



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 14, 2016
MEETING DATE: SEPTEMBER 19, 2016

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: REGAN KOHLHARDT

SUBJECT: **SECOND READING OF ORDINANCE W:** AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 2.3.14.C, 2.3.14.E, 2.3.15.C, 2.3.15.E, 2.3.16.C, 3.3.1.C, 3.3.1.E, AND 6.1.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO ALLOW ACCESSORY RESIDENTIAL UNITS IN THE NC-TOJ, NC-2, S-TOJ, AND R-TOJ ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

REQUESTED ACTION

Second Reading of Ordinance W, an ordinance amending and reenacting Section 1 of Town of Jackson Ordinance No. 1074 (part) and Sections 2.3.14.C, 2.3.14.E, 2.3.15.C, 2.3.15.E, 2.3.16.C, 3.3.1.C, 3.3.1.E, AND 6.1.1 of the Town of Jackson Land Development Regulations to allow Accessory Residential Units in the NC-TOJ, NC-2, S-TOJ, AND R-TOJ zones, and providing for an effective date.

PRIOR TOWN COUNCIL ACTION

On August 15, 2016, Town Council considered Ordinance W and voted unanimously to continue Second Reading to September 19th, 2016 to provide additional time for considering resident concerns about the Ordinance.

On August 1, 2016, Town Council passed Ordinance W to allow Accessory Residential Units in the Neighborhood Conservation (NC-ToJ), Neighborhood Conservation-2 (NC-2), Suburban (S-ToJ), and Rural (R-ToJ) zones at First Reading with the following condition:

1. Lots in the NC-ToJ zone that do not meet minimum lot size shall only be allowed a single, attached ARU.

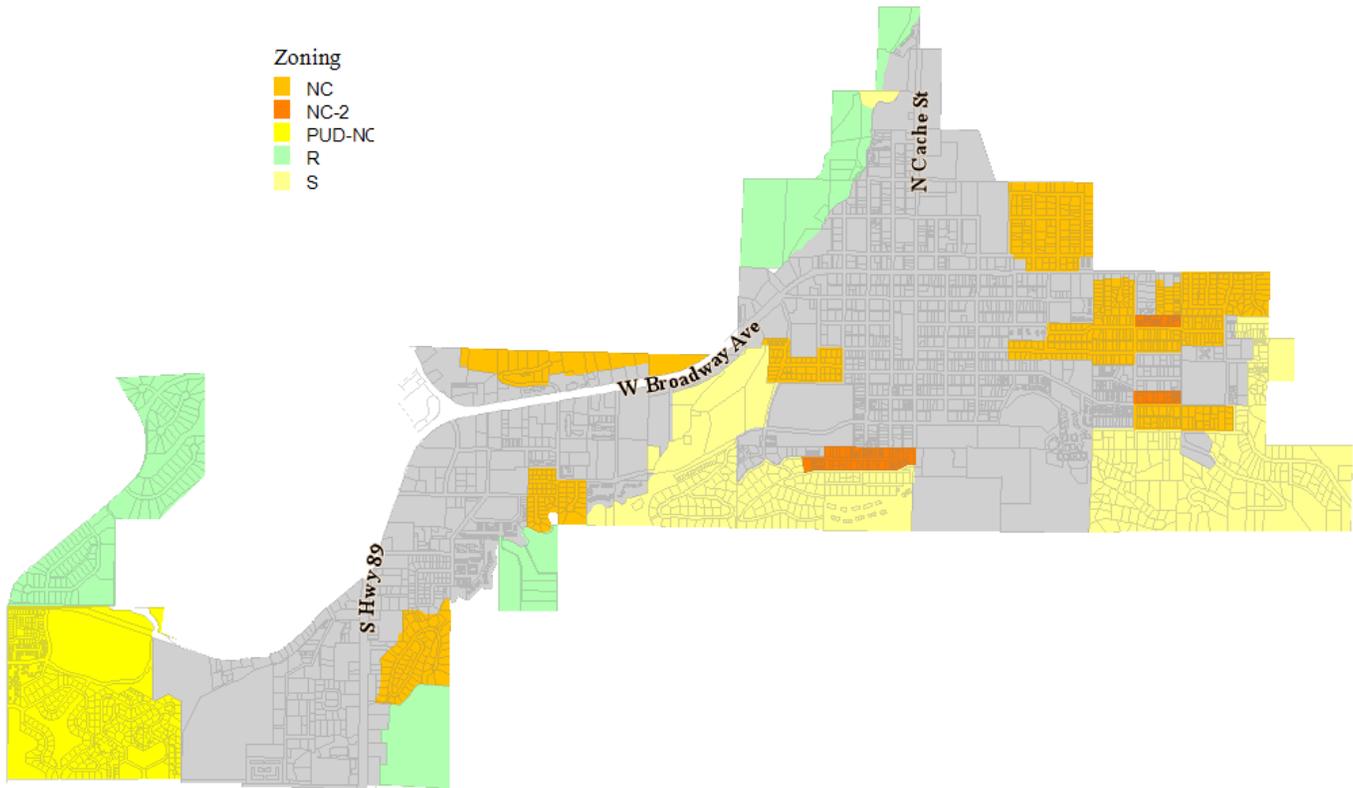
Town Council previously approved application P16-036, an Amendment to the Land Development Regulations to allow Accessory Residential Units in the Neighborhood Conservation (NC-ToJ), Neighborhood Conservation-2 (NC-2), Suburban (S-ToJ), and Rural (R-ToJ) zones, on July 18, 2016 with the following condition:

1. That parking requirements for ARUs be changed to read: 1/ARU if < 2 bedrooms and < 500 sf; otherwise, 2/ARU.

The Planning Commission recommended approval of the Amendment on July 6, 2016 with the condition that detached ARUs should be permitted in all zones. This condition was not adopted by Town Council.

LOCATION

The NC-ToJ, NC-2 S-ToJ, and R-ToJ zones that will be affected by this Amendment are shown in the map below.



STAFF ANALYSIS

Staff analysis of the issues concerning this Ordinance was discussed earlier this evening

LEGAL REVIEW

Complete.

ATTACHMENTS

Ordinance W
Public Comment

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

To approve the attached ordinance on First Reading with additional changes and revisions recommended by staff during the planning item discussion.

SUGGESTED MOTION

I move to approve Ordinance W on First Reading to amend and reenact Section 1 of Town of Jackson Ordinance No. 1074 (part) and Sections 2.3.14.C, 2.3.14.E, 2.3.15.C, 2.3.15.E, 2.3.16.C, 3.3.1.C, 3.3.1.E, and 6.1.1 of the Town of Jackson Land Development Regulations to allow Accessory Residential Units in the NC-ToJ, NC-2, S-ToJ, and R-ToJ zones, as amended as follows (*note, Staff will populate the motion based on Council's directives from earlier in the meeting):

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.

ORDINANCE W

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 2.3.14.C, 2.3.14.E, 2.3.15.C, 2.3.15.E, 2.3.16.C, 3.3.1.C, 3.3.1.E, AND 6.1.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO ALLOW ACCESSORY RESIDENTIAL UNITS IN THE NC-TOJ, NC-2, S-TOJ, AND R-TOJ ZONES, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Sections 2.3.14.C, 2.3.14.E, 2.3.15.C, 2.3.15.E, and 2.3.16.C of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 2. Complete Neighborhood Zones | Div. 2.3. Complete Neighborhood Legacy Zones
2.3.14. Neighborhood Conservation-Town (NC-ToJ) (9/07/16, Ord. xxxx)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NC-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to [6.1.2.D](#). Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NC-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the NC-ToJ zone, however, all standards in [Article 6](#). are applicable in the NC-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	1 unit per lot	2/DU	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B. , E.3.)	B	0 sf	see E.3	1/ARU if < 2 bedrooms and < 500 sf; otherwise, 2/ARU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit ([Sec. 8.4.1.](#)), C=Conditional Use Permit ([Sec. 8.4.2.](#))

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single-Family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	800 sf habitable

4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

Article 2. Complete Neighborhood Zones | Div. 2.3. Complete Neighborhood Legacy Zones
2.3.14. Neighborhood Conservation-Town (NC-ToJ) (9/07/16, Ord. xxxx)

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NC-ToJ zone.

1. **Subdivision.** All new divisions of land within the NC-ToJ zone shall comply with Sec. 8.3.2., Sec. 8.5.3., and this Section. The maximum number of lots into which any given lot of record may be subdivided in the NC-ToJ zone shall be determined as follows:
 - a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot of record in the NC-ToJ zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot of record in the zones mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
2. **Resubdivision.** Lots of record may not be combined with other lots of record for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.
3. **Accessory Residential Units (ARUs)**
 - a. Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.
 - b. Detached accessory residential units shall only be permitted on lots that meet minimum lot size and have alley access or reverse street frontage.
 - c. A maximum of 1 ARU shall be permitted per lot; except that, 2 units may be permitted on lots that meet minimum lot size and have alley access or reverse street frontage.

