

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
February 13, 2018; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:05 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Bob Zelnio, Treasurer; Sherry Smith (via phone), board member; Michael Stern, board member; Kurt Dubbe, board member; Shawn Ankeny, board member; Frank Johnson, board member; Erin Gibbs, Administrative Assistant. Members of the public present were: Morgan Albertson, JHHS Executive Director; Patrice Kangas, Dukes Murray, Randy Schrauder, and Bill Best, president of JHHS board.

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved with modification, moved by Johnson and seconded by King. The January minutes were approved as presented, moved by Wonson and seconded by King.

PUBLIC COMMENT:

Randy Schrauder was present for public comment to supply more information on the demo permit for 325 N Cache/45 Mercill. Schrauder is the engineer on the project and explained that the owners are planning on demolishing the motel structures due to their health and human safety hazards. There is evidence that people have been trespassing and living in the abandoned structures.

Wonson pointed out that the structures were deemed eligible for the National Register of Historic Places in the Jackson Hotels/Motels survey, but that she did not know if SHPO agreed with the consultant's assessment.

Johnson hypothesized that the structure located in the alleyway off of Mercill was originally behind the Jackson Hotel, then moved to the Wort, and then to its current location on the alleyway. He would like to do some more research at the JHHS.

Wonson asked if it was possible for the structures to be preserved. Shrauder replied that in his opinion, they were too unstable to rehabilitate within a reasonable project cost.

Dubbe asked if there were any plans for the site. Shrauder responded that at this time there are no development plans. Dubbe thanked Shrauder for coming to speak with the board and being respectful of the process. Wonson will communicate the board's decision to Shrauder.

Patrice Kangas and Dukes Murray were present for public comment.

Wonson brought the board up to speed with the Wilson's community input regarding the Raptor Center's plans at the Hardeman Barn property. Community members have expressed their disapproval of the Raptor Center's plans, mainly objecting to the demolition of historic extant structures and the new construction of others that they feel are too commercial for the parcel. In general, these community members believe the Raptor Center's plans are in violation of the parcel's development

easement as well as offensive to the community, who they feel were not consulted during the planning process.

Kangas spoke on behalf of the Wilson community members who disagree with the Raptor Center's plans. She stated that she was cautiously optimistic that the process would be shifted back to negotiation. She explained that in December, Wilson neighbors reached out to the Raptor Center and were able to join the planning conversation in January. Kangas stated that the timeframe for this conversation went too quickly, with the result being that the Wilson community was not made of aware of all the things that were happening on the property, e.g. buildings being demolished for new construction.

Kangas wanted to hear what the board had to say, since she and others are aware that there are multiple conversations taking place during this process. She reminded the board that in 1989 when the easement was placed, it was also in the service of preserving the barns in addition to preserving open space. She stated that land use trumps the easement, so she questions the development potential of the property.

Wonson reaffirmed that the board is in support of the three buildings that are being adaptively reused. At the time of the conversation, keeping the north barn in situ was considered a large victory when considering the climate of preservation in Teton County. Wonson agreed that retaining additional structures is something the board supports, and cited the possibility of the bull barn and bunkhouse (currently slated for demolition) as being exempted from the parcel's FAR if the BOCC allows the exemption. She noted that the Raptor Center is receptive to keeping these structures if they do not detract from the parcel's FAR.

Dubbe noted that it is important to understand that the site has experienced significant change since 1989 and cited the demolition of the historic ranch house as an example. He explained that because of this, the property as a whole is not listed in the National Register of Historic Places, only the barns. He also mentioned that the bunkhouse has the opportunity to be reused, but that its condition necessitates acting now. Dubbe also supported keeping the bull barn intact, especially considering it is outside the building envelope but directly in the parcel's view corridor.

Kangas stated that the Raptor Center's neighbors in Wilson would be receptive to the board's support of keeping the bull barn and suggested that retaining the bull bar is of more importance in the eyes of the community than the south barn.

Murray then took the floor and put forward his thoughts on the Raptor Center plan. He affirmed that he, and many Wilson residents, are in support of the Raptor Center, but originally thought that their development would be lighter on the landscape. His concern is how new administrative buildings would change the property's viewshed. He believes that the plan turns the parcel into a commercial complex, disregarding meaningful preservation. Murray notified the board that many who donated to the Raptor Center for their development now oppose the plan as it has been presented. Murray believes that the Raptor Center is adding apartments and office buildings to the landscape. He is concerned that the character of the site will be irreversibly changed, and he would like the board to stand for the character of the site.

Wonson responded by stating that the board and Murray may not see eye to eye on these particular concerns. She reminded Murray that the board's focus is to allow for change but do so in a way that is

sensitive to the historic resources on a property. The board is not trying to freeze the property, but rather incorporate change and new structures where necessary. The board has embraced adding new buildings, but would also like to save more where possible.

