

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
April 10, 2018; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order at 7:10 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Shawn Ankeny, board member; Betsy Engle, board member; Erin Gibbs, Administrative Assistant; Smoke Rhea, County Commissioner Representative for the Board; JP Schubert, Advisor; Cassidy Stickney, Advisor. Members of the public present were: Morgan Albertson Jaouen, JHSM Executive Director; John Holland; Ruben Caldwell.

The board did not have a quorum and so no items were voted on. The agenda was followed for discussion purposes only.

APPROVAL OF AGENDA AND MINUTES:

The agenda was unofficially approved with modification.

PUBLIC COMMENT:

No public comment.

STAFF REPORT:

Gibbs went through the staff report for the past month. The board received hard copies of the WY Game and Fish demolition permit for 360 N Cache St. as well as an account statement from Wells Fargo.

Shelley Fairbanks, the County Clerk, notified the board through email that the budget meeting for the board is on the 27th of April. Smoke Rhea added that the board should come prepared with accomplishments and goals so that the BOCC can understand why the board is asking for additional funds.

REVIEW OF MARCH ACTION ITEMS

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

	YES	NO	MOVED
Gibbs			
• Fill out demo log	X		
• Send board approved spending guidelines to County Clerk for filing	X		
• Talk with Shelley re: Applications due in May for new members?	X		
• Contact Erica at SHPO re: 360 N Cache and compliance	X		
Wonson			
• Follow up with Tim O'Donoghue re: Sustainability			X

- Set up meeting with April Norton and Stern to discuss Historic Preservation language in the LDR X
- Follow up with leasing agent for Sweet Water X
- Continue correspondence with Mendenhall re: Genevieve X
- Follow up with Strategic Planning meeting notes; think about committee structure X
- Follow up with Engle re: notes on Genevieve and send to Smith X

Engle

Dubbe

- Windshield survey of 360 N Cache building*
- Attend Town Council Meeting re: Cowboy Bar Sign X

Ankeny

- Follow up with planning re: including photos of property in demo permits. X
- Start copying April Norton on Demo Permits X

Smith

- Write article for Genevieve Property for use by Mendenhall* (with research completed by Engle and Johnson)

Stern

King

- Partner with Ankeny on Demo Permits moving forward X
- Start copying April Norton on Demo Permits X
- Attend Town Council Meeting re: Cowboy Bar Sign X

Johnson

- Attend Town Council Meeting re: Cowboy Bar Sign X

* Indicates Board member not present- action item result unknown.

COMMITTEE REPORTS

Committee structure was modified to reflect the goals identified in Strategic Planning sessions. A run-down comparing old and new committee structure is on the following page**

Town and County Integration 2020 (Formerly Incentives and Ordinance):

Sweetwater update:

Wonson and King updated the board on the latest development regarding the Sweetwater Restaurant. King reported that Dubbe had met with the owner on site and reviewed the goals and objectives of reusing the building. Wonson reported that as it currently stands, the owner is very interested in

retaining the structure; he/she is a long time local who has seen it deteriorate over the years and wants to conserve the building. However, the owner has made it clear that any preservation project is contingent on the project being financially feasible. Wonson reported that part of this effort would be allowing a housing mitigation offset, which would negate the requirement for the owner to build employee housing on site if the original building is retained and reused. To support this effort, Dubbe is currently working with Jim Green (who is a code official for the town), and Wonson has been working with Tyler Sinclair of the Planning Department. The board agreed that this is an excellent opportunity to explore incentives for the retention of historic structures. Wonson is to share the housing mitigation language with the board.

Genevieve lot update:

Wonson reported that she had met with the buyer's agent and the seller's representative to talk about the property. The land will continue to stay as Zone 2 development with no immediate plans to upzone the property, however, it was suggested that this issue will be revisited. Zone 2 areas do not allow development past a certain height, which is both beneficial and problematic; beneficial because it means a multi-story structure cannot be legally added to the property but problematic because it leaves little incentive to keep the original structure if the buyer cannot build anything in addition to what is there. The seller is receptive to retaining the Genevieve and would like to put something in writing to protect the buildings. Wonson drafted language to send to the board. A subcommittee was formed to meet to discuss the language comprised of Engle, Wonson, King, Ankeny, and Stickney. They will be meeting April 24 at 7:00 PM in the Town Chambers building.

Text Amendment to LDR for exemption of Bull Barn for FAR of Hardeman Barns/TRC:

The board has been tasked with creating language that would involve an exemption of historic agricultural outbuildings from FAR requirements, brought to the forefront by the Teton Raptor Center's redevelopment plans. King brought up the issue of if the language would include moving buildings, using them, or both. Tyler Sinclair had brought up what would happen in sensitive environmental areas such as wetlands. The board agreed that any exemption of this nature would need to be very thoughtfully considered; any text amendment for TRC was tabled to enable additional discussion.

Housing Mitigation Language:

Wonson and Stern wrote and sent Housing Mitigation Exemption language to the Tyler Sinclair with the Planning Department for review. The language covers new use of a historic building or an addition of up to 4,000 sq. feet, both of which would be subject to the Secretary of the Interior's Standards to be eligible. Ankeny suggested that the language be very specific to both be clear on what is acceptable work and what are acceptable resources that would be eligible for the exemption.