C. Allowed Uses and Use Standards

Standards applicable to uses in the NC-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NC-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NC-2 zone, however, all standards in Article 6. are applicable in the NC-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 sf	2 units per lot	2/DU	n/a
Attached Single-family Unit (6.1.4.C.)	B	0 sf	2 units per lot	2/DU +0.5 per DU if ≥ 3 units served by lot	n/a
Apartment	B	0 sf	2 units per lot		
Dormitory (6.1.4.F.)	C	0 sf	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.)	C	0 sf	7 rooms per acre	0.5/bed	n/a
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B, E.5.)	B	0 sf	2 units per lot	1/ARU if < 2 bedrooms and < 500 sf; otherwise, 2/ARU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single family unit (detached, attached, or apartment)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	800 sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NC-2 zone.

1. Development is allowed according to the standards for single-family development and Urban Cluster Development in the AR/AC-ToJ zones.
2. There shall be 25 feet minimum separation between principal structures.
3. Subdivision. All new divisions of land within the NC-2 zone shall comply with Sec. 8.3.2, Sec. 8.5.3, and this Section. The maximum number of lots into which any given lot of record may be subdivided in the NC-2 zone shall be determined as follows:
 - a. **Maximum Number of Lots According to Prior Regulations.** The maximum number of lots into which a lot of record in the NC-2 zone can be subdivided shall not exceed the maximum number of lots that would have been permitted on the lot of record in the zone mapped on the Zoning Map, Town of Jackson, Wyoming, adopted on April 5, 1967, as amended from time to time with a final revision date of December 31, 1993, and as follows:
 - i. **LR-1.** The minimum lot area shall be 12,000 square feet per dwelling or building.
 - ii. **S-ToJ, MR-2 and All Others.** The minimum lot area shall be 7,500 square feet.
4. Resubdivision. Lots of record may not be combined with other lots of record for the purpose of resubdividing to increase density. However, resubdivision for other purposes where overall existing densities are retained or reduced shall be permitted.
5. **Accessory Residential Units (ARUs).** Where there are two primary dwelling units per site, there may only be a single ARU per primary dwelling unit.

C. Allowed Uses and Use Standards

Standards applicable to uses in the S-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the S-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the S-ToJ zone, however, all standards in Article 6 are applicable in the S-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (<u>6.1.3.B.</u>)	B	0 sf	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (<u>6.1.4.B.</u>)	Y	0 sf	1 unit per lot	2/DU	n/a
Dormitory (<u>6.1.4.F.</u>)	C	0 sf	15 rooms per acre	1/bed	n/a
Group Home (<u>6.1.4.G.</u>) (<u>E.1.</u>)	C	0 sf	15 rooms per acre	0.5/bed	n/a
Amusement/Recreation					
Outdoor Recreation (<u>6.1.7.C.</u>)	C	0 sf	n/a	independent calculation	independent calculation
Institutional					
Assembly (<u>6.1.8.B.</u>)	C	0 sf	n/a	independent calculation	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B)	B	0 sf	1 unit per lot	1/ARU if < 2 bedrooms and < 500 sf; otherwise, 2/ARU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 sf	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 sf	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Maximum Scale of Use	
Individual Use (floor area)	
Single-family unit (detached)	
Habitable floor area excluding basement (max)	8,000 sf
Gross floor area excluding basement (max)	10,000 sf
Habitable floor area (min)	1,000 sf
Accessory Residential Unit	800 sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

SECTION II.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Sections 3.3.1.C and 3.3.1.E of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 3. Rural Area Zones | Div. 3.3. Rural Area Legacy Zones
 3.3.1. Rural Residential-Town (R-ToJ) (9/07/16, Ord. xxxx)

C. Allowed Uses and Use Standards

Standards applicable to uses in the R-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the R-ToJ zone, however, all standards in Article 6 are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 ac	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	0 ac	1 unit per lot	2/DU	n/a
Dormitory (6.1.4.F.)	C	0 ac	7 rooms per acre	1/bed	n/a
Group Home (6.1.4.G.) (E.2.)	C	0 ac	7 rooms per acre	0.5/bed	n/a
Commercial					
Nursery (6.1.6.H.)	C	0 ac.	n/a	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	independent calculation
Amusement/Recreation					
Outdoor Recreation (6.1.7.C.)	C	0 ac	n/a	independent calculation	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 ac	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 ac	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B., E.5.)	B	0 sf	1 unit per lot	1/ARU if < 2 bedrooms and < 500 sf; otherwise, 2/ARU	exempt
Home Occupation (6.1.11.D.)	B	0 ac	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 ac	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	--	n/a	1/employee + 1 off-street pick-up/drop-off	exempt

Y=Use allowed, no permit required B=Basic Use Permit (Sec. 8.4.1.) C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 ac	n/a	1 per 1,000 sf outdoor display area + 1 per employee	exempt
Farm Stand (6.1.12.E.)	B	0 ac	n/a	5 per 1,000 sf display area	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 ac	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 ac	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 ac	n/a	1/employee	exempt

Y=Use allowed, no permit required B=Basic Use Permit (Sec. 8.4.1.) C=Conditional Use Permit (Sec. 8.4.2.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Single family unit (detached)	
Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	800 sq ft habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

Article 3. Rural Area Zones | Div. 3.3. Rural Area Legacy Zones

3.3.1. Rural Residential-Town (R-ToJ) (9/07/16, Ord. xxxx)

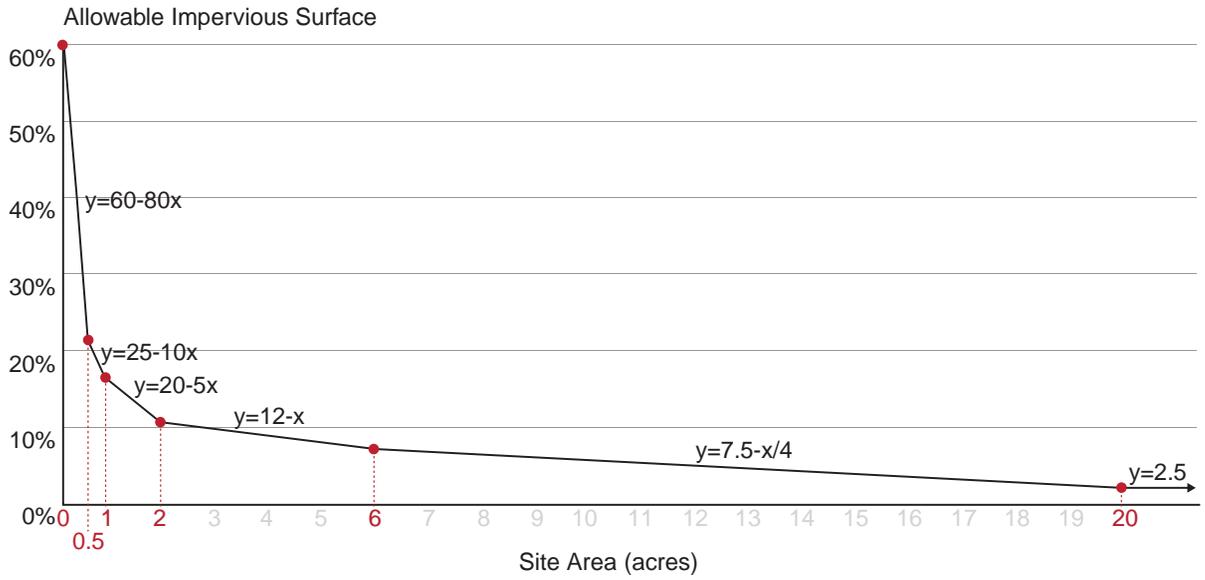
E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the R-ToJ zone.

1. For lots in developments with required open space, the lot coverage shall be calculated for the entire project area and allocated to each lot at the time a Development Plan is approved.

2. Impervious Surface Coverage for Residential Lots

- a. Impervious surface coverage for R-ToJ zone lots of 20 acres or less in size shall be determined by the table below:



- b. Impervious surface coverage for R-ToJ zone lots that are greater than 20 acres is 2.5 percent.

3. **Group Home Use Standards.** Group Home uses shall be located at least three hundred (300) feet from an existing dwelling unit unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.
4. **Building Envelopes.** The building envelope for lots can be up to 2 acres in size, and the balance of the lot can count toward the open space requirement established in D.1.
5. **Accessory Residential Units (ARUs).** Accessory residential units shall be attached.

SECTION III.

Section 1 of Town of Jackson Ordinance No. 1074 (part) and Section 6.1.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Article 6. Use Standards Applicable in All Zones | Div. 6.1. Allowed Uses

6.1.1. Use Schedule (9/07/16, Ord. xxxx)

Div. 6.1. Allowed Uses

6.1.1. Use Schedule (9/07/16, Ord. xxxx)

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sec. 6.1.2.-Sec. 6.1.12. and referenced in the table. Additional uses may be allowed in a zone as part of an allowed development option as specified in Div. 7.1. The permit required for each allowed use is designated using the following symbols.

