

MINUTES
JOINT TETON COUNTY and TOWN OF JACKSON, PLANNING COMMISSIONS MEETING
TETON COUNTY, WYOMING
September 14, 2020

The joint meeting of the Teton County and Town of Jackson Planning Commissions was called to order at 6:00 PM in the Board of County Commission Chambers with Glen Esnard, Chair, presiding.

ROLL CALL COUNTY

Planning Commission: Glen Esnard, Kasey Mateosky, Karen Rockey, Sue Lurie, and Alex Muromcew.

ROLL CALL TOWN

Planning Commission: Anne Schuler, David Vandenberg, Katie Wilson, Thomas Smits, and Abigail Petri. William Gale was absent.

STAFF (COUNTY): Planning Director Chris Neubecker, Senior Long-Range Planner Kristi Malone, and Associate Long-Range Planner Rian Rooney.

STAFF (TOWN): Community Development Director Tyler Sinclair.

MINUTES (COUNTY ONLY): 8.24.20

A motion to approve the August 24, 2020 minutes was made by Commissioner Mateosky and seconded by Commissioner Rockey. There was no further discussion. Motion Carried 5-0.

ADOPTION OF AGENDA: 9.14.20

A motion to approve the September 14, 2020 agenda was made by Commissioner Rockey and seconded by Commissioner Mateosky. There was no further discussion. Motion Carried 5-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS

There was no old business.

NEW BUSINESS:

A) Applicant: TETON COUNTY

Presenter: Kristi Malone

Permit No.: AMD2019-0008

Request: Growth Management Program review and Comprehensive Plan Update pursuant to Principle 9.1 of the Comprehensive Plan

Location: Town and County-wide

STAFF PRESENTATION:

Kristi Malone, Senior Long-Range Planner, introduced the project. She described the Growth Management Program; we are updating Comprehensive Plan now because we hit the 5% growth trigger in 2017. Location of growth was successful, but we are not seeing the type of growth the community wants to see with at least 65% of workforce living locally. This project started last summer. There was an audit, stakeholder interviews, online surveys, and we received over 600 responses. All of this is shown in the Phase 1 Report. This phase was finished in October (2019). Phase 2 went October to February. Over 900 suggestions and modifications were provided in Phase 2 report.

The vision is the same as the current Comp Plan, to protect the ecosystem. No proposal to change this vision or the three common values of stewardship. Growth trigger is proposed to increase from 5% to 7%. Amount, Location and Type are the three fundamental elements of the Comp Plan. Plan includes no net growth. Ms. Malone described how these 3 elements of the Comp Plan work together. Clarification of changes and edits are expected, but not significant changes or additions of new concepts.

Commissioner Mateosky – Suggested Town focus on issues and other parts in the Town, and County Commission focus on elements in the County.

Ms. Malone – Staff recommends these issues be discussed together because they do impact each other. If there is disagreement when we get to one of these items, we can discuss it, and the respective Commissions can make different recommendations. We ask Commissioners if they have any changes to the Executive Summary.

Commissioner Wilson – 2,190 units still in limbo, they are supposed to be transferred to complete neighborhoods. What needs to happen to affect this?

Ms. Malone – The community would like to see more use of bonus tools, and transitional areas of town to use these units. If you have ideas on implementation initiatives, we will look for the right place for it in the Comp Plan.

Chapter 1 – Stewardship of Wildlife, Natural Resources and Scenery

Commissioner Esnard – Not sure what this means: 1.4.S.8 , on evaluation of private recreation needs?

Commissioner Rockey – Is the NRTAB active? Do they still exist?

Ms. Malone – Yes, they exist but they are not active.

Commissioner Rockey – Have any changes been incorporated based on comments August 28 from TCD, Town and County departments?

Ms. Malone – No, not yet.

Commissioner Lurie- We do not define what an “ecosystem” is, suggest adding a definition.

Commissioner Schuler – Amendment dated August 28 from the interagency group, would like to see those changes included.

Chapter 2 – Climate Sustainability

Commissioner Mateosky – Is there a study that documents decline in moose population or decline in spruce health is attributable to Climate Change?

Commissioner Esnard – On impacts of climate change, our economy is largely based on ecosystem, which has impact on winter sports, tourism.

Commissioner Schuler – People who are living here year-round are making efforts to change to address climate change.

Commissioner Wilson – Update Clean Cities to Yellowstone-Teton Clean Cities Coalition?

Chapter 3 – Responsible Growth Management

Commissioner Rockey - Well thought out suggestions dated August 28 from County, Town and TCD.

Commissioner Mateosky – You reference rezoning Ross Plateau; how did we get there?

Ms. Malone – I believe this suggestion came from Mark Newcomb.

Commissioner Mateosky – I would suggest flexibility. It is a nice flat area, tucked away and hidden.