Demo Permits:

140 N Jean:

Tabled until quorum

142 N Gros Ventre:

Tabled until quorum

Grant Oversight Committee:

CLG Update

Engle reported that the RFP for the CLG Grant Contextual Survey was ready to go. A subcommittee will be meeting to finalize the RFP and send out. Engle is hoping the survey will be able to start this summer.

Stickney will be helping with managing the grant, including sending out the RFP and responding to any inquiries.

Strategic Alliances (New):

Jackson Hole Land Trust

Wonson has met with the Jackson Hole Land Trust who is receptive to exploring the possibility of preservation easements. The Land Trust called the National Conservation Alliance to research the issue and was connected to representatives with eastern towns who have been in a similar position. They are willing to do the leg work to explore the possibility but ultimately the county would hold the easement and be responsible for monitoring its execution. Smoke Rhea said she would check in with Keith Gingery to make sure there was no legal issue with this effort.

Affordable Historic Housing (Formerly Incentives)

No new issues to discuss.

Awards Committee

No new issues to discuss.

NEW BUSINESS

Committee Structure

Wonson explained the new committee structure as it relates to the goals identified in the strategic planning sessions. The board discussed the new structure and were overall positive about the change, with some suggestions offered on improvement. Once the board has a quorum, the new structure will be finalized.

Classical Academy

Jaouen explained that the Classical Academy is hosting an open house on Thursday April 12th from 5-7 that will be featuring their new campus plans. Part of this plan would be preserving, in an unknown capacity, the historic Jackson school house. The Classical Academy requested that the JHHSM and TCHPB be present to show support for the preservation effort. Both Jaouen and the board expressed concern over showing support for a project for which they have no particulars, however, the board agreed that as long as it is clear that the two entities support preservation in general and their full approval of the project is contingent on the proposed work, that it would be appropriate to be at the open house. Gibbs and Jaouen will be attending.

Board Vacancies

Engle reported that she will be leaving the board when her term is up summer 2018. The board discussed how to fill mid-term vacancies (Zelnio's), and then discussed who would be good candidates for new members. Shelley Fairbanks communicated via email that the deadline to fill the mid-term vacancy is May 8 at 5:00pm. Interviews will be on May 14th beginning at 1:30pm. That ad is in the paper beginning April 19th and will run for 3 weeks (thru May 2nd). The mid-year vacancies will be advertised for 3 weeks beginning May 9th. Fairbanks has not put together the ad yet but will forward it to the board when it is ready. Those interviews will probably be the beginning of June, with a specific date/time TBA.

Jackson Drug Sign

The Gill family bought back the original Jackson Drug building on the corner of N Cache and E Deloney. The family kept the sign and will be restoring it to its original appearance. While the board could not

write an official letter of support for specific work, Gibbs was tasked with writing a general letter stating the board is supportive in general of the idea of preserving the sign.

BOARD MEMBER ISSUES

SCHEDULE NEXT MEETING

Next Meeting: April 24th, 2018.

ADJOURNEMENT

The meeting was adjourned at 8:15

New and Moved Action Items:

YES NO MOVED

Everyone (Stickney, Ankeny, Wonson, Ruben, and King expressed interest already)

- Attend additional public meeting- April 24 7-9 at Town Hall

Gibbs

- Fill out demo log
- Email Stern and Wonson for reminder re: 360 N Cache Demo permit
- Draft language to send to Tyler Valentine re: Jackson Drug sign
- Contact Todd with IT to change time on website
- Post Agendas/Minutes on County website
- Go to Classical Academy event

Wonson

- Follow up with Tim O'Donoghue re: Sustainability
- Send language re: protecting historic buildings on Genevieve lot to the board
- Follow up with Engle re: notes on Genevieve and send to Smith
- Send Housing Mitigation Language to group for review

Engle

- Share annual report with Michael for budget meeting
- Contact Representative selling lot next to Trio

Dubbe

- Windshield survey of 360 N Cache building

Ankeny

- Follow up with planning re: including photos of property in

demo permits.

- Continue to copy April Norton on Demo Permits
- Follow up with Kelly Bowlin with Planning on demo stay request extension- CC King and Wonson

Smith

- Write article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson)

Stern

- Attend Budget Meeting (April 27th) 10:45

King

- Start copying April Norton on Demo Permits
- Contact Representative selling lot next to Trio

Johnson

Rhea

- Talk with Keith Gingery re: Preservation Easements

Explanation of Committee Structure

GOAL	COMMITTEE
Make preservation part of our community narrative and illustrating economic relevance	None at this time
Develop and maintain strategic alliances to advance our goals	Strategic Alliances Committee
Make preservation part of the planning process	Town and County Integration 2020
Be positioned as part of the affordable/employee housing solution	Affordable Historic Housing Committee
Grow community champions who can help accelerate our efforts	Awards Committee (not on agenda until closer to event)

Addendum:

A non-historic demo permit was brought up in between Board meetings: 986 W. Broadway. It was unofficially voted on to not recommend a stay on April 18th.