals and Exhibits A through D attached hereto as if set forth fully herein.

SECTION II.

By virtue of the power granted by W.S. § 15-4-305, that the 2,350 square foot alley (10' in width and 235' in length) situated adjacent to and between Lots 1-5 of Block 3 of the Club House Addition and Lots 8, 9 of Block 1 of the Van Vleck Second Subdivision to the Town of Jackson, all in Teton County Wyoming ("Alley") and as more particularly described in the legal description attached hereto as Exhibit A, and the map attached hereto as Exhibit B, should be and the same is hereby vacated.

SECTION III.

In consideration for such vacation and/or "value" as authorized by W.S. § 15-4-242 for the Alley hereby vacated, CCCREA agrees to: construct and provide a **minimum of a** 6855 square foot alternative and improved public vehicular and pedestrian access from King Street, which includes access to the abutting property owners; relieve the Town of all future costs related to the maintenance of the Alley and any on-site utility infrastructure; relocate the buried **gastelephone** lines owned by the Wyoming Gas Company located in a portion of the Alley; provide public access to public facilities; provide public access and Town access to use the alternative and improved public vehicular and pedestrian access from King Street for loading and/or deliveries, fire, utility and/or other purposes; fulfill any and all representations and promises set forth in the Petition to Vacate presented to the Town of Jackson on January 16, **2017**2018 and the 12 conditions of approval, the Final Development Plan for the CCCREA Center Street Project, requirements and conditions of thereto, including but not limited to a Development Agreement between the Town and CCCREA.

SECTION IV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or the application thereof to any person or circumstances is held invalid or unconstitutional, the invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this and the provisions of this act are severable. In the event that this Ordinance shall be found in contravention of any of the laws of the State of Wyoming as pertains to cities and towns said Ordinance shall no longer be binding on the Town of Jackson.

SECTION VI.

This Ordinance shall become effective from and after the date of its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2018.

PASSED 2ND READING THE ____ DAY OF _____, 2018.

PASSED, APPROVED AND ADOPTED THE ____ DAY OF _____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming on the _____ day of _____, 2018.

I further certify that the foregoing ordinance was duly recorded on Page ___ of Book ___
____ of the Ordinances of the Town of Jackson, Wyoming.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: March 8, 2018

MEETING DATE: March 13, 2018

SUBMITTING DEPARTMENT: Legal

DEPARTMENT DIRECTOR: Audrey Cohen-Davis

PRESENTER: Paul Anthony

SUBJECT: Ordinance to increase the number of required members of the Planning Commission/Board of Adjustment from five (5) members to seven (7) members.

STATEMENT/PURPOSE

This item is before Council for the first reading of an Ordinances to increase the number of required members of the Planning Commission/Board of Adjustment from five (5) members to seven (7) members and the number for a quorum.

BACKGROUND/ALTERNATIVES

On March 5, 2018, Town Council directed staff to prepare Ordinances to amend the Jackson Municipal Code and Town of Jackson Land Development Regulations (LDRs) to increase the number of required members of the Planning Commission/Board of Adjustment back to seven (7) members from five (5) members.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

Town Council shall determine whether the proposed Ordinances are consistent with Council's strategic intent.

ATTACHMENTS

1. Ordinance B Amending and Re-enacting Section 1 of Town of Jackson Ordinance Nos. 164, 256, 350, 652, 1051 and Section 2.40.010 of the Municipal Code of the Town of Jackson
2. Ordinance C Amending and Re-enacting Town of Jackson Ordinance No. 1074 (part) and Sections 8.10.5.C.2, 8.10.5.E and 8.10.6.D regarding Planning and Zoning Commission/ Board of Adjustment Membership and Quorum

FISCAL IMPACT

Increasing the size of the Planning and Zoning Commission/Board of Adjustment from five (5) members to seven (7) members will result in a small fiscal impact to the Town through the increased costs (e.g., copies, deliveries, etc.) needed to administer a Planning and Zoning Commission/Board of Adjustment with two additional members than is currently the case.

