



Jackson/Teton County Housing Supply Board Meeting

January 5, 2021 1:00-2:00pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Laura Bonich, and Matt Faupel attended. April Norton, Housing Director.

Interview: Y2 Consultants

Y2 Consultants was the sole respondent to the RFP for Horizontal Infrastructure and Design at 445 E. Kelly Avenue. The Board interviewed representatives from Y2 Consultants based upon their response to the RFP.

Adjourn

The meeting was adjourned at 2pm.



Jackson/Teton County Housing Supply Board Meeting

February 9, 2021 4:00-5:30pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Laura Bonich, Clare Stumpf, Carrie Kruse, and Matt Faupel attended. April Norton, Housing Director. Public in attendance: Alison Lee and Amy Minella from Housing Trust, Anna Olson from JH Chamber. Mark Newcomb, Teton County liaison also attended.

Housing Nexus Study & Regional Needs Assessment RFQ Review

The board provided staff with edits to the draft RFQ.

Current Projects Update

April Norton provided a written summary of all current projects and provided a verbal update on the LIHTC project at 400 W. Snow King.

Matters from Board, Staff

None.

Executive Session

Matt Faupel made a motion to go into executive session. Carrie Kruse provided a second. All in favor.

Carrie Kruse made a motion to exit executive session. Matt Faupel provided a second. All in favor.

Adjourn

The meeting was adjourned at 5pm.



Jackson/Teton County Housing Supply Board Meeting

March 9, 2021 4:00-5:30pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Laura Bonich, Clare Stumpf, Carrie Kruse, and Matt Faupel attended. April Norton, Housing Director. Public in attendance: Alison Lee and Amy Minella from Housing Trust.

New Board Member Introduction: Clare Stumpf

Clare introduced herself to the board. She is a 9-year resident of Teton County. She currently works as an organizer for the JH Conservation Alliance, administrative assistant for the Historic Preservation Board, legislative aid for Representative Mike Yin, administrator for Shelter JH, and is a raft guide in the summers.

Draft ARU Program

April Norton provided a high-level summary of a proposed ARU Program. The board gave feedback and the item will be brought back for further discussion.

Draft Housing Supply Plan

April Norton provided a quick, first-look at the draft Housing Supply Plan and received some initial feedback from board members. The draft plan will be presented in detail at the April meeting.

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Matters from Board, Staff

None.

Executive Session

Fred Arbuckle made a motion to go into executive session. Matt Faupel provided a second. All in favor. Fred Arbuckle made a motion to exit executive session. Carrie Kruse provided a second. All in favor.

Adjourn

The meeting was adjourned at 5:17pm.



Jackson/Teton County Housing Supply Board Meeting

April 13, 2021 4:00-5:30pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Laura Bonich, Clare Stumpf, Carrie Kruse, and Dennis Callaghan attended. April Norton, Housing Director. Public in attendance: Anne Cresswell and Amy Minella from Housing Trust. Councilwoman Chambers also attended.

Approval of Meeting Minutes for February 9 and March 9, 2021

Jeff Collins moved to approve the meeting minutes. Carrie Kruse provided a second. All in favor.

Draft Housing Supply Plan

April Norton presented the draft Housing Supply Plan.

Draft RFP for 400 West Snow King Avenue

April Norton presented the draft RFP for 400 West Snow King Avenue. The board provided feedback and recommendations on the RFP.

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Matters from Board, Staff

None.

Adjourn

Dennis Callaghan made a motion to adjourn. Carrie Kruse provided the second. All in favor. Meeting adjourned at 5:34pm.



Jackson/Teton County Housing Supply Board Meeting

May 11, 2021 4:00-4:54pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Laura Bonich, Clare Stumpf, Carrie Kruse, and Dennis Callaghan attended. April Norton, Housing Director. Public in attendance: Alison Lee and Amy Minella from Housing Trust. Perri Stern and Larry Thal.

Approval of Meeting Minutes for April 13

Jeff Collins moved to approve the meeting minutes. Fred Arbuckle provided a second. All in favor.

Committee Assignments

Three committees were created and members assigned.

