

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

DECEMBER 11-12, 2019

JACKSON, WYOMING

The Jackson Town Council met in conjunction with the Teton County Commission in a special joint information meeting (JIM) in the Teton County Library located at 125 Virginian Lane at 8:07 a.m. Upon roll call the following were present:

TOWN COUNCIL: Pete Muldoon, Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Stanford.

COUNTY COMMISSIONERS: Chair Natalia Macker, Greg Epstein, Mark Barron, Mark Newcomb, and Luther Propst.

STAFF: Larry Pardee, Roxanne Robinson, Tyler Sinclair, Lea Colasuonno, Paul Anthony, Carl Pelletier, Johnny Ziem, Sherry Daigle, Alyssa Watkins, Kristen Waters, Chris Neubecker, April Norton, Steve Ashworth, Kristi Malone, Darren Brugmann, Shelley Fairbanks, and Sandy Birdyshaw.

Town Council Consent Calendar. There was no public comment on the consent calendar. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to approve the consent calendar including item A as presented with the following motion.

A. 174 North King Street Ground Lease Agreement with Jackson Hole Community Housing Trust. To approve the Ground Lease for the King Street Condominiums as presented.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Growth Management Plan (GMP). Tyler Sinclair made staff comment and introductory remarks that the purpose of this meeting was to consider enhancements to the Comprehensive Plan that were proposed through the GMP review process and to provide direction for enhancements to be included in the draft update to the Comprehensive Plan. Staff has consolidated 900+ public comments received during the public outreach programs to eight Category 1 Enhancements. Bruce Meighen and Kristy Bruce of Logan Simpson Design, and Alex Norton of OPS Strategies were introduced.

Bruce Meighen facilitated an overview of each proposed enhancement and the Council and Commission's discussion.

The first enhancement was A. Aspire to Big Goals. Recommendations included A1. to update each of the ten Comprehensive Plan section goals to be aspirational and measurable. It was further recommended to investigate another word to replace "aspirational" that was more suited to measurable, attainable goals but also encouraged ambitious, bold ideas and concepts. A2. was to update the GMP review structure to have an Ecosystem Stewardship target (2012 GHG), Growth Management target (60/40), and Quality of Life target (65%). It was recommended to revisit the term quality-of-life to be more meaningful and measureable. A3. was to create a Principle 9.3 that supplements the annual, tactical monitoring and work planning (Principle 9.2) with a commitment to a culture of planning that looks far beyond our current planning models to new ones that directly tackle the challenges that we face now and will in the future. A4. was to add public engagement, planning processes and outreach policies to Principle 9.2 regarding annual, tactical engagement and Principle 9.3 regarding continuous engagement on community values and aspirational opportunities.

Discussion continued on recommendation A2. to leave 2012 greenhouse gas emissions in the ecosystem stewardship target or to only leave a placeholder, there was general consensus to leave the Ecosystem Stewardship green boxes blank and define them in the future.

The second enhancement was B. Improve Water Quality. Recommendations included B1. to update Principle 1.2 to focus on enhancing surface and groundwater quality; B2. to adopt a strategy to develop a water quality enhancement plan; B3. to update Policy 1.2.c to commit to coordinated water quality monitoring with Teton Conservation District. It was further recommended to expand B3. to ensure comprehensive, holistic monitoring of both surface and subsurface waters throughout the entire valley. A B4. was added for funding mechanisms.

The third enhancement was C. Emissions Reduction and Climate Action Plan. Recommendations included C1. to update the Section 2 goal to speak directly to reducing greenhouse gases to limit

climate change and planning for climate change that is certain to occur; C2. to adopt a strategy to replace Section 2 with a revised statement of principles and policies around emissions reduction and climate change adaptation; and C3. to adopt a strategy to develop an Emissions Reduction and Climate Action Plan to implement the revised Section 2.

The fourth enhancement was D. Provide Housing Options. Recommendations included D1. to amend Policy 4.3.b to reflect that updated zoning has been adopted in transitional subareas and development is encouraged to utilize the allowances and incentives in that zoning; D2. to add a Strategy to make impactful investments in infrastructure and catalyze investments in housing projects in transitional subareas; D3. to add a strategy to develop neighborhood plans for transitional residential subareas that address easing the transition for existing residents; and D4. to add a strategy to develop a goal for the human character of the community, including necessary updates to the principles and policies throughout Section 5-8, Common Value 3.

The fifth enhancement was E. No Additional Growth / Growth Areas / Growth Boundaries. Recommendations included E1. to update Policy 3.1.a to reflect residential and nonresidential caps at pre-2012 development potential.

Greg Epstein left the meeting at 11:30 a.m.