Commissioner Esnard – If we approve neighborhood plan in Northern South Park, does that not increase development potential? In Subarea 5.6, “an exception to this requirement” why was this removed?

Ms. Malone – This language was removed by the BCC.

Commissioner Esnard – On preserving historic structures and sites, can’t we formalize something so that the historic structure does not count against allowed on site development?

Ms. Malone – Yes, and we have taken some steps already to ensure these are preserved.

Chapter 4 – Town as Heart

Commissioner Muromcew – Presumptuous to discuss redevelopment of the Fairgrounds before this is vetted by elected officials and what the community wants.

Ms. Malone – Mentioning this in the Comp Plan does not mean this will happen, but means we are moving toward more community planning to provide options to the public, and scenario planning, but it does not automatically mean moving existing amenities would be relocated, but planning for future options.

Commissioner Muromcew – I am concerned that this language implies to the community that this area is slated for change.

Ms. Malone – There will be no movement or staff working on the fairgrounds until it is made a priority in the Work Plan by elected officials. Until then, it is a strategy for potential future use and discussion.

Commissioner Petri – Instead of mentioning the Fairgrounds, state “begin neighborhood planning of transitional areas of town”.

Commissioner Smits – Agree with Ms. Petri, presumes this area will be developed as housing.

Commissioner Mateosky – How do we get a sawtooth roof height in town, if we go to four stories?

Director Sinclair – Purpose was to consider allowing a 4th floor if it helped propose workforce housing. Intent is not to allow all buildings to be the same height.

Chapter 5 – Local Workforce Housing

Commissioner Lurie – In introduction to Common Values Quality of Life. 5.G.S.1, if we are a community first and resort second, we need to state it. CV-3-1, we need to make this very explicit, in Quality of Life.

Commissioner Schuler – We do not have a strategy to preserve existing workforce housing. Should we add a strategy to preserve the housing stock. 5.3.B add strategy to preserve housing stock.

Commissioner Esnard – Policy 5.3.A, link to physical development, and a future study to identify business growth not tied to bricks and mortar, 5.3.S.3, Nexus Study....sounds like 5.3.A there is a continued reliance on bricks and mortar, but by doing the study you open Pandora's Box. Also, 5.G.S.1 on developing a goal, what would metrics look like? Sounds like social engineering, not necessarily wrong.

Commissioner Mateosky – Is 65% a realistic number and goal for work force living in County? Is it even possible to hit?

Commissioner Smits – That what it takes to maintain community and have sufficient people living locally to have effective community boards.

Director Sinclair – 65% is what we had in place in 2012 when we adopted the Comp Plan. Rather than spending time debating the goal, we should focus our efforts on meeting the goal. All resort communities face a similar question, and it's debatable what percent of the workforce must live locally to maintain its character.

Commissioner Esnard – Community must have confidence in this goal.

Commissioner Mateosky – 5.2.a Variety of housing options, cap on residential development. – and 5.4.a, we need more private partnerships. Maybe we revisit the percentage of workforce living locally. I would rather set a target and reach the goal, than to fail.

Commissioner Vandenberg – I am OK with 65%.

Commissioner Schuler – Agree with David on 65%.

Commissioner Mateosky – 3,000 sf house have \$18,000 in affordable housing fees. In Cottonwood, Building Permit fee is \$8,000. If less than 2,500 sf that money goes into your home.

Chapter 6 A Diverse & Balanced Economy

Commissioner Mateosky – Principal is confusing to me as written. 6.3.S.4 – Do not know if I want to tell someone what a minimum wage will be, is that our business to dictate? Does not seem my place as a commissioner to make this decision.

Commissioner Esnard – Business owners are paying what they can afford to attract talent. If they could afford to pay more to attract talent, they would do so. Do we want cheaper housing, or to force employers to pay more? I have an issue with 6.3.S.4.

Commissioner Schuler – I agree, employers will pay what they need to get the employees.

Chapter 7 – Multi-Modal Transportation

Commissioner Lurie – We need to acknowledge the challenges of our environment. Getting to Kelly, Wilson or Moran, there are challenges. We may need some different strategies.

Commissioner Vandenberg – We need a staff person to coordinate this chapter.

Commissioner Esnard – Chapter 7 sounds like Single Occupant Vehicle shaming.

Commissioner Rockey – When you have choice and convenience, people will get out of the car. Until that happens, we will not have change.

Commissioner Petri – Last time when we discussed alternate modes of transportation, we discussed maintenance of infrastructure. We may need a strategy on maintenance of sidewalks and other infrastructure. How are these maintained through winter?

Commissioner Smits – State that existing infrastructure is maintained.

Commissioner Lurie – Transportation should serve all segments, ages, and abilities. We need to think for people who may not have a license, but some of our existing transit does not work for them.