The fiscal impact of passage of these ordinances after third reading varies between \$250.00 and \$700.00 depending on the length of the ordinance. (Shorter ordinances average around \$350.00 and short franchise ordinances can reach \$700.00.) Ordinances appear in the paper after third reading but sent to the paper prior to Council action on third reading. They appear in the paper the Wednesday following Council's action on third reading (two (2) days later). Should the Council make changes to the ordinance on third reading, the ordinance would need to be re-advertised in its final form.

STAFF IMPACT

Increasing the size of the Planning and Zoning Commission/Board of Adjustment from five (5) members to seven (7) members will increase the amount of staff time and resources needed to administer a Planning and Zoning Commission/Board of Adjustment with two additional members than is currently the case.

The staff impact of passage of this ordinance after third reading is notable in the Town Clerk's office and involves preparing the ordinance for advertising and sending to the newspaper, update of the Jackson Municipal Code online and in hard copy for those receiving hard copy versions of the code. The ordinance is also printed and signed and placed in the permanent record storage book in the vault and indexed and posted on the website. The ordinance is also prepared and sent to the newspaper for advertising.

LEGAL REVIEW

Complete.

RECOMMENDATION

Based upon the directive of the Town Council, the Town Attorney recommends **approval** of Ordinances B and C attached hereto.

SUGGESTED MOTION

1. I move to **approve** Ordinance B Amending and Re-enacting Section 1 of Town of Jackson Ordinance Nos. 164, 256, 350, 652, 1051 and Section 2.40.010 of the Municipal Code of the Town of Jackson.
2. I move to **approve** Ordinance C Amending and Re-enacting Town of Jackson Ordinance No. 1074 (part) and Sections 8.10.5.C.2, 8.10.5.E and 8.10.6.D regarding Planning and Zoning Commission/Board of Adjustment Membership and Quorum.

ORDINANCE B

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 164, 256, 350, 652, 1051 AND SECTION 2.40.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING TOWN PLANNING COMMISSION MEMBERSHIP; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION 1.

Section 1 of Town of Jackson Ordinance Nos. 164, 256, 350, 652, 1051 and Section 2.40.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

2.40.010 Created--Membership--Qualifications--Terms.

There is created a Town Planning Commission for the Town of Jackson, which commission shall consist of seven (7) members, including a chairman, all to be appointed by the Mayor by and with the advice and consent of the Town Council. Members of the Town Planning Commission shall have been bona fide residents of the Town for at least two (2) years immediately prior to their becoming members of the commission and no person holding any other public office or position in the government of the Town shall be eligible for membership on such commission. The members of the initial commission shall take office as of the date of their appointment and qualification. Initial appointments shall be two (2) appointments for one (1) year, two (2) appointments for two (2) years, and three (3) appointments for three (3) years, and thereafter members shall be appointed for a term of three (3) years in the manner hereinabove provided at the expiration of the term of each member. All members shall serve without compensation. The Town Planning Commission shall appoint a secretary who, unless he is a member of the Planning Commission, shall not be entitled to vote on matters before the Planning Commission.

(Ord. _____ §1, 2018; Ord. 1051 §1, 2014; Ord. 652 § 1, 2000; Ord. 350 § 1, 1986; Ord. 256 § 1, 1979; Ord. 164 § 1, 1973.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2018.

PASSED 2ND READING THE _____ DAY OF _____, 2018.

PASSED AND APPROVED THE _____ DAY OF _____, 2018.

TOWN OF JACKSON

BY:_____

Pete Muldoon, Mayor

ATTEST:

BY:_____

Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
COUNTY OF TETON)ss
TOWN OF JACKSON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book __ of Ordinances of the Town of Jackson, Wyoming.

Sandy Birdyshaw, Town Clerk

ORDINANCE C

AN ORDINANCE AMENDING AND REENACTING TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 8.10.5.C.2, 8.10.5.E AND 8.10.6.D REGARDING PLANNING AND ZONING COMMISSION /BOARD OF ADJUSTMENT MEMBERSHIP AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Subsection 8.10.5.C.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.5 Planning and Zoning Commission.