1. Planning / Zoning – Matt Faupel, Fred Arbuckle, Laura Bonich
2. Partnerships – Carrie Kruse, Clare Stumpf, Fred Arbuckle
3. Finance – Dennis Callaghan, Jeff Collins, Carrie Kruse

Policy Questions, Requests for Town Council & Board of County Commissioners

The Board discussed possible requests, text amendments, etc. related to affordable housing. Staff will review and provide an update in July or August.

- Short term rentals
 - Increase permit fees and violation fees to be proportional to rental. Can these fees go to Housing Departments to fund enforcement?
 - Increase minimum stay to 90 or 120 days
 - Economic impact?
 - Is this a taking – look at Palm Springs
- Reduce parking requirement for deed restricted housing
- Reduce or change setbacks for deed restricted housing
- Explore year-round on-street parking (Banff)
- Fairgrounds needs to be discussed.
- Explore an exemption for businesses who own their property and would like to build employee housing on site, but are constrained by the LDRs. Is there an opportunity to exempt certain requirements if the housing is deed restricted?
- ARUs:
 - Reduce setbacks
 - Are we limiting ourselves by placing a max on unit size – evaluate
 - Explore potential opportunities for relief from building code – different foundations, infrastructure

- Explore potential for tax abatement for deed restricted development

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Matters from Board, Staff

None.

Executive Session

Fred Arbuckle made a motion to enter executive session. Carrie Kruse provided a second. All in favor. Carrie Kruse made a motion to exit executive session. Fred Arbuckle provided a second. All in favor.

Adjourn

Dennis Callaghan made a motion to adjourn. Carrie Kruse provided the second. All in favor. Meeting adjourned at 5:34pm.



Jackson/Teton County Housing Supply Board Meeting

June 15, 2021 4:00-5:31pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Carrie Kruse, Matt Faupel, and Dennis Callaghan attended. April Norton, Housing Director. Public in attendance: Anne Cresswell and Amy Minella from Housing Trust. Tim Fluetsch, Caroline Chapman, Tyler Davis, Dino Adelfino, Chris Lee and Mark Newcomb, BCC liaison.

Approval of Meeting Minutes for May 11

Dennis Callaghan moved to approve the meeting minutes. Jeff Collins provided a second. All in favor.

400 West Snow King RFP Review

The Board discussed the responses to the RFP, crafted a list of follow up questions for both respondents, and opted to interview both teams.

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Matters from Board, Staff

Future meetings will be held every-other-month. Committees will begin meeting at least once per quarter.

Executive Session

Fred Arbuckle made a motion to enter executive session. Dennis Callaghan provided a second. All in favor. Fred Arbuckle made a motion to exit executive session. Jeff Collins provided a second. All in favor.

Adjourn

Jeff Collins made a motion to adjourn. Carrie Kruse provided the second. All in favor. Meeting adjourned at 5:31pm.



Jackson/Teton County Housing Supply Board Meeting

June 23, 2021 4:00-6:30pm

Online Meeting via Zoom

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Carrie Kruse, Matt Faupel, Clare Stumpf, Laura Bonich and Dennis Callaghan attended. April Norton, Housing Director; Larry Pardee, Town Manager; Tyler Sinclair, Town Community Development Director.

Dawson Holdings, Inc. Interview

The Board interviewed Tim Fluetsch and Dino Adelfio with Dawson Holdings, Inc.

Snow King Partners Interview

Carrie Kruse, Fred Arbuckle, Dennis Callaghan, and Matt Faupel interviewed Tyler Davis, Christian Pritchett, Joe Rice, Chris Lee, and Anthony Fasciano who represented the Snow King Partners team.

Debrief and Discussion

Board and staff discussed the two teams. Board recommended moving forward with Snow King Partners team based on local experience and construction cost delta.

Adjourn

Fred Arbuckle made a motion to adjourn. Carrie Kruse provided the second. All in favor. Meeting adjourned at 6:30pm.

August 10 Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Carrie Kruse, Matt Faupel, and Laura Bonich attended. April Norton, Housing Director. Public in attendance: Alison Lee and Amy Minella from Housing Trust. Perri Stern, Steve Smith, Deb Ramo. The meeting commenced at 4:00pm via zoom.