Kangas posed the questions of what would happen if the Raptor Center were to transfer ownership? Does the plan as it now exists set a precedent for site development that we may not want in the future, especially with respect to the size of the development?

Smith then reaffirmed Katherine's position and added that the board needs to consider the message coming from the Wilson community, which the board was not aware of previously. The board has a great opportunity to collaborate with voices outside of the board. There may be differing views, but overall a more complicated conversation will be good for preservation.

Johnson agreed and suggested the board takes a new look at the plan and reconsider.

Smith clarified that her position, stating that the board should not reconsider, but instead look at elements within the plan. The board stands by its decision that was made in good faith and thoughtfully considered preservation.

It was suggested that the board have the opportunity to review design, especially considering the concerns that it may be too commercial. Stern reminded the board that they do not have plans yet on the design, and that legally the board does not have any power to officially approve or disapprove of the design. Dubbe agreed but also brought up the point that the board has the duty to be responsive to the character of the site and to encourage sympathetic and respectful construction.

Murray stated that he sees the Raptor Center as not being responsive to the community's concerns. He would like the board to raise the bar on that expectation, for instance, seeing drawings and getting more information on design plans.

Stern asked what the next steps in the process are with respect to the plan going before the BOCC. What are they being asked to approve?

Wonson said she would share the list of conditions that are currently attached to the permit with the board that are going before the BOCC. She also mentioned that it would be possible to suggest more conditions be added to the permit, but that she was unclear of the process.

Smith ended the conversation with stating to the group that the Raptor Center has a sincere interest in preservation, and that they are juggling other values inherent to their mission.

STAFF REPORT:

Gibbs went through the staff report for the past month. She announced that the board was awarded the CLG grant from SHPO and that they sent the agreement with the increased budget that will need to go before the county.

Gibbs went through email correspondence that included an inquiry into designation (Gibbs and Engle responded but never heard back) and an invitation to comment on the second draft of the Bridge Creek Land Exchange MOA from USFS. There were no phone messages. Gibbs reminded the board of an

important date: Thursday February 15 Bridge Creek MOA meeting 9:00-10:30; and end of comment period for YELL Mammoth Hotel Windows MOA.

REVIEW OF JANUARY/FEBRUARY ACTION ITEMS

The board went through the list of action items for the past month.

	YES	NO	MOVED
EVERYONE			
<ul style="list-style-type: none"> Look at Mission/Vision statements and attend strategic planning meeting 	X		
Gibbs			
<ul style="list-style-type: none"> Contact Tyler at Planning re: Cowboy Sign 	X		
<ul style="list-style-type: none"> Send board approved spending guidelines to County Clerk for filing 			X
<ul style="list-style-type: none"> Approach board of realtors to see if we can present at an upcoming weekly meeting (on historic preservation and Sweetwater/Genevieve’s lots) 	X		
<ul style="list-style-type: none"> Once/if another USFS MOA meeting is scheduled, contact board to ensure a representative can participate 	X		
Wonson			
<ul style="list-style-type: none"> Follow up with Tim O’Donoghue re: Sustainability 		X	
<ul style="list-style-type: none"> Set up meeting with April Norton and Stern to discuss Historic Preservation language in the LDR 		X	
<ul style="list-style-type: none"> Connect with Sherry and Bob Re: JHHSM RFP 	X		
<ul style="list-style-type: none"> Meet with paper regarding Genevieve’s and Sweetwater Properties 	X		
<ul style="list-style-type: none"> Discuss with Rhea limits to board’s role in advocating for historic properties 	X		
<ul style="list-style-type: none"> Reach out to Tyler Sinclair regarding Genevieve’s and Sweetwater lots 	X		
Engle			
<ul style="list-style-type: none"> Send Genevieve’s lot research to Wonson 	X		
<ul style="list-style-type: none"> Schedule website committee meeting 	X		
Dubbe			
<ul style="list-style-type: none"> Share information on Monuments and Markers Committee 	X		
<ul style="list-style-type: none"> Drop off plaque to Hardeman/TRC 		X	
Ankeny			
<ul style="list-style-type: none"> Contact the planning department to request a change the response time for demo stays to 30 days (to coincide with cycle 		X	

of regular TCHPB meetings)

Smith

- Schedule a JHSM/TCHPB subcommittee meeting to regroup X

Stern

- Research (with King) possible email address alternatives X
- Schedule Historic District subcommittee meeting with King, Ankeny and Dubbe X

King

Albertson

- Review and provide comments on Disaster Response plan X

COMMITTEE REPORTS

Incentives Committee:

ARU Update: Moved

Genevieve Lot Update:

Wonson had the opportunity to speak with Tyler Sinclair, Jim Stanford, and Mack Mendenhall about the Genevieve Property. All were receptive to incorporating preservation in some degree moving forward. Mendenhall told Wonson that there are three buyers looking at the property and that it was under contract but not anymore. Wonson requested that the board be kept informed and that it would be beneficial if the buyers come to talk with the board at the outset. Mendenhall was receptive and requested the board to forward any research on the property so he can supply it to interested buyers. He also requested that the board write an article on the property's historic significance; an article reaffirming its historic nature will help to romanticize the property in the minds of prospective buyers.