C. Membership.

2. Appointment. The Planning and Zoning Commission shall be composed of 7 members, to be appointed by the Mayor with the consent of the Town Council.

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Subsection 8.10.5.E of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.5 Planning and Zoning Commission.

E. Quorum and voting. The presence of 4 or more members of the Planning and Zoning Commission shall constitute a quorum of the Planning and Zoning Commission necessary to take action and transact business. All actions shall require a simple majority vote of the members of the quorum present.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Subsection 8.10.6.D of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.6 Board of Adjustment.

D. Quorum and voting. The presence of 4 or more members of the Board of Adjustment shall constitute a quorum of the Board of Adjustment necessary to take action and transact business. All actions shall require an affirmative vote by 3 members of the Board of Adjustment.

SECTION IV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall take effect after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 20018.

PASSED 2ND READING THE ____ DAY OF _____, 2018.

PASSED, APPROVED AND ADOPTED THE ____ DAY OF _____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)
) ss.
COUNTY OF TETON)

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I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Town Clerk



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: March 8, 2018

MEETING DATE: March 13, 2018

SUBMITTING DEPARTMENT: Legal

DEPARTMENT DIRECTOR: Audrey Cohen-Davis

PRESENTER: Paul Anthony

SUBJECT: Ordinance to increase the number of required members of the Planning Commission/Board of Adjustment from five (5) members to seven (7) members.

STATEMENT/PURPOSE

This item is before Council for the first reading of an Ordinances to increase the number of required members of the Planning Commission/Board of Adjustment from five (5) members to seven (7) members and the number for a quorum.

BACKGROUND/ALTERNATIVES

On March 5, 2018, Town Council directed staff to prepare Ordinances to amend the Jackson Municipal Code and Town of Jackson Land Development Regulations (LDRs) to increase the number of required members of the Planning Commission/Board of Adjustment back to seven (7) members from five (5) members.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

Town Council shall determine whether the proposed Ordinances are consistent with Council's strategic intent.

ATTACHMENTS

1. Ordinance B Amending and Re-enacting Section 1 of Town of Jackson Ordinance Nos. 164, 256, 350, 652, 1051 and Section 2.40.010 of the Municipal Code of the Town of Jackson
2. Ordinance C Amending and Re-enacting Town of Jackson Ordinance No. 1074 (part) and Sections 8.10.5.C.2, 8.10.5.E and 8.10.6.D regarding Planning and Zoning Commission/ Board of Adjustment Membership and Quorum

FISCAL IMPACT

Increasing the size of the Planning and Zoning Commission/Board of Adjustment from five (5) members to seven (7) members will result in a small fiscal impact to the Town through the increased costs (e.g., copies, deliveries, etc.) needed to administer a Planning and Zoning Commission/Board of Adjustment with two additional members than is currently the case.

The fiscal impact of passage of these ordinances after third reading varies between \$250.00 and \$700.00 depending on the length of the ordinance. (Shorter ordinances average around \$350.00 and short franchise ordinances can reach \$700.00.) Ordinances appear in the paper after third reading but sent to the paper prior to Council action on third reading. They appear in the paper the Wednesday following Council's action on third reading (two (2) days later). Should the Council make changes to the ordinance on third reading, the ordinance would need to be re-advertised in its final form.

STAFF IMPACT

Increasing the size of the Planning and Zoning Commission/Board of Adjustment from five (5) members to seven (7) members will increase the amount of staff time and resources needed to administer a Planning and Zoning Commission/Board of Adjustment with two additional members than is currently the case.

The staff impact of passage of this ordinance after third reading is notable in the Town Clerk's office and involves preparing the ordinance for advertising and sending to the newspaper, update of the Jackson Municipal Code online and in hard copy for those receiving hard copy versions of the code. The ordinance is also printed and signed and placed in the permanent record storage book in the vault and indexed and posted on the website. The ordinance is also prepared and sent to the newspaper for advertising.

