

Jackson/Teton County Housing Authority  
Meeting Minutes  
March 4, 2020  
Teton County Old Library

**1. Call to Order**

The regular meeting of the Jackson/Teton County Housing Authority Board was called to Order on March 4, 2020 at 2:06pm in the Conference Room of the Teton County Old Library building at 320 S. King Street, Jackson, Wyoming. Attendees were Board Chair Amy Robinson, Board Clerk, Estela Torres, Board Vice Chair Annie Kent Droppert, staff Stacy Stoker, Julia Johari, attorney John Graham, and members of the public.

**2. Pronouncement of Quorum**

Board Chair, Amy Robinson, Vice Chair, Annie Kent Droppert and Clerk, Estella Torres were present. Amy Robinson declared a quorum.

**3. Public Comment**

Please see item 6.

**4. Approval of Regular Meeting Minutes for February 5, 2020 and Special Meeting Minutes for February 20, 2020.**

Amy Robinson motioned to approve the Regular Meeting Minutes for February 5, 2020, and Special Meeting Minutes for February 20, 2020. Annie Kent Droppert seconded the motion. The motion was approved unanimously.

**5. Review of January Financials, & Staff Update**

A brief discussion occurred. No action was taken.

**6. Wilson Park Homeowner's Request – Amendment to Plat**

The Affordable homeowners at Wilson Park are requesting an amendment to their development plan to allow them to have sheds and fences.

**Public Comment:**

Jared Becker, a Wilson Park resident issued a public comment: "I'm Jared Backer, and I live here in lot 8 or 1467 so I have a pretty desirable home, and I've been there for 10 years so once it was developed I was the first homeowner to be able to move in and it's awesome. It's an incredible opportunity, and I always lived in East Jackson for 10 years prior to that, and I was like "I'll never leave East Jackson", and then Billi called me one day and was like "Hey Jared! We wanted to let you know that you were drawn #1" and I happened to be driving, nearly crashed my car, and was like "Looks like I'm moving to Wilson!", and it's been awesome ever since. So, as a neighborhood, I've been there since the beginning. We've had a fair amount of transition since I've been there. This [pointing to map] Habitat house has been developed and pretty much the year after this lot and this lot was developed as fair market, as well as these two, plus a couple here, plus the entire Schwabacher parcel has been developed. So, we have a couple that are still not developed, but all in all. And our first couple of years, there were consistent problems with Old Wilson Schoolhouse events spilling into yards. People playing ball against the side of our house, dog issues, an adjacent neighbor to the South of us would ride his horses through here, and would gallop and graze his horses through the yards and stuff and it was really a pretty bad situation. So

we eventually put in a perimeter fence that goes through the cottonwood trees down through here [pointing at map], so it has eliminated a lot of that. But what has happened is that the neighborhood has changed greatly. When we first moved in there was one child in neighborhood, and today there are numerous children and the whole neighborhood, in general, around us has changed: A lot of dogs, a lot of wildlife, and you just deal with neighborly interactions. When it was first described to us at the very first Board meeting with Christine Walker, and the original owners, the Williams family, the intent was to keep open space for wildlife permeability and to encourage neighborly interactions. Well, I think we all recognize, you choose to interact with who you choose to interact with, you don't always necessarily want to have direct interactions with your neighbors, and I think that's reasonable. As they saying goes, you know, "Fences make great neighbors". And so, creating a little distinction between properties, I think benefits all neighbors and collectively as a neighborhood we've talked about this at our board meetings, and all the fair market owners have said "If you guys want to pursue this, go for it, we actually don't care what you do. Like, if you want to put sheds and fences up, we don't care". But the reality is that we need to be respectful of the Rules & Regulations. So, I took it upon myself to just do some more digging so I came to Stacy and I said "I remember this landscape surface area when we first moved in being a topic". And so, the landscape surface area allows you to have swing sets, gardens, jungle gyms, things like that, but it doesn't have setbacks that allow for sheds and things whereas the CC&Rs do allow for sheds and fences, so there's just a simple conflict of policy. What we all recognize as homeowners is that living in Teton County, and choosing to live here, we all have a lot of stuff. And that's not necessarily a benefit, but the spillover of bikes and yard tools, and stuff that could be contained in sheds – it's starting to get to a point where you walk by every house and there's a paddleboard, a drift boat, ten bikes, you know, and it's just starting to get to that point of like "Ok, we all want sheds, we just haven't ever made the move to go there". So, there was an interest, collectively, for people to say that. Not everybody's going to build a shed and not everybody's going to build a fence because people just have different values. For me, I would love to be able to utilize my garage as garage space, and actually get a snowblower out of there and lawnmower out of there and that kind of thing, and build a tasteful shed. So, that's the gist of it. It doesn't, for us, make sense from a common sense standpoint that there's this one common surface area in the neighborhood, in the community, that has to keep open space, when these homes right here [pointing at map] can have fences and sheds, and they're on common space, if you actually look at the areal images, the sheds are all on common space. These neighbors do, then across the street at Owen Bircher Park, the County puts up sheds to maintain shovels for the ice rinks and the winter icehouse, and the cell phone towers. And so it just seems that it would be a common sense solution to allow sheds to be built. There's regulations within our CC&Rs: design guidelines for fences and sheds, and things like that. So, what we would love is that if the Board would support us in that, it would be wonderful, and if the Board wanted to support us AND financially contribute – I don't reasonably expect that, and I haven't had that conversation with very many neighbors – I just read the staff report last night for the first time when I got home from work and saw there was a kind of a variance in approval or denial from the staff report. It's a bummer that it has a fee associated with it, and I've sat through enough County Commission meetings now to see that some of these fees just absolutely disappear sometimes when you provide a nice presentation and sometimes they don't. And so, I'd be happy to sit before a planning commission and discuss this and provide a similar letter that I've provided to you with photos and schematics. I'd be happy to sit in front of County Commissioners and do the same thing. It's simply just about a quality of life situation, and allowing people to use the homes as intended with garages and yards to keep kids and dogs separated. Not everyone's paying attention to their kids, not everyone's paying attention to their dogs, and I'm totally guilty of that. I think that would be a wise use of your authority. And like I said, it's a pretty awesome spot. I'm not planning on going anywhere any time soon, but I think trying to do things appropriately is reasonable. I'm happy to hear your thoughts and I'm happy to move forward in whatever way and share