Approval of Meeting Minutes for June 15 and 23

Fred Arbuckle moved to approve the meeting minutes. Jeff Collins provided a second. All in favor.

Housing Needs Assessment & Nexus Study

April Norton reviewed the purpose of the project and schedule.

Part-Time Project Manager

The Board discussed the potential for a part-time project manager, funded by the Town of Jackson. Ms. Norton asked for guidance around scope and benefits.

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Planning & Zoning Committee Update

The Planning and Zoning Committee provided the board with a summary of their committee work. This included discussing opportunities to encourage the development of ARUs and tiny homes, and increasing the minimum lease term for rental units outside the lodging overlay.

Current Projects Update

Staff provided an update on the Brown Property design/build for historic structures.

Matters from Staff / Board

Staff reminded the Board that the Housing Department is participating in Old Bill's Fun Run this year.

Adjourn

Matt Faupel made a motion to adjourn. Fred Arbuckle provided the second. All in favor. Meeting adjourned at 4:52pm.

October 12 Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Carrie Kruse, and Clare Stumpf attended.

Staff: April Norton, Housing Director and Tyler Sinclair, Town Community Development Director. Public: Alison Lee and Anne Cresswell from Housing Trust, Stefania Fram. The meeting commenced at 4:00pm via zoom.

Approval of Meeting Minutes for August 10, 2021

Jeff Collins moved to approve the minutes with one edit: include Clare Stumpf as present. Fred Arbuckle provided the second. All in favor.

Capital Programs Update & Discussion

The board discussed several proposed or future pilot programs and provided staff with feedback. These programs included: First, Last, Deposit Program Pilot; Family Stabilization Program Pilot; ARU Program Pilot; Preservation Program Pilot.

Town Council Workshop on Neighborhood Character

The Board discussed several specific potential changes or upgrades to the Town Land Development Regulations. These included: parking requirements, minimum occupancy requirements for rentals, and accessory residential units. A summary of the discussion was provided to the Town Community Development Director and was included as an attachment to his staff report on Stable and Transitional Neighborhoods (11/15).

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Executive Session

The Board moved into executive session at 5:30pm. The Board exited executive session at 6:00pm.

December 14 Meeting Minutes

Pronouncement of Quorum

Housing Supply Board members Fred Arbuckle, Jeff Collins, Carrie Kruse, Clare Stumpf, Matt Faupel, Laura Bonich and Dennis Callaghan attended. Staff: April Norton, Housing Director; Kristi Malone, Housing Specialist; and Rian Rooney, Teton County Senior Long Range Planner. Public: Anne Cresswell and Amy Minella from Housing Trust, Stefania Fram, Steve Smith, Marge Barrie, Tim Fram, Sophie Boyd-Fiegel. The meeting commenced at 4:00pm via zoom.

Approval of Meeting Minutes for October 10, 2021

Fred Arbuckle moved to approve the minutes. Jeff Collins provided the second. All in favor.

Hog Island Business Park Zoning

Rian Rooney presented the proposed zoning tool and the Board discussed pros/cons of the proposal. These included CPI cap for the specific restriction, questions about applicability in certain situations, consideration of making this a BUP process instead of a CUP.

Town Council Workshop on Neighborhood Character

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Follow Up: Town Neighborhood Character

Staff provided the Board with a brief follow-up on the next public meetings regarding Town Neighborhood Character.

Midyear Review: Housing Supply Plan

The Board reviewed the status of the Capital Projects & Programs Portfolio from the Housing Supply Plan. One discussion point involved the Housing Preservation Program and the potential to buy down homes from Workforce to Affordable restrictions.

Current Projects & Programs Update

April Norton provided a written summary of all current projects and programs.

Matters from Staff / Board

No matters from staff or Board.

Executive Session

Carrie Kruse made a motion to enter executive session at 5:16pm, Matt Faupel provided the second. Fred Arbuckle made a motion to exit executive session at 5:49pm, Laura Bonich provided the second. The meeting was adjourned at 5:51pm.