- A. "Y" denotes an allowed use that does not require a use permit. Physical development permits are still required as applicable.
- B. "B" denotes an allowed use that requires a Basic Use Permit to be obtained pursuant to Sec. 8.4.1.
- C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Sec. 8.4.2. A conditional use is generally compatible with the character of a zone but requires individual review of its configuration, density, and intensity in order to mitigate effects that may be adverse to the desired character of the zone.
- D. "S" denotes an allowed use that requires a Special Use Permit to be obtained pursuant to Sec. 8.4.3. Special uses are inherently incompatible with the character of the zone, but essential to the community; and therefore some provision must be made for their existence and operation. Special uses require specified locations due to common neighborhood opposition. These locations shall be determined by a comprehensive community-wide selection process designed to identify locations that best serve the special use while minimizing the negative impacts and obtrusiveness. Special uses also require individual review of their configuration, density, and intensity in order to mitigate effects that are adverse to the desired character of the zone.

Town Legacy Zones																				
USE CATEGORY	Complete Neighborhood Zones												Def/ Stds							
	TS	UC	UC-2	UR	AC- ToJ	AR- ToJ	OP- ToJ	OP-2	BP-R ToJ	BP- ToJ	BC- ToJ	RB ToJ		MHP- ToJ	NC- ToJ	NC-2 ToJ	S- ToJ	Rural Area Zones	Civic Zones	
Specific Use																	R- ToJ	P/SP- ToJ	P- ToJ	
Open Space																				
Agriculture	--	--	--	--	--	B	--	--	--	C	--	--	B	B	B	B	B	Y	Y	6.1.2.
Downhill Ski Area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	6.1.3.B.
																				6.1.3.C.
Residential																				6.1.4.
Detached Single-Family Unit	--	Y	Y	Y	Y	Y	Y	Y	--	Y	Y	Y	Y	Y	Y	Y	Y	--	--	6.1.4.B.
Attached Single-Family Unit	--	B	B	B	B	B	--	C	C	B	--	B	--	B	--	--	--	--	--	6.1.4.C.
Apartment	--	B	B	B	B	B	--	C	C	B	--	B	--	B	--	B	--	--	--	6.1.4.D.
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	B	--	--	--	--	--	--	6.1.4.E.
Dormitory	--	C	C	C	C	C	C	C	--	C	C	C	--	C	C	C	C	C	--	6.1.4.F.
Group Home	--	C	C	C	C	C	C	C	--	C	C	C	--	C	C	C	C	C	--	6.1.4.G.
Live/Work Unit	--	--	--	--	B	--	C	C	--	C	--	--	--	--	--	--	--	--	--	6.1.4.H.
Lodging																				6.1.5.
Conventional Lodging	C(LO)	B(LO)	B(LO)	B(LO)	--	B(LO)	--	--	--	C(LO)	--	--	--	--	--	--	--	--	--	6.1.5.B.
Short-Term Rental Unit	C(LO)	B(LO)	B(LO)	B(LO)	--	B(LO)	--	--	--	C(LO)	--	--	--	--	--	--	--	--	--	6.1.5.C.
Commercial																				6.1.6.
Office	B	B	B	B	--	B	B(OF)	B	B	C	--	C	B	--	--	--	--	C	--	6.1.6.B.
Retail	B	B	B	B	--	B	--	C	C	C	--	C	--	--	--	--	--	--	--	6.1.6.C.
Service	B	B	B	B	--	B	--	--	C	C	--	C	--	--	--	--	--	C	--	6.1.6.D.
Restaurant/Bar	B	B	B	B	--	B	--	--	C	C	--	C	--	--	--	--	--	--	--	6.1.6.E.
Heavy Retail/Service	--	--	C	--	C	--	--	--	B	B	C	C	--	--	--	--	--	C	--	6.1.6.F.
Mini-Storage Warehouse	--	--	C	--	C	--	--	--	B	B	C	C	--	--	--	--	--	C	--	6.1.6.G.
Nursery	--	--	--	--	B	--	--	--	C	C	--	C	--	--	--	--	C	--	--	6.1.6.H.

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Town Legacy Zones																				
USE CATEGORY	Complete Neighborhood Zones												Rural Area Zones	Civic Zones	Def/ Stds					
	TS	UC	UC-2	UR	AC- ToJ	AR- ToJ	OP- ToJ	OP-2 ToJ	BP-R ToJ	BP- ToJ	BC- ToJ	RB ToJ				MHP- ToJ	NC- ToJ	NC-2 ToJ	S- ToJ	R- ToJ
Amusement/Recreation																				
Amusement	C	C	C	--	B	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.7.
Outdoor Recreation	--	--	--	--	C	C	--	--	C	C	C	--	--	--	C	C	C	C	C	6.1.7.B.
Developed Recreation	--	B	B	--	B	--	--	--	C	C	C	--	--	--	--	--	--	C	--	6.1.7.C.
Outfitter/Tour Operator	--	C	C	--	C	--	--	--	C	C	C	--	--	--	--	--	--	--	--	6.1.7.D.
																				6.1.7.E.
Institutional																				
Assembly	--	C	C	C	C	C	C	C	C	C	C	C	--	--	C	C	C	C	--	6.1.8.
Daycare/Education	--	B	B	--	B	--	C	--	C	C	--	--	--	--	--	--	--	C	--	6.1.8.B.
																				6.1.8.C.
Industrial																				
Light Industry	--	--	--	--	C	--	--	--	B	B	C	C	--	--	--	--	--	C	--	6.1.9.
Heavy Industry	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	--	--	C	--	6.1.9.B.
																				6.1.9.C.
Disposal	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	--	--	C	--	6.1.9.D.
Transportation/Infrastructure																				
Parking	--	--	--	--	C	--	--	--	--	--	--	--	--	--	--	--	--	C	--	6.1.10.
Utility Facility	--	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	6.1.10.B.
Wireless Communication Facilities																				
Minor	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	6.1.10.C.
Major	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	C	--	6.1.10.D.
Heliport	--	--	--	--	C	--	--	--	C	C	C	--	--	--	--	--	--	C	--	6.1.10.E.

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Town Legacy Zones																			
USE CATEGORY	Complete Neighborhood Zones												Def/ Stds						
	TS	UC	UC-2	UR	AC- ToJ	AR- ToJ	OP- ToJ	OP-2 ToJ	BP-R ToJ	BP- ToJ	BC- ToJ	RB ToJ		MHP- ToJ	NC- ToJ	NC-2 ToJ	S- ToJ	Rural Area Zones	Civic Zones
Specific Use																	R- ToJ	P/SP- ToJ	P- ToJ
Accessory Uses																			
Accessory Residential Unit	B	B	B	B	--	B	B	C	B	C	B	B	B	B	B	B	B	B	--
Bed and Breakfast	--	B(LO)	B(LO)	--	B(LO)	--	--	--	--	C(LO)	--	--	--	--	--	--	--	--	--
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	--
Home Business	--	B	C	C	C	C	C	--	--	C	B	--	--	C	C	C	C	--	--
Family Home Daycare	--	B	B	B	B	B	B	B	B	B	B	--	--	B	B	B	B	--	--
Home Daycare Center	--	B	B	C	C	C	C	--	--	C	--	--	--	--	--	C	--	B	--
Drive-In Facility	--	B	B	B	--	B	--	--	--	C	--	--	--	--	--	--	--	--	--
Temporary Uses																			
Christmas Tree Sales	--	Y	Y	Y	Y	Y	--	--	Y	Y	Y	Y	--	--	--	--	Y	Y	Y
Real Estate Sales Office	--	--	--	B	--	B	--	B	B	--	--	--	--	--	--	B	B	--	--
Temporary Shelter	--	B	B	B	B	B	B	--	--	B	B	B	B	B	B	B	B	--	--
Farm Stand	--	B	B	B	--	B	--	--	--	--	B	--	--	--	--	--	B	B	--
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B

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SECTION IV.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION V.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2016.
PASSED 2ND READING THE ____ DAY OF _____, 2016.
PASSED AND APPROVED THE ____ DAY OF _____, 2016.

TOWN OF JACKSON

BY: _____
Sara Flitner, Mayor

ATTEST:

BY: _____
Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2016.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Town Clerk

Thoughts on ARUs

ARUs do not help people pay their mortgage

Allowing a person to add an ARU will not help them make their mortgage payments. An 800 sf ARU will probably cost at least \$200,000 to build. If you put 10% down (\$20,000) you will now have an additional mortgage of around \$900 a month, plus you just spent \$20,000 in cash for the down payment. The most cost effective way to help with a mortgage is to rent out spare bedrooms. The Town could look at ways to incentivize this.

ARUs will not solve the housing problems

Planning Staff estimates few units will get built and even if the regulations are changed this year, nothing will likely get built for at least a year, so there is no need to rush into this. Allowing ARUs will increase the value of the lot, which will make them even less affordable to buy and will increase rents. Long term this makes the housing problem worse.

ARUs should not be allowed on lots less than 7500 sf

The impacts are too great and there is not enough room to provide adequate parking. There has to be a limit and we should stay with requiring a standard size lot

ARUs should not be allowed in stable neighborhoods

The 2012 Comp Plan envisions some neighborhoods as stable, which means the zoning will not change significantly. Adding additional units on single family lots is a significant change. There was significant discussion on this subject. If we do not follow the vision of the Comp Plan we wasted lots of time and money on a plan that means nothing. There is a procedure for modifying the Comp Plan and it should be followed if we feel the vision has changed, but the public must be allowed to participate in this discussion.

If ARUs are allowed outside the AR zone, only an attached unit should be allowed.

