

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

CALL TO ORDER

Wonson called the meeting to order at 7:01 p.m.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Kurt Dubbe, Frank Johnson, Monday Olson, Jim Turley, Kristine Abbey, and Sherry Smith, Board members. Members of the public present were: Morgan Albertson Jaouen, JHSM Executive Director; John Holland, Old Growth LLC, Jeff Golightly, Gardner Capital Management, Cassidy Stickney, and Betsy Engle.

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved with modification, moved by King and seconded by Smith. The June minutes were approved with modification, moved by Smith and seconded by King.

PUBLIC COMMENT:

John Holland addressed the board to give an update on the current status of the Sweetwater Restaurant block. Holland reported that he is poised to submit a demolition plan covering those parts of the structure that will be demolished in order to add a small addition.

Dubbe, who is architect on record for the project, gave a description of the proposed project. Building and construction management plans have been submitted to and received by the town of Jackson. The demolition permit covering the area where the 600 square foot addition will be added is forthcoming. At this time, Dubbe Moulder have not come to a decision about the extent of the demolition needed for the addition. The only visible historic elements that will be moved on site is the log and frame vestibule from the east elevation to the south elevation to improve the interior flow and use of the space. The demolition plan will also address removing the wood deck on the south elevation. The planned addition will be constructed in place of the existing deck. A new deck will be added to the top of the addition.

Regarding structural issues addressed by the demolition plan, Dubbe reported that sill logs and roof framing on the south elevation will be documented in their current condition but should be removed due to their structural instability. Contractors will excavate the area and pour a new foundation with a crawl space, as well as replacing sill logs in kind where necessary. New roof structure will be rebuilt to match the existing condition. Dubbe asked that the demolition subcommittee review the application before the next board meeting. A design review committee meeting will be held before the August board meeting.

September 15th is the anticipated start of construction. The other buildings on site are currently leased for the next five years.

After discussion of the project, Dubbe suggested the board provide support measures such as contacting planning to waive permit fees, etc. Discussion followed. Michael Stern moved and Frank Johnson seconded a motion that the TCHPB write a letter to the Town Council and the Planning & Design Review Committee in support of relief from staging and building permit fees and exemption from housing mitigation regulations for the Sweetwater Restaurant building. In addition, it will ask that the property owner benefit retroactively from future incentives regarding historic preservation that may emerge in the future. The motion passed with five

votes favorable and two abstentions, moved by Stern and seconded by Johnson. Wonson will write the letter to arrive before August 2, the deadline for Holland's application to the town to proceed.

Jeff Golightly provided an update on the Genevieve block, starting with the background of Gardner Capital's relationship with the site for new members. GCM is still seeking upzoning in exchange for the Board's support. Plans to keep the Genevieve on site are still in play with moving the two other structures to a meaningful location, which would need to be defined. GCM is willing to deed restrict the Genevieve so that it remains on the property in perpetuity.

At this time Golightly is waiting to hear back from Town Planning on whether or not they will consider the rezoning issue, which is a matter of days.

The board discussed their involvement and the message they want to send about their support of the project, making sure to articulate their role so that it is not misrepresented. Talk of gaining public support was also discussed.

If the Planning department gives the green light for moving forward with a rezoning application, there is a 90 day time period for details to be drafted. The 90 day period ends with a final vote on rezoning. For the next 90 days, assuming the town will consider rezoning, Golightly would like to work out the particulars of the board's and GCM's working relationship.

Stern stated his interest in the board being involved in drafting zoning language, rather than just reviewing drafting language.

Smith added that it would be worthwhile to have a joint meeting with JHSM to bring them up to speed on this issue; many of them are confused as to what is going on. She also added that the board needs to educate the public in general about the project and the board's involvement. She warned that the board could lose its credibility if it doesn't make its stance clear and educate people on how this is a win for preservation.

Wonson will resend the board's motion from the May meeting to show support for Golightly and GCM's rezoning in exchange for preservation.

