

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

JULY 16, 2018

JACKSON, WYOMING

The Teton County Commission met in conjunction the Jackson Town Council in a special joint information session in the Commissioners Chambers located at 200 S. Willow Street at 1:01 P.M. Upon roll call the following were found to be present:

Chair & Commissioners: Chairman Mark Newcomb, Natalia Macker, Greg Epstein, and Paul Vogelheim. Smokey Rhea was absent.
Mayor & Council: Mayor Pete Muldoon, Hailey Morton Levinson, Bob Lenz, and Don Frank. Jim Stanford was absent
Staff: Larry Pardee, Tyler Sinclair, Alex Norton, Audrey Cohen-Davis, Erin Weisman, and Shelley Fairbanks.

There was no public comment.

Housing Mitigation Requirements Land Development Regulations (LDRs) Updates.

Alex Norton, Joint Long-Range Planner, reviewed with the Joint Board the process of Engage 2017 and how they have gotten to this place in the process. The purpose is to replace Division 6.3 and delete Division 7.4 of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to update the housing mitigation requirements on new development; and make other related changes throughout the LDRs. Phasing cannot bind a future Board. Section 6.3.3.A.10 calls for an evaluation every 5 years.

Discussion between the Joint Board and staff included education and the LDRs.

Commissioner Rhea arrived at 1:12pm. Councilman Stanford arrived at 1:13pm.

Discussion between the Joint Board and staff included phasing and future Elected Boards, the Nexus study in 2020, seasonal employees (40% of workforce) are exempt from mitigation rates, mitigation rate based on employee generation can respond over time, can run proformas, inclusionary zoning, moving away from inclusionary zoning to employee generation, fee-in-lieu is still an option, re-evaluation of development requirements, as affordable housing goes up – mitigation goes down, unintended consequences of new business, justification in the increase for office and industrial due to less seasonal employees and more year round employees, if not housed through these requirement what other tools will be used to meet the requirement, development of new open space or change of type of space who will need to meet the requirement, other cities and their mitigation comparison, residential development growth occurs at the same rate of job growth, moving from inclusionary system to more of a concurrent system, last Nexus study was in 2013, Nexus study establishes the base inputs into the mitigation rate, Town of Jackson incentives, the Nexus study gives a defensible basis for which to change mitigation rates, regulations apply based on industry averages – lower mitigation rates, and industry-wide basis not business by business.

Public comment was given by Stefan Fodor, Brad Wagstaff, Ted Stark, Jennifer Ford, Don Landis, Marisa Wilson, Kelly Lockhart, Wes Gardner, Anna Olson, and Zach Padilla.

Discussion between the Joint Board and staff included how to address concerns of public if adopted today, earliest chance to address concerns would be 4-5 months from now including number errors and minor content, keep track of issues that arise and bring before the Joint Board in individual issues, remodeling on homes up to 2500 square feet is exempt, existing square footage that has been permitted (here now) is exempt, single motion with condition.

On behalf of the County, a motion was made by Commissioner Epstein to continue to a date unknown. The motion failed with no second.

On behalf of the County, a motion was made by Commissioner Macker and seconded by Commissioner Newcomb to approve AMD2017-0004, the housing mitigation requirements update, to amend Divisions 1.4, 6.3, and 7.4, and Sections 1.9.3.D.2, 1.9.3.C.2, 1.9.4.B.1, 2.3.1.C.2, 2.3.1.D.2, 2.3.2.C.2, 2.3.2.D.2, 2.3.3.B.1, 2.3.3.C.2, 2.3.3.D.2, 2.3.3.E.5.a, 2.3.3.E.6, 2.3.4.C.2,