This is consistent with the character of single family neighborhoods. It allows a “mother in law apartment” which could be used for family members or rented out to others on a long term basis. Allowing detached units allows the owner to move the activity from the rental away from his or her main house and closer to the neighbors. This changes the character of the neighborhood and is not fair to the neighbors. Lots without alley access will have problems with parking and access to the units. They are not suitable for 2 ARUs.

Before Regulations are changed, Town should hold an open house on multiple days where people can determine what they and their neighbors can do under the proposed changes.

It is important for people to understand what is being proposed before any changes are made. Rushing this through will create problems.

ARUs should not be used for short term rentals

Short term rentals are not compatible with residential neighborhoods.

Rental of ARUs should be restricted to Owner Occupied Units

Many people support the idea of restricting rentals of ARUs to owner occupied units because they owner has a vested interest in finding good tenants who will not disrupt the community. This is especially true if the unit is attached. This idea is worth exploring, although enforcement might be a challenge.

Armond Acri

September 8, 2016

Jeanne Carruth

From: Sandy Birdyshaw
Sent: Wednesday, September 14, 2016 5:12 PM
To: Jeanne Carruth; Paul Anthony
Subject: FW: Thoughts on ARUs
Attachments: Thoughts on ARUs.docx

Hello, Council email for your file.

Thanks,

- Sandy Birdyshaw

From: ARMOND N ACRI [mailto:anacri_WY@msn.com]
Sent: Wednesday, September 14, 2016 4:13 PM
To: Town Council <ElectedOfficials@townofjackson.com>
Cc: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Subject: Thoughts on ARUs

My thoughts for the upcoming workshop on ARUs are attached. Thank you for considering them. I look forward to the discussion.

Armond Acri

Town of Jackson

Jeanne Carruth

From: Matt Faupel <mattfaupel@jhrea.com>
Sent: Thursday, August 18, 2016 1:02 PM
To: Town Council
Cc: April Norton; Tyler Sinclair
Subject: ARU discussion

I am writing in response to the last meeting you had regarding ARUs and the concerns from the public you are trying to address. As I mentioned before, the idea of allowing ARUs can be a no cost implementation of a number of workforce housing units without increasing the density of town, especially as we look at preservation being a huge issue being a huge hurdle with the potential of making the problem worse.

- 1) Parking – I believe this is something that should be considered but also with the flexibility of allowing parking to go to the property lines, not limiting it to a setback off the side lots, there is no reason for that.
- 2) Limiting to one ARU per lot does not make sense as it doesn't serve a real purpose. It is limited to one if there is no alley access which makes a lot of sense.
- 3) Requiring a CUP is a huge burden on the owner as having a neighbor getting to dictate what another neighbor does is unreasonable and the risk of that will scare away potential units. It costs money and time to come before the Council and ask for something and building the units is not necessarily a money maker so the risk to being told no is real as is the additional cost.
- 4) ARUs are expensive to create. I am currently moving an older 500 sqft home from the Snow King area to East Jackson. Real costs for this are about \$20k to unplug, move and plug the house back in – there is nothing you can do about this and it is cheaper than building from scratch. The other costs, permits, encroachment fees, hookup fees, utility fees, digging and foundation will cost about \$60,000 or \$120/sqft. If I had to build a home from scratch on top of this you would double the cost and be somewhere in the \$125k range for a 500 sqft unit. Adding costs to this in any fashion, a CUP requirement or the like, will only discourage the unit from being built. The real question we should be asking is how do we make that process more cost effective?
- 5) Shrinking the size – what is the purpose? A typical 2 bedroom apartment here is 750 sqft., the limit for the ARU is 800 sqft. Limiting the size means you are limiting the unit to a 1 bedroom meaning in no way can a working family live there which defeats ½ the purpose of the unit as well as limits the rent which then again disincentivizes the landowner from building it. What is the rationale for shrinking?
- 6) Insisting that only owner-occupied units are allowed to build - what happens when that unit sells to a non-owner occupant? Do you then tell them they cannot rent the two units and displace those two working families? Functionally this makes no sense. As mentioned above, I am personally trying to help the workforce housing situation and this idea is you simply telling me “thanks but no thanks”.
- 7) Preservation – one of the things that has been said by those who oppose this is that they do not want the character of their neighborhood to change. Not allowing ARUs will have the exact opposite effect. The neighborhood character they are referring to is having locals as their neighbors. With the price of a single family lot and the demand from the 2nd home market, in the next 20 years, every home that is a smaller, older

home in E Jackson will be bought, torn down and a 3,400 sqft 2nd home will be built, priced over \$2M (in today's dollars). The character they are trying to keep is gone. If, in the same situation, the aforementioned home is sold and the new owner puts up a 2,500 sqft home and an 800 sqft ARU, even if the owner is a 2nd home owner, you will retain the neighborhood character by having and local live on the property. This is exactly what they are asking for and what we as a community are trying to accomplish. Failing to do this will force you to consider every lot in E Jackson with a house built before 1990 and every piece of vacant land a loss of workforce housing down the road and makes preservation almost insurmountable.

Thank you for your consideration and work on the issue.

Matt Faupel

Jackson Hole Real Estate Associates

Owner/Associate Broker

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**FROM THE DESK OF
JAMES A. CROWLEY, ESQ.**

JACKSON HOLE, WY
JAMES A. CROWLEY, PRINCIPAL, WY. STATE BAR # 6-2762

August 15, 2016

Mayor and Town Council
Town of Jackson
Jackson, WY

Dear Mayor and Town Council:

I apologize for not being able to attend tonight's meeting regarding Accessory Residential Units. I have business meetings with out of town clients that will run into the evening that I could not move.

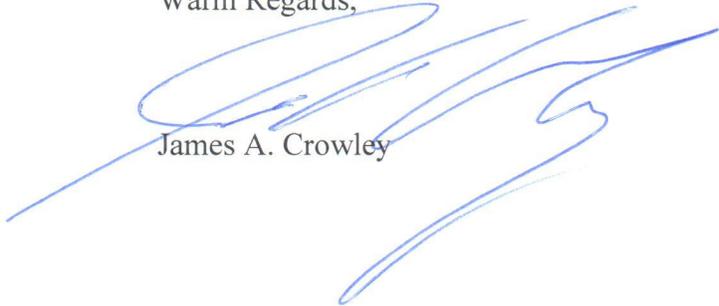
I regard the ARU tool as an important one for working to solve our workforce-housing crisis. I personally have built three of them over the years, so, I thought I would offer my personal perspective. These units have served as housing for a number of local people since built, and have operated as stepping-stones into permanent residence for almost all of those who have occupied them. Even with my limited supply of only three, those units have housed our current County Assessor, the current Director of our Teton County Fair, Journey School teachers, staff at the Parks and Recreation department, administrators at the Teton County Attorney's Office, third generation local business owners, and multiple children attending our schools. Additionally, I believe that while I was building my first unit, the current Town and County Planning Director, Tyler Sinclair, lived next door in an Accessory Residential Unit. My point here is that I feel strongly that these units have served as a great resource for providing housing to our local workforce, and commonly to the group of people that our Housing Authority targets as providing essential services. Because the tenants typically live on the same property as the owner of the primary residence, the selection process for stable long-term tenants seems to be somewhat self-regulating.

I realize that a concern has been voiced about ARUs being used in ways that disrupt neighborhood character, and I am sensitive to this issue. Although I have never experienced this issue with an ARU, I have had a negative experience with a "party house" being rented to a number of summer residents. It was a very disruptive

experience for the neighborhood; however, the Town was quite good about dealing with that problem once it had been reported. I would hope that the Town could give similar assurances to neighbors that such enforcement will be the case with all properties that inappropriately impact neighborhood values and character.

I would not have taken the time to write, if I did not believe that ARUs have the potential to provide a much-needed outlet for progress on the critical issue of workforce housing. I apologize again for not being available for any questions you may have had.

Warm Regards,



James A. Crowley

Jeanne Carruth

From: KAREN MERRELL Owner <kmerrell@centurylink.net>
Sent: Thursday, August 11, 2016 1:40 PM
To: Town Council; Sara Flitner
Subject: East Jackson Neighborhood Meeting
Attachments: East Jackson Homeowner.docx

Mayor Flitner and Town Council,

Thank you for attending our neighborhood meeting and listening to our concerns.

As an East Jackson home owner I am very concerned with the blanket amendment to increase density in single family neighborhoods. Increasing the density *will* and *does* change the character forever. My husband and I have been through this before.

I understand you feel we all need to do our part and that it will be self monitoring. To a certain extent it is. But once one person decides to sell, the new owner, usually an investor, buys the home and maximizes his income potential. Slowly the neighborhood begins to change and the families that make up the neighborhood community begin to move. Not financially able to relocate in Jackson, they leave the valley. Then their option is to commute. Thus leading to other issues. Over the last forty years I have seen this happen time and time again. ***Please see the attached letter.***

Please slow the process down. Don't put the burden on single family neighborhoods and force us out. We've worked too hard, for too long and want to enjoy our home and community neighborhoods.

Thank you,

Karen Merrell
45 Absaroka Dr.