STAFF REPORT:

Gibbs went through the staff report from the previous month. The board received a bill from Teton Media Works for their board member add (Gibbs paid), and received a notification of their budget for FY 2019 from the County Clerk as well as a bank statement from Wells Fargo.

The board received emails from Charles Bello with FEMA that included copies of MOA reports and documentation for the areas on the West Bank hit by the wind storm of winter 2016/17 and the subsequent new power line construction.

There were no phone messages.

REVIEW OF JUNE/JULY ACTION ITEMS

	YES	NO	MOVED
Gibbs:			
Remind TCHPB members of 6:00 pm start for July meeting	x		

Wonson:

- Follow up with Tim O'Donoghue re: Sustainability X
- Write letter requesting TCHPB formal comment at BOCC and/or planning meetings X
- Write letter supporting Sweetwater Restaurant project relief from staging and building permit fees and housing mitigation requirements X
- Review Smith's history of Genevieve lot historic structures and then share with Golightly and Joauen. X
- Check status of Genevieve lot sale with Golightly X

Dubbe:

- Attend DRC meeting re: Kudar Motel plans X

Stern:

- Help draft text amendment to LDR regarding FAR exemption that would apply to historic structures in County x

King:

- Introduce board to new owners of Lila Lou's x
- Help draft text amendment to LDR regarding FAR exemption N/A
- Follow up with planning re: extension on demo permits to 30 days* x

Johnson:

- Attend DRC meeting re: Kudar Motel plans x

*Hold until discussion

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):

Text Amendment to LDRs for FAR exemption

The text amendment language is in response to the Hardeman Barns, but the intention is to propose to the town in general as well. Stern prepared draft language for the board's review. The board discussed how strict and tight the language should be and if it should include buildings that move off site or restricted to allowing a FAR exemption only if the building stays within the property. Stern reminded the board that the language will go through Planning, who will have suggested changes.

After discussion of the presented draft language. The board voted unanimously to allow Stern to modify the language based off of board comments documented in this meeting and to submit to Tyler Sinclair for consideration, moved by Dubbe and seconded by King.

The final language that was agreed on is as follows:

Any Historic Accessory Structure – recognized and designated as such by the Teton County Historic Preservation Board – shall be exempted from the FAR calculations for any new development of the property. The Historic Accessory Structure shall be bound by the same LDR requirements as for any other accessory use, but remains exempt from setback and other requirements as an existing non-conforming structure. Once it is so designated, a Historic Accessory Structure may not be demolished without a separate demolition permit for that structure.

Alyssa Davies – Board expectations and orientation binder

Wonson explained that the county has been putting together a list of board expectations and information binder as a coordinated effort for all boards and all members to be on the same page regarding behavior, attendance, etc. Board members will need to read and review before signing. Stickney will be finding the necessary documents and submitting them to the county for distribution.

Demolition Permits

580 S Willow

The structure dates to 1956 according to county records and sits at the corner of Snow Kind and Willow. It comprises the fourth home on the east side of the street that are all original to their sites and date from the 1930s/40s through the mid-century. The board voted approval to not recommend a stay, with Stern abstaining, moved by King and seconded by Wonson.

620 E. Kelly

The structure dates to 1949 according to assessor's records. The board voted to not recommend a stay, moved by Stern and seconded by King.

Subcommittee: Johnson, Olson, and King.

Grant / Contract Oversight Committee

CLG Grant- Residential Context Survey

The grant is still on schedule, Stickney is waiting for language approval and will send out contract once she has it. Wonson will respond to the consultant who was not chosen

Preservation Incentives Study

Stern is working on RFP language. Will provide for next meeting.

Website Contract Update

Wonson sent the final check for the completion of the website. Stern to check in with consultant.

Juicery and Persephone History

There were no bidders in response to the RFP for writing the history of the Juicery and Persephone buildings. Engle is interested in the contract but will not be able to complete it until September. Smith will speak with Engle regarding the project. If she is interested and the contract amount less than \$5,000, the board will still need to vote on awarding the contract.