Wonson also mentioned that JHNG would like to do a research piece on preservation in other ski towns as a way to campaign for historic structures in Jackson. Mendenhall is supportive of the collaboration between the paper and TCHPB.

Councilman Jim Stanford reminded Katherine that the Genevieve parcel has been downzoned. The cost of the land is potentially due to the buyer thinking the property will eventually be upzoned. This would mean that there is most likely a grace period of development on the lot. Katherine also learned that Preservation LDRs are being added to the 2019 work plan for the town.

Preservation Ordinance Committee:

Demo Permit: 325 N Cache/45 Mercill

See above. Wonson brought up any possibility of documenting the structures or interiors. The board agreed that this may not be possible due to their condition. Photos of the interiors suggest they have been altered significantly since the hotel's period of significance. The board voted unanimously to let the demo permit pass, moved by Wonson and seconded by Johnson.

Grant Oversight Committee:

CLG Update

See above. Engle not present.

Awards Program Committee:

No new issues to discuss.

Threatened Properties Action Committee

The board confirmed the members on the committee: Stern, King, Johnson, Smith, Wonson, and Albertson.

Smith brought up questions related to taking out ads in the paper or if the board should consider having a friends group. The option of have JHSM as a partner was also discussed.

NEW BUSINESS

Farewell to Bob/Elect New Treasurer/Budget

The board expressed their sadness at Zelnio leaving. Zelnio walked the board through the budget and mentioned that he increased the amount he asked for from the county due to the increase in board activity. Wonson asked what next steps would be to follow up with this. Zelnio said there were a few more steps, due March 9th, and then the board will have to send a representative in from on the BOCC.

Cowboy Sign Proposal

The board agreed that they supported the restoration of the Cowboy Bar Sign. Gibbs brought up issue of using incompatible materials- suggestions should be included in the letter.

Mammoth Hotel MOA

No one expressed interest in participating. If board members feel strongly, they are encouraged to participate on their own.

AHW Executive Director

The board discussed the vacant director position. All were encouraged to spread the announcement.

BOARD MEMBER ISSUES

Smith expressed concern over filing Zelnio’s position. Zelnio suggested taking a look at the bylaws to see if someone could join the board mid-session. The board may have the ability to name an interim member. This item will be on the next month’s agenda.

SCHEDULE NEXT MEETING

Next Meeting: March 13th, 2018.

ADJOURNEMENT

The meeting was adjourned at 9:11

New and Moved Action Items:

	YES	NO	MOVED
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Gibbs			
<ul style="list-style-type: none"> Clarify who is contacting planning re: change in response time for demo stays 			
<ul style="list-style-type: none"> Send board approved spending guidelines to County Clerk for filing 			
<ul style="list-style-type: none"> Contact Shelley at County re: BOCC notification for budget 			
<ul style="list-style-type: none"> Write letter for Cowboy Sign to send to Planning 			
Wonson			
<ul style="list-style-type: none"> Follow up with Tim O'Donoghue re: Sustainability 			
<ul style="list-style-type: none"> Set up meeting with April Norton and Stern to discuss Historic Preservation language in the LDR 			
<ul style="list-style-type: none"> Contact Amy from Raptor Center re: Community Input 			
<ul style="list-style-type: none"> Become signatory on TCHPB account 			
Engle			
<ul style="list-style-type: none"> Additional research on Genevieve lot, send to Smith 			
<ul style="list-style-type: none"> 			
Dubbe			
<ul style="list-style-type: none"> Comment on draft MOA for Bridge Creek Land Exchange 			
<ul style="list-style-type: none"> Drop off plaque to Hardeman/TRC 			
Ankeny			
<ul style="list-style-type: none"> Contact the planning department to request a change the response time for demo stays to 30 days (to coincide with cycle of regular TCHPB meetings) 			
Smith			
<ul style="list-style-type: none"> Write article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson) 			
Stern			
<ul style="list-style-type: none"> Write position statement and attend County Raptor Center Meeting 	x		
King			
Johnson			
<ul style="list-style-type: none"> Additional research on Genevieve lot, send to Smith 			