Jeanne Carruth

From: mark deorsay <mdeorsay@hotmail.com>
Sent: Thursday, August 11, 2016 3:33 PM
To: Town Council
Subject: ARUs

To All Whom It Mat Concern,

As a town resident of nearly 20 years, I wanted to voice my opinion in favor of allowing ARUs. I cannot build an ARU on my property because I own a town home yet I feel strongly in favor of creating more rental opportunities for our workforce through density.

Thank you for your time and service to this community,

Mark DeOrsay
535 E Hall Ave.
Jackson, WY
83001

Jeanne Carruth

From: Robert ammann <robammann@hotmail.com>
Sent: Thursday, August 11, 2016 4:58 PM
To: Regan Kohlhardt
Cc: Jim Stanford
Subject: RE: ARUs

regan,

thank you very much for your reply.

i think that there are a few things you are missing.

1. how many of the people that thought snow king drive was a good place for arus live there? how many have even been there? did they look at a map and think "big lots, no problem" do they know how steep it is? do they know that most of the houses were built in the only spot possible to build? do they know that many of those houses needed variances even to be built at all. i believe that the maximum possible number of arus that could be built is 3-4, more likely, only one or two would be feasible. this does not count the illegal ones that are already there.

2. grandfathering. Do you really think that the proper response to someone willfully breaking the law for more than ten years and making hundreds of thousand of dollars is to say "thank you very much. keep right on doing it. and by the way here is a gift of half a million dollars to your property value. no questions asked. does that sound right?

3 not everyone would be able to build an aru. there is a big difference between putting another house on your property which increases your property value by half a million dollars and building a basement apartment that, statistically anyway, reduces the value of your property. also, i would guess that well over ninety percent of people that want to rent out their basements already do so. on snowking drive, many people would not even be able to do this, because there is no parking. three houses have short bridges for driveways. no possibility at all for parking for an aru. people already park on the street overnight in the winter on snowking drive. this is very dangerous because of how steep and curving it is. it is only a matter of time until it causes an accident. also it messes up the snowplowing, which really is critical for this street.

as far as the neighbor situation goes. i still believe that if the owner does not live on the property, it will eventually turn into a fratboy compound. how could it not if the landlord is xyz llc. from who knows where. they are always going to take more money over less money. which will always leave out the working families that need housing. these are the people that caused the problem in the first place. they don't care how nice you are, or how long you lived here. if they get more money from ten single guys, that is what they will do.

i am glad you had a nice experience in arus in a big city in a different country. but i do not think it translates to jackson unless the owners live on the property and know their tenants.

4. as an economist, i do not believe that the incentives are properly targeted. the people that have the most incentive are landlords.

why? because they have enough money to do this, and hey, who says no to a half a million or a million dollars.... think about it. i think that it is unlikely that people who need help with their mortgage to build these units. if somebody is having trouble with their mortgage, they probably will have trouble borrowing a few hundred thousand dollars to build another house. i understand the family that wants to build a house in their backyard for other family members. these people are not absentee landlords, but how many times do they come back later and want to subdivide the property and sell one of the houses. a few years ago, we even had some one

in jackson that said they wanted to build an aru, but the recession hit, so they figured since the family had been allowed to subdivide the lot with the aru, they should be able to subdivide without building the aru. i believe the town let them do this. also 800 square feet is to large. it is a three bedroom home. if there is a loft, because it is allowed to be twenty eight feet high. then it is a four bedroom home. don't laugh, i have friends in new york that live in 500 square ft three bedroom apartments and 640 square foot four bedroom apartments. it seems like it would be possible to build an 800 square foot aru on top of a four car garage that is twenty eight feet high, subdivide the property finish half of the garage, finish a loft and end up with a two thousand square foot house with a two car garage that you could sell for a million dollars. not exactly workforce housing. i really don't think you get workforce housing without

- a. owner has to live on the property.
- b. deed restricted to full time workers in teton county.
- c. no subdivision for any reason. ever.

5. this brings up the most important, and i believe, overlooked point. by doing this as a zoning change, we create a blanket upzone. the problem is "You Don't Even Have To Build The ARU To Get The HALF MILLION OR MILLION DOLLARS". how long do you think it will take to see ads saying" house for sale with approved plans for aru/guesthouse----1.5 million" or "house for sale with approved plans for guest . house and rental unit-----2 million"

so by doing this as an upzone, all you do is drastically increase property values this leads to.....increased housing costs. crazy huh. that is how unintended consequences work.

6. i do not believe that rezoning single family neighborhoods for higher density will help our housing situation. it will make it worse. we really the last of the middle class in jackson. we survived the gauntlet. we did not cause the housing shortage, why punish us and reward the ones that did. this will cause far more problems than it solves it will also make our quality of life worse. when people buy a single family house, with single family zoning which is not supposed to have more than three unrelated people living there, that is what they should get. the idea that you involuntarily upzone people is not right. you are basically saying this person gets a million dollars, that person gets a half a million dollars and that person gets reduced property values and a reduction in quality of life. this is wrong.

7. i believe the biggest problem for our housing situation is short term rentals. pesky greedy landlords again . to put these units back in the housing pool, we should raise the fine for a first offense to 10,000 dollars, increasing by 10,000 dollars for each additional offense. so fifth offense=50,000 dollars. we also need to hire a savvy person to enforce this. also if you really want to grandfather illegal rentals, fine them 100,000 dollars and use the money for affordable housing.

8. the thing no one wants to talk about. employee housing. employee housing. employee housing. employers need to house their own employees. why should the town and county have to subsidize housing for employees other than their own. if people who make less than 50,000 dollars can't find a place to live in jackson, then their employers have to step up.

thank you for your time i do appreciate that you are trying to help fix a situation that has been developing for a long time. if this was easy, it would have been fixed a long time ago-----rob
i apologize for my poor writing skills. i have not done this for 30 years

From: RKohlhardt@townofjackson.com
To: jstanford@ci.jackson.wy.us
CC: robammann@hotmail.com
Subject: RE: ARUs
Date: Tue, 9 Aug 2016 18:14:04 +0000

Hi Jim and Rob,

See below for my response in green. Rob, nice to meet you last night. Please feel free to be in touch if you have further questions:

1. 22 of 59 people that responded said the whole town was suitable for arus. not exactly a majority. 22 out of 59 people said they were in support of ARUs *everywhere*. There wasn't a single person who was flat out against ARUs anywhere in Town. We had 5 responses that were strongly against ARUs in the Gros Ventre Butte Area compared to 23 in favor, 4 were against having ARUs in the Gill Addition compared to 31 in favor, and 4 were against ARUs in the Snow King Dr/Upper Cache/E. Cache Creek area compared to 32 in favor.

2. existing illegal arus will be grandfathered. why???? reward people for breaking the law for all these years? As we discussed last night, by bringing these units out of the 'shadows,' we can ensure they meet building code regulations and are actually safe for people to live in. The point is that the entire community benefits if these previously illegal ARUs can now legally provide workforce housing. It's true that the Town has not effectively enforced its regulations in the past. This is something we are working on.

3. not everyone would be able to build this do to lot layout, already built houses etc. but their neighbor can. so they get all the benefits of a significant upzone, but others bear the costs in decrease of quality of life. Everybody is given the opportunity to have an ARU. If the lot is already built out, then property owners can convert existing parts of their homes into an ARU. A basement, for example, could be converted into an ARU. It's just that it may be more difficult for some people to fit an ARU onto their property depending on how much they have already built.

I understand your concern about bearing the decrease in quality of life, especially given your description of your current neighbors. However, not every ARU tenant will be a disrespectful neighbor. If I may, I would offer myself as an example. I lived in 4 ARUs in Vancouver, BC before returning home to Jackson.

4. i believe that this is completely landlord driven, not homeowner driven. most of these will be built by people who will be greatly enriched by this, but will not suffer any of the consequences. Yes, admittedly there will be landowners who use this amendment for financial benefit. However, I honestly did not speak with any of these landlords at the workshops. The people I spoke with were mothers who wanted to build an ARU for their children in the backyard, young families who wanted to supplement their mortgage, and Jackson residents who cannot currently find affordable housing.

Thanks for the comments Rob. Again, feel free to be in touch. My number is 732-8411 if you want to get in touch directly.

Regan

From: Jim Stanford
Sent: Monday, August 08, 2016 1:46 PM
To: Regan Kohlhardt <RKohlhardt@townofjackson.com>
Cc: robammann@hotmail.com
Subject: Fwd: ARUs

Hi, Regan.

This gentleman lives on Snow King Drive.

Can you please advise both of us what would be allowed under the proposed ARU amendment in that neighborhood?

Any other thoughts on the concerns he raises would be appreciated.

Rob, Regan is the planner who has been working for the town on this issue.