Olson brought up the question if the board has an official stance on the town lodging overlay and suggested that there is a real opportunity at the moment to work with the town and county administration as more commercial lodging companies come into the county.

Strategic Alliances

JHHSM Building Update

Town is moving forward with developing Mercill. There has been no movement on the Cache building.

Genevieve Block Article (for JHHSM)

Wonson to resend Smith’s history to Jaouen

USFS – Cache Campus Building Move

When cache campus buildings need to be moved, Stickney and Gibbs will help publicize.

NEW BUSINESS

Elect Secretary

The board nominated Olson for board secretary, moved by Smith and seconded by Johnson. The board voted unanimously to elect Olson to the position.

Kudar

Johnson and Dubbe attended the Design Review Committee meeting for the Kudar, prepared to support the motel regarding moving some of the cabins within the site, however, this did not come up in the meeting. The Planning committee voted to extend the review time of the Kudar’s development plans, which include a new structure. Johnson will share his context narrative of the motel with the DRC (Paul Anthony). Dubbe and King will be attending the next DRC meeting and will speak in support of keeping the cabins if the issue comes up.

JHHSM k-12 Education

Tabled until next meeting.

Demo Ordinance Language / 21 Day Window Extension

King will prepare a draft for the boards review

Budget

Gibbs transferred budget documents to Stern.

BOARD MEMBER ISSUES

SCHEDULE NEXT MEETING

August 14 2018

ADJOURN

The meeting was adjourned at 9:34

ACTION ITEMS FOR AUGUST MEETING:

	YES	NO	MOVED
Gibbs			
• Fill out demo log			
• Put text amendment language on letterhead- send to Katherine			
• Send cache campus building move to Cabin Angel list			

Wonson			
<ul style="list-style-type: none"> Follow up with Tim O'Donoghue re: Sustainability 			
<ul style="list-style-type: none"> Write letter requesting TCHPB formal comment at BOCC and/or planning meetings 			
<ul style="list-style-type: none"> Review Smith's history of Genevieve lot historic structures and then share with Golightly and Joauen. 			
<ul style="list-style-type: none"> Keep in touch with Golightly prior to meetings 			
<ul style="list-style-type: none"> Write support letter for permit fee waiver and retroactive preservation incentives for Sweetwater and send to planning 			
<ul style="list-style-type: none"> Send Planning informal note re: rezoning support (resend motion) 			
<ul style="list-style-type: none"> Send Planning LDR language 			
<ul style="list-style-type: none"> Add Stern to Wells Fargo account 			
<ul style="list-style-type: none"> Respond to consultant who was not chosen for context survey 			
<ul style="list-style-type: none"> Send Frank's context narrative of Kudar to Paul Anthony 			
Dubbe			
<ul style="list-style-type: none"> Attend DRC meeting re: Kudar Cabins 			
Stickney			
<ul style="list-style-type: none"> Send context survey contract 			
<ul style="list-style-type: none"> Facebook post re: JHSM cache campus building move 			
<ul style="list-style-type: none"> Put together binder information 			
Smith			
<ul style="list-style-type: none"> Re-send article for Genevieve Property for use by Mendenhall (with research completed by Engle and Johnson) to Katherine 			
Stern			
<ul style="list-style-type: none"> Put together amended language for LDRs 			
<ul style="list-style-type: none"> Go with Wonson to be added to Bank acct (if necessary) 			
<ul style="list-style-type: none"> Finish RFP for Preservation Incentives 			
<ul style="list-style-type: none"> Check in with website consultant 			
King			
<ul style="list-style-type: none"> Send out google drive to group 			
<ul style="list-style-type: none"> Attend DRC meeting re: Kudar Cabins 			
<ul style="list-style-type: none"> Introduce board to new owners of Lila Lou's 			
Johnson			
<ul style="list-style-type: none"> Send Katherine context narrative of Kudar 			
Rhea			
<ul style="list-style-type: none"> Talk with Keith Gingery re: Preservation Easements * 			

