The Jackson Town Council met in workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 3:03 P.M. Upon roll call the following were found to be present:

MAYOR: Sara Flitner
COUNCIL: Hailey Morton Levinson, Jim Stanford, Don Frank, and Bob Lenz
STAFF: Bob McLaurin, Audrey Cohen-Davis, Roxanne Robinson, Larry Pardee, Todd Smith, Tyler Sinclair, and Sandy Birdyshaw

Annexation Agreement. Roxanne Robinson made staff comment. An annexation petition was received for two parcels owned by Great Western Lodging, Inc. and Jerrold Lundquist. The parcels were located at 1140 West Highway 22 and 490 South Highway 89; and were 1.39 acres and .46 acres, respectively. The petitioner requested that both parcels continue to be zoned Auto Commercial and that the Teton Gables Motel would be grandfathered for lodging use. The petitioner agreed to hold the Town harmless for any damages sustained in a future connection to the Town water or sewer system. Staff recommended setting an annexation petition public hearing date of August 1, 2016, which would negate the need for an agreement. Discussion followed on non-conforming properties and zoning and the hold-harmless agreement.

Jerrold Lundquist made comment regarding the annexation of this gateway property being a benefit for both parties. Discussion followed regarding non-conforming properties and the annexation process.

A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to direct staff to prepare an agreement that allows for the provisions listed in the letter of request with regard to the annexation of the parcels addressed as 1140 West Highway 22 and 490 South Highway 89. Mayor Flitner called for the vote. The vote showed all opposed. The motion failed.

A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to set the public hearing for the petition to annex the parcels of land generally described as 1140 West Highway 22 and 490 South Highway 89 during the August 1, 2016 regular evening meeting. Mayor Flitner called for the vote. The vote showed all in favor. The motion carried.

LDR Text Amendment – Exterior Lighting. Tyler Sinclair and Regan Kohlhardt made staff comment regarding exterior lighting regulations and Jackson’s light signature. An amendment was presented as proposed by Samuel Singer of Wyoming Stargazing. The similarities and differences of the amendment were discussed and a similar amendment would be presented to the County for consideration. Discussion followed regarding identifying significant sources of light, keeping a sense of public safety in mind, how new development would impact the regulations, and enforcement.
Mike Cavaroc a local photographer made comment on hopes of reducing glare from bright lights. Samuel Singer of Wyoming Stargazers made comment on the goal of the amendment being to reduce the amount of light going up, not the amount coming down to the ground.

This item was for the Council’s information and no action was taken.

**Town Zoning Completion Schedule.** Tyler Sinclair and Alex Norton made staff comment regarding the initial plan for completing Town zoning updates and goal setting. The preliminary schedule was presented for updating character District 3: Town Residential Core, District 4: Midtown, District 5: West Jackson, and District 6: Town Periphery in a single effort, rather than individually. The proposed schedule included today’s discussion on the schedule initiation and goal setting; public workshops in August to November; drafting the regulations over the New Year with a February 2017 release date; public, design review committee and planning commission review through late March; with planned adoption in July 2017. Discussion followed and the Council had general agreement on the timeline; goals were discussed.

A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to direct staff to pursue a contract for consultant services related to updating zoning in Districts 3, 4, 5, and 6. Mayor Flitner called for the vote. The vote showed all in favor. The motion carried.

**Redmond Hall Project Discussion.** Bob McLaurin made staff comment on the history of the Redmond Hall Affordable Housing Project and an agreement held with the Jackson Hole Community Housing Trust; including the consideration on June 6, 2016, funding, creating an oversight advisory committee, project phasing, transfer of funds, and project financing though 501(c)3 private placement tax exempt revenue bonds.

Anne Creswell of the Jackson Hole Community Housing Trust made comment on the Redmond Hall Project, GE Johnson was chosen for the general contractor, project costs, an estimated budget, and plans to break ground this summer. Dan Baxter and Todd Bishop of Kaiser Wealth Management located in Cheyenne gave an introduction of their firm. They are financial advisors to the Housing Trust. A request was presented for the Town to serve as the sponsor and issuer of qualified 501(c)(3) housing revenue bonds pursuant to Wyoming Statute 15-1-701 et. seq. A loan agreement between the Housing Trust and the Town would loan bond proceeds to fund project costs. This would be 17-year bonds, to be repaid by rental income over 17 year term. This would not impact the bonding capacity or debt limit. The next step would be for the Town to adopt the Intent Resolution in July, followed by a public hearing to show the tangible benefits, and then the bond council would work on legal documents required to sell the bonds.

Discussion followed on the size of the project, project costs include internalized infrastructure, storage for long-term residents, the Town’s funding thus far being $1.65 million with an ask of an additional $3 million, the proposed rental rates would cover debt-service coverage, needing to know the intent of other funding partners, this could be a private project, to include a repayment structure for years 18-35 to aid the public and Town coffers. Mayor Flitner urged Ms. Creswell to continue communications with the County on funding. There was no public comment.
This item was for the Council’s information and no action was taken. A motion was made by Hailey Morton Levinson and seconded by Don Frank to continue this item to July 5, 2016. Mayor Flitner called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Bob Lenz and seconded by Hailey Morton Levinson to adjourn the meeting to executive session to discuss personnel matters in accordance with W.S. 16-4-405(a)(ii) and to consider the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with W.S. 16-4-405(a)(vii). The vote showed all in favor. The motion carried. The meeting adjourned at 4:55 P.M.

TOWN OF JACKSON

Sara Flitner, Mayor

ATTEST:

Sandra P. Birdyshaw, Town Clerk

respectfully submitted: spb

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