Chapter 8 – Quality Community Service Provision.

Commissioner Esnard – Good private sector businesses find ways to improve service without adding costs. I would like to see continuous improvement, new processes that are more efficient, eliminating processes that we no longer need. We need to look at building a culture of creativity.

Chapter 9 – Adaptive Management

Commissioner Mateosky - Commends the people that put these sections together, this is a great vision.

Commissioner Esnard – Agree, intent is to energize our future, particularly how we address planning, and internal and external forces.

Chapter 10

Commissioner Schuler – On Karnes Meadow, says “future additional of street connection”.

Director Sinclair – The north-south connection was put in; if it’s been achieved, we can make updates as needed. We will investigate this more.

Commissioner Lurie - 1.1.S.7 Wildlife Protection – We need to add more than maintain vistas, also the same in Buffalo Valley. Those areas were weak on wildlife protection

PUBLIC COMMENT:

Brooke Sausser, JH Conservation Alliance – Thank you for this process. Attention you give is time well spent. Update is a chance to make the Plan bigger and better. We ask that you keep some of the positive changes, such

as adding a staff Ecologist, to meet our community conservation goals. We also support goals for Climate Action. To make Plan better, it would be wise to add policy on up zones, Transfer of Development Rights or 100% affordable housing. Do not allow up zones to avoid use of existing tools. Think about the cost that future residents will take on. Past land use decisions lead to current costs of maintenance. Would be helpful to add a Levee and River Management Plan. We do not have a Plan for how to manage these cohesively. We submitted a letter on protecting water quality. Please consider these revisions. Suggest a new chapter goal on the right to water quality. There is more to be done there. We have 2 concerns: Private recreation and active use of Karnes Meadow. Private recreation spreads out use and spreads out impacts, but its best to concentrate use where they can be managed. Karnes Meadow should be managed consistent with environmental assessment, discouraging future active use of Karnes Meadow, there is a recommendation to have a Master Plan. This plan was triggered due to growth, we should focus on maintaining on human and wildlife community.

Dan Heilig, Wyoming Outdoor Council – We submitted comments on September 10, on water quality, including specific changes to Plan and strategies. I echo comments earlier by Brooke at Conservation Alliance. Recommend updating Common Value #3, Community Character and Quality of Life, that access to clean and affordable drinking water is essential for maintaining quality of life. Given what is happening in Hoback Junction, where nitrates in drinking water is more than 10mg per liter, above the recommended safe level by the EPA. These rates are set based on blue baby syndrome. We are seeing other areas in the community that are seeing high nitrate levels, so we are proposing new rules to address rising nitrate levels.

PC DISCUSSION:

Director Sinclair – Reviewed the edits and changes suggested by various Commissioners.

Commissioner Rockey – Ask that staff review the comments received today from Wyoming Outdoor Council and the JH Conservation Alliance and see if they align with edits proposed by various Town, County and TCD staff members on August 28, 2020.

Commissioner Mateosky – Agree, we have not had time to review these suggested changes. Suggest we continue to another meeting date.

Commissioner Smits – Recommend we continue to September 28th and meet jointly. We received an email today after 5:00 PM with 59 pages, and we need time to read these comments.

MOTION (County):

Commissioner Mateosky moved to continue Amendment, AMD2019-0008, to the September 28, 2020 Planning Commission meeting.

The motion was seconded by Commissioner Esnard. There was no further discussion. Motion carried 5-0.

MOTION (Town):

Commissioner Schuler moved to continue Amendment, AMD2019-0008, to the September 28, 2020 Planning Commission meeting.

The motion was seconded by Commissioner Smits. There was no further discussion. Motion carried 5-0.

ADJOURNMENT of TOWN PLANNING COMMISSION

Commissioner Smits moved to adjourn at 9:05 PM. Commissioner Schuler seconded and the motion passed unanimously.

- B) Applicant:** TETON COUNTY
- Presenter:** Rian Rooney
- Permit No.:** AMD2019-0005
- Request:** LDR Text Amendment to Update Section 6.1.10.D Wireless Communication Facilities
- Location:** County-wide

MOTION (County):

Commissioner Esnard moved to postpone Amendment, AMD2019-0005, to the September 28, 2020 Planning Commission meeting.

The motion was seconded by Commissioner Rockey. There was no further discussion. Motion carried 5-0.

ADJOURNMENT of COUNTY PLANNING COMMISSION

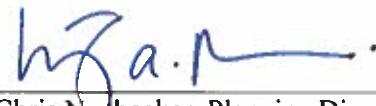
Commissioner Esnard moved to adjourn at 9:10 PM. Commissioner Mateosky seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Chris Neubecker, Planning Director

- Digital recording on file-