back. I've reached out to all of our neighbors, so they're all aware of this, my letter, and the other letters that were sent. Our HOA as a whole is aware of this, but I haven't engaged with the fair market owners since the HOA meeting because I said I would do the dirty work of gathering more information before getting back to them. At our HOA meeting, everyone said they would sign a letter, but until we actually get signatures, that sounds great, but actually getting them is a whole other ball of wax".

A discussion occurred between John Graham, Jared Becker, the Board, and Staff.

**Motion:**

Estela Torres moved to approve the Homeowners Association requested changes as presented and sign the letter of authorization. Amy Robinson seconded the motion. The motion was approved unanimously.

**7. Proposed Housing Department Work Plan**

Staff reviewed the following with the Board:

The annual budget for the Housing Department was submitted to the County on Friday, February 21, 2020. To support the budget, the Housing Department prepares an annual work plan that gives the elected officials an overview of what the Housing Department does and the roles of staff. The workplan is also submitted each year to the Housing Authority Board for review.

Staff reviewed the history of the 260 W. Broadway space with the Board. No action was taken.

**8. Grove Lease Revisions and Appliance Repair Limits**

At the February 5 Regular Meeting, staff presented revisions to the Grove Lease Agreement template. The Board reviewed and made further suggestions. The suggested edits have been made to the agreement and reviewed by John Graham. They are highlighted in the complete March 4<sup>th</sup>, 2020 Complete Board Packet, which has been uploaded to the Agenda Center.

The Board, staff, and John Graham reviewed the Grove Lease Agreement template together. A short discussion occurred, and some minor amendments were suggested.

**Motion:**

Annie Kent Droppert move to approve The Grove Lease Agreement template as presented by staff to be used as the template for all leases at The Grove and to approve the Housing Manager to sign the Lease Agreements as agent for the Housing Authority Board, with the additional revisions recommended. Amy Robinson seconded the motion. The motion was approved unanimously.

**9. Grove Unit 204 Lease**

The Board reviewed a lease for Unit 204 of The Grove Phase 1.

**Motion:** Estela Torres moved to approve signing the lease for Unit 204 of the Grove. Amy Robinson seconded the motion. The motion was approved unanimously.

**10. Critical Services Provider Application – Wyoming Department of Corrections**

The board reviewed an application for Critical Services Provider for the Wyoming Department of Corrections.

Motion:

Estela Torres move to approve the Wyoming Department of Corrections/Field Services as an approved CSP organization with the position of Probation/Parole Agent as an approved Critical Services Provider position. Amy Robinson seconded the motion. The motion was approved unanimously.

11. Housing Authority Cash Handling Policy

The Board reviewed a proposed cash handling policy for the Housing Department.

Motion:

Estela Torres moved to approve the Cash Handling Policy as presented by staff. Amy Robinson seconded the motion. The motion was approved unanimously.

12. Matters from Staff

Staff proposed a tour of local Housing Developments that contain Affordable and Workforce units. The tour would include staff, the Housing Boards, elected officials, members of the Planning Department. A short discussion occurred. No action was taken.

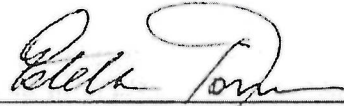
13. Matters from Board

14. Adjourn

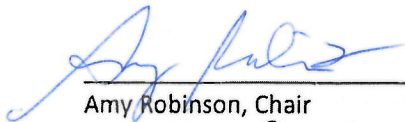
Amy Robinson motioned to adjourn at 2:59pm. Annie Kent Droppert seconded. The motion passed unanimously.

Respectfully Submitted:

Estela Torres, Clerk

  
\_\_\_\_\_

Approved by the Board of Housing Authority Commissioners as evidenced by their signatures below:

  
\_\_\_\_\_

Amy Robinson, Chair

7-9-2020

\_\_\_\_\_

Date

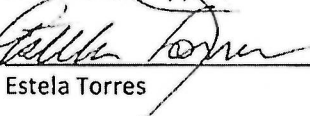
  
\_\_\_\_\_

Anne Kent Droppert

7/9/2020

\_\_\_\_\_

Date

  
\_\_\_\_\_

Estela Torres

7/1/2020

\_\_\_\_\_

Date