Recommendation E2. was to add a policy in Principle 3.1 that creates a priority list of corrective actions to address when lack of housing provision is identified, and clearly state that only the first action is deemed necessary in 2019, to remove barriers and catalyze development in existing high-density zones through impact infrastructure investment and support for projects that utilize housing incentives. There was general agreement on a recommendation to look at four floors inside the existing height limits.

On December 11, 2019, the meeting recessed at 11:57 a.m. until the following morning. On December 12, 2019, the special joint information meeting (JIM) located in the Teton County Library at 125 Virginian Lane reconvened at 8:15 a.m. Upon roll call the following were present:

TOWN COUNCIL: Pete Muldoon, Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Stanford.

COUNTY COMMISSIONERS: Chair Natalia Macker, Greg Epstein, Mark Newcomb, and Luther Propst. Mark Barron arrived at 8:30 a.m.

STAFF: Larry Pardee, Roxanne Robinson, Tyler Sinclair, Lea Colasuonno, Paul Anthony, Johnny Ziem, Sherry Daigle, Alyssa Watkins, Kristen Waters, Chris Neubecker, Heather Overholser, Amy Ramage, April Norton, Kristi Malone, Darren Brugmann, and Sandy Birdyshaw.

Growth Management Plan (GMP). Tyler Sinclair provided information that 400 to 1,100 housing units were needed to get to 65% and there were currently 725 to 1,325 housing units in the pipeline, or at least, that have been discussed. He gave clarification on enhancement E2. Relating to Northern South Park.

Natalia Macker left the meeting at 9:00 a.m. and returned at 10:18 a.m.

Bruce Meighen resumed discussion of the fifth enhancement E. No Additional Growth / Growth Areas / Growth Boundaries. Discussion was held on reframing existing Town transitional subareas, fourth-floor height, Northern South Park, Teton Village, the Fairgrounds, 390 Residential, Hog Island home business, and all other subareas in the transitional subareas already zoned for increased density, future growth area identified as a CN-PRD receiving area but not needed for rezone yet, and preservation, conservation, and stable subareas with no density increase.

A straw poll showed general agreement (7 of 9) to shift the fairgrounds to be with the Northern South Park area to the future growth category. A straw poll indicated general agreement to shrink the complete neighborhood of Hog Island.

The fifth enhancement was F. Commit to a Shift in How We Travel. Recommendations included F1. Rephrase the Principles and reorganize the policies accordingly by reducing vehicle emissions, no new single occupancy vehicle capacity, prioritize bike/walk/bus infrastructure, and coordinated, regional transportation planning; F2. Refine Chapter 7 to incorporate the ITP as the implementation plan; and F3. Add a policy about the importance of evaluating outside-the-box transportation solutions.

The sixth enhancement was G. Define the Economy We Want. Recommendations included G1. Adopt a strategy to update the employee generation nexus study to look at the full range of employee generation and the full range of associated impacts; G2. to adopt a strategy to update Section 6 so that it is clear and consistent with the rest of the Plan, including adopt a strategy to update Section 6 so that it is clear and consistent with the rest of the Plan and considers the impact of local higher education and training opportunity and to change the name to Economic Implementation Plan (as opposed to Economic Development Plan); and G3. to adopt a strategy to develop an Economic Development Plan to implement the updated Section 6. It was suggested to add G4. to work proactively with state legislators.

The seventh enhance discussed was H. Define the Level of Service We Expect. Recommendations included H1. Implement Strategies 8.1.S.1 and 8.1.S.2 to define desired levels of service and prioritize service provision through budgeting; H2. to add a strategy to develop a funding Principle that addresses stable funding, additional revenue (if needed), and a policy for how to use SPET; H3. Revise Policies 8.1.b and 8.2.a to recommit to working with other governmental agencies and non-governmental organizations to coordinate service delivery; and H4. to add a strategy to identify appropriate locations for infrastructure before it is needed by projecting the location of growth.

Category 2 suggestions were consistent with the Comprehensive Plan vision and were recommended for approval by staff. Some of these changes would be implemented through minor updates while some would be implemented at a later date through a separate process. About 54% of public suggestions fell into Category 2.

Category 3 suggestions were not recommended for implementation. Some suggestions were outside the scope of the Comprehensive Plan at this time, but may be relevant for future Growth Management Plan review. About 12% of public suggestions fell into Category 3.

On behalf of the County, a motion was made by Mark Barron and seconded by Mark Newcomb to direct staff to prepare a summary of the direction from this meeting, for review prior to drafting Comprehensive Plan updates for formal review and adoption in Phase 3 of this project. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

On behalf of the Town, a motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to direct staff to prepare a summary of the direction from this meeting, for review prior to drafting Comprehensive Plan updates for formal review and adoption in Phase 3 of this project. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. On behalf of the County, a motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to adjourn the meeting. The vote showed all in favor and the motion carried for the County. On behalf of the Town, a motion was made by Mark Newcomb and seconded by Greg Epstein to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 11:48 a.m. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

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