

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

**AUGUST 5, 2019**

**JACKSON, WYOMING**

The Jackson Town Council met in conjunction with the Teton County Commission in a joint information meeting (JIM) located in the County Commissioner's Chambers located at 200 S. Willow St. at 3:00 P.M. Upon roll call the following were present:

**COUNTY COMMISSIONERS:** Vice-Chair Greg Epstein, Mark Barron, Mark Newcomb, and Luther Propst. Natalia Macker was absent.

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

**STAFF:** Alyssa Watkins, Larry Pardee, Sherry Daigle, Lea Colasuonno, John Graham, Stacy Stoker, Darren Brugmann, Kristen Waters, Keith Gingery, Susan Johnson, Kristi Malone, Angela Martell, Kristen Waters, Kelly Thompson, and Shelley Fairbanks.

**Public Comment.** There was no public comment.

**Consent Calendar.** On behalf of the County, a motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve item A on the consent calendar as presented. On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to approve item A on the consent calendar as presented.

A. **Meeting Minutes.** To approve the meeting minutes as presented for the July 1, 2019 regular JIM, July 2, 2019 special JIM meeting, July 9, 2019 special JIM meeting, July 15, 2019 special JIM meeting and July 23, 2019 special JIM meeting as presented.

The vote showed all in favor and the motion carried for the County. The vote showed all in favor and the motion carried for the Town.

**Affordable Workforce Housing Annual Fee Update.**

Kristi Malone, Joint Planning Staff, presented to the Joint Board for consideration of approval an update to the Town and County Affordable Workforce Housing fee-in-lieu value as required annually. Pursuant to the Teton County and Town of Jackson Land Development Regulations Sec. 6.3.5.D.5:

c. *The Board of County Commissioners/Town Council shall update the fee in-lieu amount annually, by Resolution, based on the cost of developing the required affordable workforce housing and the resale value of the required affordable workforce housing.*

- i. *The cost of development shall be provided by the Housing Director to reflect the full development cost of habitable floor area, including land and non-habitable floor area, based on recent past development.*
- ii. *Unit sizes shall be assumed to be a). 1 Bedroom/Studio: 650 sf habitable b). 2 Bedroom: 900 sf habitable c). 3 Bedroom: 1,150 sf habitable*
- iii. *The maximum sales and rental prices shall be as established by the Housing Department annually pursuant to the Rules and Regulations.*
- iv. *The capitalization rate for rental units shall be assumed to be eight percent (8%).*

There was no public comment.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Vice-Chair Epstein to continue this until such time that staff can get additional samples and reduce the square footage down to what we are building. Vice-Chair Epstein called for the vote. The vote showed 3-1 in favor with Commissioner Newcomb opposed and the motion carried for the County.

On behalf of the Town, a motion was made by Councilman Stanford and seconded by Councilwoman Morton Levinson to approve, by Resolution, the updated fee-in-lieu rates for affordable workforce housing required by the Town Land Development Regulations as

presented by staff, and to become effective August 5, 2019. Mayor Muldoon called for the vote. The vote showed all in favor and carried for the Town.

**Ratification of Funding Formula for Jackson Hole Mountain Resort/Teton Village Association START Service.**

Darren Brugmann, START Manager, presented to the Board for consideration of making a policy determination on a funding contribution methodology for service to Teton Village that would be applied to Jackson Hole Mountain Resort (JHMR) and Teton Village Association (TVA) for FY20 and into the future. The fundamental question is “At what level should the Town, County, Jackson Hole Mountain Resort and Teton Village Association share in the cost of the Teton Village START service?”

The meeting was recessed at 3:38pm due to technical difficulties and reconvened at 3:42pm.

Susan Mick, START Board Chair, addressed the Joint Board regarding the START Board’s recommendation for the JHMR/TVA partnership.

Public comment was given by Jack Koehler, Matt McCreedy, Jim Terry, Frank Lane, and Melissa Turley.

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Newcomb to continue this item to the next available Joint Information Meeting. Vice-Chair Epstein called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Schechter to continue this item to the next available Joint Information Meeting. Mayor Muldoon called for the vote. The vote showed all in favor and carried for the Town.

**Letter to the Jackson Hole Travel and Tourism Board.**

On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Newcomb to continue the TTB Letter of Recommendation to the next Joint Information Meeting. Vice-Chair Epstein called for the vote. The vote showed all in favor and the motion carried for the County.

On behalf of the Town, a motion was made by Councilwoman Morton Levinson and seconded by Councilman Stanford to continue the TTB Letter of Recommendation to the next Joint Information Meeting. Mayor Muldoon called for the vote. The vote showed all in favor and carried for the Town.

**Adjourn.** On behalf of the County, a motion was made by Commissioner Barron and seconded by Commissioner Newcomb 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 Councilwoman Morton Levinson and seconded by Councilman Schechter to adjourn. The vote showed all in favor and the motion carried for the Town. The meeting adjourned at 5:06pm.

minutes:sdf

TETON COUNTY

ATTEST:

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Natalia D. Macker, Chairwoman

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Sherry L. Daigle, County Clerk