LEGAL REVIEW

Complete.

RECOMMENDATION

Based upon the directive of the Town Council, the Town Attorney recommends **approval** of Ordinances B and C attached hereto.

SUGGESTED MOTION

1. I move to **approve** Ordinance B Amending and Re-enacting Section 1 of Town of Jackson Ordinance Nos. 164, 256, 350, 652, 1051 and Section 2.40.010 of the Municipal Code of the Town of Jackson.
2. I move to **approve** Ordinance C Amending and Re-enacting Town of Jackson Ordinance No. 1074 (part) and Sections 8.10.5.C.2, 8.10.5.E and 8.10.6.D regarding Planning and Zoning Commission/Board of Adjustment Membership and Quorum.

ORDINANCE B

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 164, 256, 350, 652, 1051 AND SECTION 2.40.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING TOWN PLANNING COMMISSION MEMBERSHIP; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION 1.

Section 1 of Town of Jackson Ordinance Nos. 164, 256, 350, 652, 1051 and Section 2.40.010 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

2.40.010 Created--Membership--Qualifications--Terms.

There is created a Town Planning Commission for the Town of Jackson, which commission shall consist of seven (7) members, including a chairman, all to be appointed by the Mayor by and with the advice and consent of the Town Council. Members of the Town Planning Commission shall have been bona fide residents of the Town for at least two (2) years immediately prior to their becoming members of the commission and no person holding any other public office or position in the government of the Town shall be eligible for membership on such commission. The members of the initial commission shall take office as of the date of their appointment and qualification. Initial appointments shall be two (2) appointments for one (1) year, two (2) appointments for two (2) years, and three (3) appointments for three (3) years, and thereafter members shall be appointed for a term of three (3) years in the manner hereinabove provided at the expiration of the term of each member. All members shall serve without compensation. The Town Planning Commission shall appoint a secretary who, unless he is a member of the Planning Commission, shall not be entitled to vote on matters before the Planning Commission.

(Ord. _____ §1, 2018; Ord. 1051 §1, 2014; Ord. 652 § 1, 2000; Ord. 350 § 1, 1986; Ord. 256 § 1, 1979; Ord. 164 § 1, 1973.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2018.

PASSED 2ND READING THE _____ DAY OF _____, 2018.

PASSED AND APPROVED THE _____ DAY OF _____, 2018.

TOWN OF JACKSON

BY:_____

Pete Muldoon, Mayor

ATTEST:

BY:_____

Sandy Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
COUNTY OF TETON)ss
TOWN OF JACKSON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book __ of Ordinances of the Town of Jackson, Wyoming.

Sandy Birdyshaw, Town Clerk

ORDINANCE C

AN ORDINANCE AMENDING AND REENACTING TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 8.10.5.C.2, 8.10.5.E AND 8.10.6.D REGARDING PLANNING AND ZONING COMMISSION /BOARD OF ADJUSTMENT MEMBERSHIP AND QUORUM; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Subsection 8.10.5.C.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.5 Planning and Zoning Commission.

C. Membership.

2. Appointment. The Planning and Zoning Commission shall be composed of 7 members, to be appointed by the Mayor with the consent of the Town Council.

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Subsection 8.10.5.E of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.5 Planning and Zoning Commission.

E. Quorum and voting. The presence of 4 or more members of the Planning and Zoning Commission shall constitute a quorum of the Planning and Zoning Commission necessary to take action and transact business. All actions shall require a simple majority vote of the members of the quorum present.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Subsection 8.10.6.D of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.6 Board of Adjustment.

D. Quorum and voting. The presence of 4 or more members of the Board of Adjustment shall constitute a quorum of the Board of Adjustment necessary to take action and transact business. All actions shall require an affirmative vote by 3 members of the Board of Adjustment.

SECTION IV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall take effect after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 20018.

PASSED 2ND READING THE ____ DAY OF _____, 2018.

PASSED, APPROVED AND ADOPTED THE ____ DAY OF _____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Town Clerk