2.3.4.D.2, 2.3.5.C.2, 2.3.5.D.2, 3.2.2.C.2, 3.2.2.D.2, 3.2.3.C.2, 3.2.3.D.2, 3.2.4.C.2, 3.2.4.D.2, 3.3.1.C.2, 3.3.1.D.2, 3.3.2.C.2, 3.3.2.D.2, 3.3.3.C.2, 3.3.3.D.2, 3.3.4.C.2, 3.3.4.D.2, 3.3.5.C.2, 3.3.5.D.2, 4.2.1.C.2, 4.2.1.D.2, 4.2.2.C.2, 4.2.2.D.2, 4.3.1.D.3, 4.3.1.F.6, 4.3.1.F.11.f, 4.3.1.G, 6.1.3.B.2.d.i, 6.1.11.B.3.c, 6.2.2.B.1, 7.1.2.C.6.c, 7.1.5.C.5.a, 7.1.6.C.9.a, 8.10.10, 9.2.2.W, 9.2.2.X, 9.5.A, 9.5.B, 9.5.E, and 9.5.W of the Teton County Land Development Regulations, being able to make the findings of Section 8.7.1 as recommended by the Planning Director, subject to the following condition.

1. The private school exemption shall apply to “any private school meeting the definition of W.S. § 21-4-101.”
2. A single-family home shall only mitigate for the additional floor area when the addition pushes the home over 2500 square feet.

Chair Newcomb called for a vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Stanford to read Ordinance L in short title. Mayor Muldoon called for the vote. The vote showed 3-2 in favor with Councilman Frank and Lenz opposed and the motion carried on behalf of the Town.

On behalf of the Town, a motion was made by Councilman Frank and seconded by Councilman Lenz to continue this item to August 6, 2018. Mayor Muldoon called for the vote. The vote showed 2-3 in favor with Mayor Muldoon, Councilman Stanford, and Councilwoman Morton Levinson opposed and the motion failed on behalf of the Town.

Town Ordinance. Town Attorney Audrey Cohen Davis read Ordinance L in Short Title.

Town of Jackson Ordinance L. AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO DELETE DIVISION 7.4 AND SECTION 9.5.V, AND AMEND DIVISIONS 6.3, 1.4, AND SECTIONS 1.9.3.B.2, 1.9.3.C.2, 2.2.2.C.2, 2.2.2.D.2, 2.2.3.C.2, 2.2.3.D.2, 2.2.4.C.2, 2.2.4.D.2, 2.2.5.C.2, 2.2.5.D.2, 2.3.1.B.1, 2.3.1.C.2, 2.3.1.D.2, 2.3.2.B.1, 2.3.2.C.2, 2.3.2.D.2, 2.3.10.B.1, 2.3.10.C.2, 2.3.10.D.2, 3.3.1.C.2, 3.3.1.D.2, 4.2.1.C.2, 4.2.1.D.2, 4.2.2.C.2, 4.2.2.D.2, 4.3.1.D.3, 4.3.1.F.6, 4.3.1.F.11.f, 6.1.3.B.2.d.i.b, 6.1.5.C.2.c, 6.1.11.B.3.c, 6.2.2.B.1, 7.8.3, 7.8.4, 9.5.A, 9.5.B, 9.5.E, 9.5.L, AND 9.5.N OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE AFFORDABLE WORKFORCE HOUSING REQUIRED TO BE PROVIDED WITH DEVELOPMENT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

On behalf of the Town, a motion was made by Councilman Stanford and seconded by Councilwoman Morton Levinson to approve Ordinance L on third and final reading and designate it Ordinance 1196. Mayor Muldoon called for a vote. The vote showed 3-2 in favor, with Councilman Frank and Councilman Lenz opposed. The motion carried.

Adjourn. On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Stanford to adjourn. The vote showed all in favor and the motion carried.

On behalf of the County, a motion was made by Commissioner Rhea and seconded by Commissioner Macker to adjourn. The vote showed all in favor and the motion carried.

The meeting adjourned at 3:23pm.

TETON COUNTY

ATTEST:

Mark Newcomb, Chair

Sherry L. Daigle, County Clerk