Thanks,

Jim

Sent from my iPad

Begin forwarded message:

From: Jim Stanford <jamesestanford@gmail.com>
Date: August 8, 2016 at 12:50:05 MDT
To: "jstanford@townofjackson.com" <jstanford@townofjackson.com>
Subject: Fwd: ARUs

----- Forwarded message -----

From: Robert ammann <robammann@hotmail.com>
Date: Mon, Aug 8, 2016 at 12:35 PM
Subject: RE: ARUs
To: Jim Stanford <jamesestanford@gmail.com>

hey jim, a couple of obvious concerns. they are 1. 22 of 59 people that responded said the whole town was suitable for arus. not exactly a majority. 2. existing illegal arus will be grandfathered. why???? reward people for breaking the law for all these years? 3. not everyone would be able to build this do to lot layout, already built houses etc. but their neighbor can. so they get all the benefits of a significant upzone, but others bear the costs in decrease of quality of life. 4. i believe that this is completely landlord driven, not homeowner driven. most of these will be built by people who will be greatly enriched by this, but will not suffer any of the consequences. sorry for the rant, but i think this has been glossed over and we are making a big mistake-----rob

From: jamesestanford@gmail.com
Date: Mon, 8 Aug 2016 09:21:58 -0600
Subject: ARUs
To: robammann@hotmail.com

From today's paper, in case you missed it:

ARU walk, talk set tonight By John Spina

Jackson Hole Daily

Town officials will host a neighborhood meeting tonight to discuss accessory residential units and publicize the issue.

Citizens can meet with town officials at 5:30 p.m. on the corner of Wapiti Drive and East Broadway. The meeting will then move through town and officials will answer questions about a proposal to allow ARUs in neighborhood conservation zones one and two, as well as the rural and suburban zones.

In order to be enacted the ARU amendment must pass three consecutive readings without any alterations. The ordinance passed its first reading last Monday despite worries among some residents that they hadn't been informed of the amendment and how it would affect neighborhoods.

Today's neighborhood meeting was scheduled in response to those comments even though the town has already hosted four workshops on ARUs and the subject has come up in public meetings.

During those workshops support for ARUs appeared strong. But east Jackson resident Lorie Cahn believes a more comprehensive survey would show more opposition.

"Despite what you're being told I don't believe there's widespread support in single-family neighborhoods," Cahn said. "Frankly, most single-family owners weren't paying attention because we didn't think it applied to us."

After finding out about the proposal, Cahn surveyed her neighbors around East Broadway and Wapiti Drive and found that 77 percent of them were unaware that the plan to allow new ARUs to alleviate the employee housing shortage applied to their neighborhood. Last Monday she handed the council a petition signed by 25 homeowners who generally opposed ARUs in the area.

The second ordinance reading for the ARU amendment will take place at the Sept. 6 Town Council meeting. Final reading is set for Sept. 19.

Might be a good idea to take part in the walk and bring the discussion to your neighborhood. Second reading of the ordinance actually is Aug. 15.

JS

--

Jim Stanford

writer/photographer
Snake River boatman

Jackson Town Councilman

307-690-0626

--

Jim Stanford

writer/photographer
Snake River boatman

Jackson Town Councilman

307-690-0626



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Jeanne Carruth

From: Randy DePree <randydepree@gmail.com>
Sent: Thursday, August 11, 2016 6:01 PM
To: Town Council; Sara Flitner
Subject: ARUs In East Jackson

Mayor Flitner and the Town Council,

I moved to Jackson in June of 2014. I was lucky to be introduced to a couple who were just completing a home zoned ARU and I became a tenant of theirs for my first year in Jackson. The couple was very gracious and welcoming. They had me over for dinner parties and introduced me to so many people of all ages and interests around town. It was more than a landlord-tenant relationship, they were inviting me into the community

I bought a home in East Jackson in May of 2015 that is not zoned ARU, but had a grandfathered guest house. I was happy to be able to provide housing to a young couple in the guest house that summer. But, unfortunately, the guest house was in such bad shape, that I decided to forgo the extra income and tear it down for safety reasons. I am now just one person living on .24 acres, wanting to help alleviate the housing crisis in Jackson. I would love to provide separate living quarters for a family, but my hands are tied.

On Monday night, August 8th, I attended a gathering at Wapiti and Broadway. Some of the tone was "no change," and "renters are terrible." I did not speak up because I still feel very new to town. But, the more I thought about the conversations, the more I thought "no, they're wrong!" Who are these horrible neighbors they speak of? Where are they? I walk my dog all over East Jackson and I really like my neighbors. All in all, everyone I meet works hard, enjoys the outdoors and is very happy to be here.

The people, like myself, that I know, who want to build accessory units have no intention of packing them with hoards of people as suggested by those more vocal on Monday night. We're looking to provide housing for friends and families, people we'd enjoy sharing common areas of our properties. I for one, would like to pay it forward.

Please vote to re-zone East Jackson ARU.

Sincerely,

Randy DePree
560 E. Hansen Ave.
Jackson, WY 83001

Off the Record:

If people are throwing beer cans into your yard, what are you doing to encourage such friendly behavior?

Jeanne Carruth

From: ARMOND N ACRI <anacri_WY@msn.com>
Sent: Monday, August 15, 2016 4:27 AM
To: Town Council
Subject: ARI Ordinance

Please continue the readings of the ARU ordinance to a future meeting so you can answer the questions and concerns raised last Monday. Thank you.

Armond Acri

Jeanne Carruth

From: dave@verdepr.com on behalf of Dave Simpson <davesimpson67@gmail.com>
Sent: Monday, August 15, 2016 10:42 AM
To: Sara Flitner
Subject: Re: Meeting on accessory units?

Never mind! :)

Figured it all out.

On Mon, Aug 15, 2016 at 9:11 AM, Dave Simpson <davesimpson67@gmail.com> wrote:
Oh, and could you also e-mail me the e-mail address where I could write a note to the whole Town Council?

On Mon, Aug 15, 2016 at 9:10 AM, Dave Simpson <davesimpson67@gmail.com> wrote:
Hi Sara,

Dave Simpson here. Hope you're well.

I have a quick question. A friend told me yesterday there is a council meeting on the zoning change to allow accessory units in existing parts of town where they aren't currently allowed.

Can you tell me where and when this meeting is? He said it was today. (Sorry for not paying closer attention.)

Reason for my inquiry is, I would like to weigh in and extend my support for this change. I know there have been some people that have begun to oppose this change because they don't want to see more density in their neighborhoods. I would like to make sure elected official know that others who live in town (I live in east Jackson) support such a change.

My thinking is:

1) It makes total sense to allow more density in town, in a place where there is existing development. This is a relatively "easy" change to make that will have a positive impact on housing (relative to something like, say, annexation of the Gill/Lockhart property in South Park). My feeling is, if we can't have density in favor of housing in town, where can we have it? Obviously with 97.5 percent of our county in federal ownership, development options are limited.

2) This provides exactly the kind of housing the community needs - small, lower cost housing that would provide a place to live for people who work for a living (and a type that for the most part won't appeal to people who otherwise have the means to live here and not work, or live here part-time).

3) This change, as I understand it, doesn't preclude the need for homeowners to abide by current zoning standards for footprint, imperious surfaces, parking for the amount of housing on the lot, etc.

Obviously no one thing will solve our housing problem, but I believe this can be one proactive thing that can be done to help. Clearly there will need to be other initiatives, both private and public, to try to make a dent in the housing shortage.

Thanks in advance for letting me know where the meeting is, and for taking my above comments into account in the decision-making process.

Dave Simpson
[\(307\) 690-9906](tel:(307)690-9906)

Jeanne Carruth

From: dave@verdepr.com on behalf of Dave Simpson <davesimpson67@gmail.com>
Sent: Monday, August 15, 2016 11:23 AM
To: Town Council
Subject: Public comment on change to allow accessory units in some areas of town

Mayor and Town Councilors,

My name is Dave Simpson and I live in East Jackson, where I've lived for 26 years. I am writing with regard to the current proposal to allow accessory rental units in some parts of town, in zones where that is currently not allowed. It's my understanding the council will be discussing this tonight.

I would like to weigh in and extend my wholehearted support for this change, in favor of doing something to try to help with Jackson Hole's housing shortage. I know there have been some people in East Jackson who have begun to oppose this change because they don't want to see more density in their neighborhoods. I would like to make sure elected officials know that others who live in the same area support such a change. Town is where density belongs.

I would also ask that this letter be entered into the public record in support.

My reasoning is:

- 1) It makes complete sense to allow more density in town, in a place where there is existing development. This is a relatively "easy" change to make that will have a positive impact on housing (relative to something like, say, annexation/development of some of the lands adjacent to town in South Park, an issue of major contention years ago). My feeling is, if you can't have density in favor of housing in town, where can you have it? Obviously with 97.5 percent of our county in federal ownership, development options are limited. As well, this decision is aligned with the "town as heart" idea that has been part of the master development planning concept for many years.
- 2) This provides exactly the kind of housing the community needs - small, lower-cost housing that would provide a place to live for people who work for a living (and a type that for the most part won't appeal to people who otherwise have the means to live here part-time and/or live here and not work).
- 3) In terms of impacting existing neighborhoods, this change, as I understand it, doesn't preclude the requirement for homeowners to abide by current zoning standards for things like building footprint, pervious surfaces, parking appropriate for the amount of housing on the lot, etc. So it is not a major "upzoning" in favor of housing. It is simply allowing a second, rentable unit on a lot if the development potential already exists for that additional living space under the current zoning. The difference is simply that it's a distinct structure that could be rented on a long-term basis. The redevelopment potential is also clearly subject to existing situations on lots around town, where development may have already occurred without the benefit of foresight into later being able to build an accessory unit. So, it's not like every lot in town where this could happen will actually see it happen. Redevelopment takes time - all the more reason to get something like this moving sooner than later.
- 4) You're obviously not talking about, nor should you be, allowing short-term vacation rentals in these areas.

Obviously no one thing will solve Jackson Hole's housing problem, but I believe this is one proactive thing that the council can do to help. Clearly there will need to be many other initiatives, both private and public, to try to

make Jackson a place in the future that will be able to house any significant chunk of its workforce. But I applaud the council and planning staff for thinking about something that could be done proactively in the relative short term to try to make an impact on housing, and that's in line with placing density where density makes sense.

Thanks in advance for taking my above comments into account in your decision-making process.

Dave Simpson
(307) 690-9906

Jeanne Carruth

From: Destin Peters <destin@stinkyprints.com>
Sent: Thursday, August 11, 2016 10:35 AM
To: Bob Lenz; Hailey Morton Levinson; Jim Stanford; Don Frank; Sara Flitner
Subject: "ARU's Rile Residents"

Dear Councillors Frank, Lenz and Stanford,

Please be aware the article in this week's JHN&G covering Monday's neighborhood meeting is misleading - as I'm sure Mayor Flintner and Councilperson Levinson can attest.

There is no mention of comments or attendance of those supporting the proposed amendment allowing ARU's in NC, NC2 and SR. Approximately half of those in attendance supported the amendment and many provided clear, logical and passionate commentary to that effect. None of this made the paper.

Furthermore, it was interesting that the crowd supporting the amendment was more a bit younger and more diverse than the opponents. The supporters included mostly East Jackson homeowners and full time residents - many whom also run small businesses and have given many hours of volunteering to our community. This is the crowd I think of when I think "community" and "character". We are the future of this town.

Let's move this amendment forward now - it will be a great opportunity missed if we let it fall into the abyss of "analysis paralysis" that has stopped many other workable solutions.

Sincerely,

Destin Peters
Upper Cache Creek Dr.

Jeanne Carruth

From: Sharon Sanford <sesanford@bresnan.net>
Sent: Thursday, August 11, 2016 10:21 AM
To: Town Council
Subject: ARU's

We are writing to ask you to slow down the ARU process. We attended the neighborhood meeting on Monday night but we also attended the workshops offered by the planning department regarding ARU's so we feel that we were informed citizens. At one of the workshops we were told by a member of the planning staff that some neighborhoods would probably not be acceptable for ARU's and that the Gill addition would be one of them. Imagine our surprise when we read in the paper that because 22 people circled the whole town - their wishes would be the rule.

We understand your desire to try and fix the housing problem for people who need a place to live, but we also think you were elected to represent those of us who worked very hard to pay for our homes and protect our neighborhoods. If the ARU's are approved as they stand now we could have 8 new homes within 250 feet of us. I challenge you to tell me how that will not negatively impact the character of the street we have called home for nearly 40 years. There needs to be much more work done on this before it becomes the rule - otherwise developers will buy up properties, put as many units on them as they can, collect the rents and live someplace else. We do not see how this improves the quality of our community.

Thank you for your consideration.

Sharon and Rudy Sanford
140 Moose Street

Jeanne Carruth

From: Destin Peters <destin@stinkyprints.com>
Sent: Wednesday, August 10, 2016 9:39 AM
To: Bob Lenz; Hailey Morton Levinson; Jim Stanford; Don Frank; Sara Flitner
Cc: Tyler Sinclair
Subject: Housing....now!

Mayor and Town Council,

"I'm here, shut the gate!".

This is a great tongue in cheek quote from a conversation I had with Mrs. Budge (property owner to my West on Upper Cache) awhile back. We were in the midst of a conversation on Jackson's changes over the years, including housing and neighborhood density. She was mocking those who think we can just shut the door. We all know we can't.

It was frustrating to hear this attitude in our meeting Monday night. It was especially concerning to see those opposed to additional housing in their neighborhoods perk up when it was implied that Wilson was able to kick, scream and delay enough to exclude themselves from further density - shirking their duty to contribute to our community.

Do not delay the process. Delay will only send things the direction of previous housing solutions that have been bogged down. I'd like to think the individuals who are asking for more time are now diligently studying the LDR's and phoning our very responsive and capable planning staff to truly educate themselves on the issue. Unfortunately, I'll bet this is rare - I'm guessing they are gathering their pitchforks and torches and hoping they can emulate Wilson's "success".

More time is not needed. Realistically, a homeowner could study the regs in a few hours, make a few calls to planning and town government, gain actual understanding of the rules and then provide constructive input or criticism in a couple of days or less.

When I notice an issue has already been decided by our local government in a way that I don't agree with, I don't whine and claim their wasn't enough notice or imply that someone has "snuck one by". I realize it's not government's fault that "it's summer, I'm busy, etc" - instead, I blame myself for not paying attention and getting involved. We all need to own this responsibility - democracy isn't for the complacent.

The working families and small business owners of Jackson need you to move this forward now!

Thanks for your time and hard work on this,

Destin Peters
Upper Cache Creek

Destin Peters | Stinky Prints
www.stinkyprints.com
Jackson, Wy | 307.690.0498

Jeanne Carruth

From: Simon Jones <simon@jonessi.com>
Sent: Tuesday, August 09, 2016 5:00 PM
To: Town Council
Subject: ARU Amendment - fast approval is crucial

Please don't delay approving the new ARU amendment to the existing NC zones in town. As the current town council schedule is laid out, the third and final reading should occur at the September 6th meeting thus allowing the ordinance to go into effect the following day. Time is of the essence in order to get the needed permits to start building this fall. A fall start will allow for ample time to complete an ARU build prior to next summer when housing needs are the most desperate. Any delay in approving the amendment could derail that schedule, pushing construction start dates to April of next year at the earliest. An April start will not bring additional housing stock into the market before the next summer season is over.

Thank you,

Simon Jones

Jeanne Carruth

From: Tyler Sinclair - Teton County <tsinclair@tetonwyo.org>
Sent: Tuesday, August 09, 2016 2:21 PM
To: Town Council
Cc: Jeanne Carruth; Regan Kohlhardt
Subject: FW: Amendment to the Land Development Regulations to allow Accessory Residential Units

From: Jason Wells [<mailto:jasonvwells@hotmail.com>]
Sent: Tuesday, August 9, 2016 10:14 AM
To: Tyler Sinclair - Teton County <tsinclair@tetonwyo.org>
Subject: Amendment to the Land Development Regulations to allow Accessory Residential Units

Dear Tyler,

As a resident in East Jackson I am writing in support of the proposed amendment to the LDRs to allow ARUs. I believe that this is a positive change that will help mitigate the critical workforce housing shortage. I appreciate the various workshops, meetings, and notices that you have provided for the community to solicit input on this issue.

Best regards,

Jason Wells

8-1-16 Provided by Lorie Cahn during Ordinance W hearing.

We, the undersigned, are concerned that we did not receive notice from the Town of Jackson to the proposed amendments to the Comprehensive Plan to allow Accessory Residential Units (ARUs) in our neighborhood, which is Single Family-Neighborhood Conservation. The proposal to allow 1-2 ARUs of 800 sq ft with as little as 5-ft setbacks has the potential to significantly change the character of our neighborhood.

Name	Signature	Address	Against ARUs
<u>Mark O'Brien</u>	<u>Mark O'Brien</u>	<u>40 WAPITI DR</u>	✓
<u>Lorie Cahn</u>	<u>Lorie Cahn</u>	<u>15 Wapiti Dr</u>	✓
<u>MARY OBRINER</u>	<u>Mary O'Brien</u>	<u>40 WAPITI</u>	✓
<u>Rebecca Palazzolo</u>	<u>Rebecca Palazzolo</u>	<u>45 Wapiti Dr.</u>	✓
<u>Michael Palazzolo</u>	Michael Palazzolo	<u>"</u>	
<u>Ray E</u>	<u>Ray Eggers</u>	<u>25 Absaroka</u>	
<u>Maurcen O'Leary</u>	<u>Maurcen O'Leary</u>	<u>790 E Broadway</u>	✓
This is totally against town peripheral neighborhoods			
<u>Charles O'Leary</u>	<u>CHARLES O'LEARY</u>	<u>790 E Broadway</u>	✓
<u>HELEN C. O'Leary</u>	<u>Helen O'Leary</u>	<u>790 E Broadway</u>	✓
<u>Phillip Hargristen</u>	<u>Phillip Hargristen</u>	<u>770 E. Broadway</u>	✓
<u>Susan G. Clark</u>	<u>Susan G. Clark</u>	<u>15 Absaroka</u>	✓
<u>Beth A. Mouldeneth</u>	<u>Beth A. Mouldeneth</u>	<u>830 E. Broadway</u>	✓
<u>Silvia Davila</u>	<u>Silvia Davila</u>	<u>570 Rodeo Dr.</u>	✓
<u>Carmena Oaks</u>	<u>Carmena Oaks</u>	<u>4170 Balsam Ln.</u>	✓
<u>Shelley Rubrecht</u>	<u>Shelley Rubrecht</u>	<u>55 Wapiti</u>	✓
<u>Cristy Lian</u>	<u>Cristy Lian</u>	<u>970 Lache Dr</u>	✓
<u>Shirley Burzyaski</u>	<u>Shirley Burzyaski</u>	<u>700 E. Pearl</u>	✓
<u>Karen Merrell</u>	<u>Karen Merrell</u>	<u>45 Absaroka Dr</u>	✓

We, the undersigned, are concerned that we did not receive notice from the Town of Jackson to the proposed amendments to the Comprehensive Plan to allow Accessory Residential Units (ARUs) in our neighborhood, which is Single Family-Neighborhood Conservation. The proposal to allow 1-2 ARUs of 800 sq ft with as little as 5-ft setbacks has the potential to significantly change the character of our neighborhood.

Name	Signature	Address	✓ if against ARUs ✓
<u>Armand W. Acri</u>	<u>Armand W. Acri</u>	<u>2145 CORNERS LN.</u>	✓
<u>GREG MERRILL</u>	<u>G. Merrill</u>	<u>448 SNOW KING LOOP</u>	✓
<u>Gaye O'Connell</u>	<u>G. O'Connell</u>	<u>45 ABSAROKA</u>	✓
<u>Dean Erickson</u>	<u>Dean Erickson</u>	<u>20 Rancher</u>	✓
<u>Patricia Erickson</u>	<u>P. Erickson</u>	<u>20 Rancher</u>	✓
<u>Marisa Sullivan</u> ↔	<u>Marisa Sullivan</u>	<u>30 Rancher</u>	✓
<u>Anita Sullivan</u>	<u>Anita Sullivan</u>	<u>30 Rancher</u>	✓
<u>Craig Sparkie</u>	<u>C. Sparkie</u>	<u>30 Wapiti Drive</u>	✓
<u>Gretchen Sparkie</u>	<u>Gretchen Sparkie</u>	<u>30 Wapiti</u>	✓
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Jeanne Carruth

From: Tyler Sinclair
Sent: Thursday, July 14, 2016 2:37 PM
To: Town Council
Cc: Jeanne Carruth
Subject: FW: Accessory Residential Unit re: 140 N. Jean

From: Julie Erickson Simonds [<mailto:jesimonds@gmail.com>]
Sent: Thursday, July 14, 2016 2:36 PM
To: Tyler Sinclair <tsinclair@ci.jackson.wy.us>
Cc: Gregg Simonds <greggesimonds@gmail.com>
Subject: Accessory Residential Unit re: 140 N. Jean

Dear Tyler,

Thanks for taking the time to meet with my husband, Gregg and me on Monday. It was very instructional in beginning our quest to find out what the possibilities are (or might be) in order for us to use this property some day. We have owned it since 2008, when my mother passed away, and have had the same renters since 2009. They are a good multi-generational family, Gabby and Luis both work in town, have a daughter who has started elementary school and a little toddler boy. Gabby's mom Claudia lives with them and works in the community and helps care for her grandchildren. They treat the house like it's their own and pay for small repairs and maintenance since they know what a good deal they have. I was sick to hear that most people would be charging \$3000-\$5000/month for that house! How can working people afford that? How can I afford not to do that with the taxes going up because people are scraping and building high-end houses compounded with the trend that now it's 'cool' to live in town. It's a moral conundrum. I have not bought into the landlord 'business'. I've been in the business of preserving my childhood home until my husband and I reached the time in our lives when we could do something with it. A great solution for us would be if we could close off the addition that my parents added in about 1990 and turn the that into a studio apartment for us to use when we come to town and the front back into the 3-bdr house in which I grew up. We hope this provides another example of the positive benefits of allowing the Accessory Residential Unit. Another thought I've had is that we are providing affordable housing for three working adults. That is 3 fewer cars driving the canyon or pass, and two children who are better ready to learn because they don't have to commute with their parents. A woman I struck up a conversation with at the gas pump on our way back out of town said, "Thank you for renting to working people, it's hard here." I wonder if there is some kind of program for people like us to receive a subsidy for providing affordable housing. The structure is already in place and the tax-payers don't have to build/maintain more housing. The solution to the affordable housing crisis in Jackson and other Rocky Mtn ski towns will come from thinking outside the box.

Thanks again for your time. Maybe you could share this with the city when they meet on Monday.

Julie Erickson Simonds

Regan Kohlhardt

From: Tim Bohan <timvoan@gmail.com>
Sent: Monday, July 11, 2016 12:04 AM
To: Regan Kohlhardt
Subject: Re: Accessory Residential Unit Amendment - Your Comment

Hi Regan; I'm glad to see that the majority of the community is in support of the accessory unit idea. It is unfortunate that the butte is not included in the process. With 1.18 acres in town those of us that would choose to participate should be considered. Be it temporarily or the (Hill side Village) we all see the Town can't do it alone.

I am busy these days battling destruction rather than construction over this concept. I'm looking forward to a time one day soon when creative thinker's can mesh with bureaucratic philosophy and we create a balance that is within the vision of the LDRs

Respectfully,
Tim Bohan

Regan Kohlhardt

From: entertainment@juddgrossman.com on behalf of Judd Grossman
<jg@juddgrossman.com>
Sent: Wednesday, June 29, 2016 9:52 AM
To: Regan Kohlhardt
Cc: Tyler Sinclair
Subject: Accessory Residential Unit Amendment

Dear Planning Commission and Planning Department,

Please do not expand Accessory Residential Units (ARUs) into the Town Periphery neighborhoods. It is completely irresponsible to double or triple the density of these quiet neighborhoods on the edge of town. Density should be focused into the walkable urban core. The Comprehensive Plan has identified these Town Periphery neighborhoods as stable, low density, and low traffic. Preserving the character of these stable neighborhoods is the whole point of developing a comprehensive plan and identifying neighborhood character. The Town is steamrolling the Comprehensive Plan and these quiet periphery neighborhoods in the name of commercialism and political pandering. The fact that our economy is overheated and that commercial interests need a place to house their employees shouldn't lead to the haphazard destruction of these amazing neighborhoods that have been havens of peace and quiet for decades. The proper place to address workforce housing is in the walkable urban core - not in the low density periphery.

Self-righteous development advocates will call us NIMBYs for not willingly laying down and agreeing to become "low hanging" fruit crushed under the frantic rush to "do something" about affordable housing. But all of us who live in Jackson Hole are NIMBYs. Jackson Hole is our backyard and we have struggled for decades to preserve our open space, wildlife habitat, our town square and our stable residential neighborhoods. The balance between prosperity and preservation is an ongoing challenge. As a community we have decided that preservation of the character of our community is just as important as the money we can make by selling it off piece by piece.

Our amazing periphery neighborhoods are a sanctuary from the bustle of downtown, and a beautiful transitional zone to our to the Bridger-Teton National Forest and the National Elk Refuge. Now commercial interests want to literally put their employees in our backyards. This could be a financial windfall for property owners, but at the expense of the character of our low density Town Periphery neighborhoods. Density in the periphery brings traffic, and traffic is a character destroyer to low density neighborhoods. These neighborhoods are worth preserving even if it means a short term financial sacrifice for the property owners.

The Town needs to buck up and provide significant density bonuses for employment based deed restricted workforce housing in the walkable urban core where there is easy access to jobs, shopping, services and transit. Pushing density into the periphery is bad planning.

Judd and Mary Grossman

50 Rancher St.

Jackson

Jeanne Carruth

From: Matt Faupel <mattfaupel@jhrea.com>
Sent: Thursday, July 07, 2016 12:01 PM
To: Town Council
Subject: ARUs in town

As you are considering the proposal to allow ARUs in town, one of the pieces of feedback that is in the staff report is that some of the public thought this should be deed restricted. I wanted to shed a quick bit of light on that idea.

- 1) The ARU is already restricted, if it is rented, it has to be to an employee within Teton County
- 2) A further restriction on this does not make sense. I think the idea put forward in public comment was to make sure the ARU was not just a guest house. This idea, on the surface sounds decent but the reality is that it handcuffs the parcel long-term. If the owner simply wants guest quarters, to have a place to put their adult children while they are starting careers here, etc, but cannot do that with the ARU, they will simply build a larger house to accommodate that need which in the long run will sentence that property to not having a rental unit on it when it eventually sells. The ARU does not add any square footage entitlement and therefore, the proposed regulation, as it stands, is completely fine and best accomplishes the goal.

I think the effort to move forward with allowing ARUs in town is a fantastic thought that can bring workforce housing into the valley at zero cost to the taxpayer and one executable you can stand on while asking for the \$0.01 showing that you are not just trying to throw money at the problem and hope to solve it.

Thanks for your time.

Matt Faupel

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Jeanne Carruth

From: Tim Bohan <timvoan@gmail.com>
Sent: Tuesday, July 05, 2016 10:32 AM
To: Jeanne Carruth
Subject: Re: ARU Planning Commission hearing

My neighborhood was not included.

On Jul 1, 2016 2:52 PM, "Jeanne Carruth" <jcarruth@ci.jackson.wy.us> wrote:

You are receiving this email because you attended the Accessory Residential Unit public workshops held by the Town Planning Staff. The Accessory Residential Unit Amendment is being considered by the Planning Commission this Wednesday, July 6th at 6 pm. Any comments or feedback you have to share with the Planning Commissioners is welcome, and we encourage you to attend.

Thank you

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