

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**October 09, 2018; 7:00 PM**

**CALL TO ORDER**

Wonson called the meeting to order at 7:04 p.m.

**PRESENT WERE:** Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Frank Johnson, Monay Olson, Jim Turley, Kristine Abbey, and Sherry Smith, Board members. Advisors present were JP Schubert. Members of the public present were: Jasmine Larson, Ryan Nourai, Emily Coleman, Clare Stumpf, Alyssa Friedman, Molly Watters

**APPROVAL OF AGENDA AND MINUTES:**

The agenda was approved with modification. The agenda will be restructured so that new business is located first on the agenda and public comment placed after new business. The modified agenda was unanimously approved, moved by Smith and seconded by Johnson. The September minutes were approved as presented, moved by King and seconded by Stern.

**STAFF REPORT:**

Gibbs went through the staff report from the previous month. The board received an account statement from Wells Fargo and the Alliance for Historic Wyoming's summer/fall newsletter in the mail.

The board received emails from Ryan Nourai, Shirley Thomas, Barbara Gentry, Nancy Bull, and Rose Caiazzon, who all expressed their concern for the Van Vleck block. Gibbs forwarded these to the board, who crafted a response explaining the board's involvement so far and urging all those concerned to get involved.

Gibbs continued email correspondence with Jim Hammerel at Melody Ranch regarding their old sales building, which resulted in a phone call explaining the current options for preservation the building. Lastly, Nena Hendrick emailed the board concerning helping publish a history of Teton county.

**NEW BUSINESS**

*Demo stay process proposed changes (motion to submit to county)*

King drafted a letter to the county attorney, Keith Gingery, that proposed changes to the demo stay process, including an increase in response time to 45 days, requiring existing condition photos for each elevation and the interior, date of the original building, any known additions, and any information regarding historical significance, condition, movability, reusability. Stern stated that he would prefer not to include any incentives for moving a building or a voluntary stay for that purpose. Stern emphasized that the board needs to take a stand that preservation does not mean moving buildings and does not constitute a viable preservation strategy. The board agreed, taking out movability and timing under proposed change protocol number 7.

Wonson will work with King to finalize the letter. The board unanimously approved the draft letter with modification, moved by Stern and seconded by Abbey.

Wonson brought up tightening the demo review process on the board's side, proposing simplifying the demo consideration matrix to only two elements: significance and integrity on the local level. Wonson stated that

community attachment is a subpart of significance, and that condition relates to integrity. Movability should not be considered in any initial discussion of a demo permit.

Wonson proposed that if a property has significance and integrity, then the board moves to research and documentation of the property and pushes to save the structure on site. If a structure cannot be saved on site, then the board passes the issue onto housing, as it is not within the purview of the board to move a building just because it can be moved. The board agreed on the revised review process.

#### *Candidate and elected historic preservation questions*

Olson proposed putting together a list of questions for candidates running for local offices. Olson already started a list, which she will share as a google doc. When discussing asking questions at the local voter forums, Smith suggested just having one or two questions. After discussion and input from the public present at the meeting, the board decided to combine a question relating to the Van Vleck block specifically with a general question on whether or not the candidates support a preservation ordinance. Smith reported out on candidate responses so far at the forums.

Olson will wordsmith additional questions for elected officials. Smith and Stern will attend the public forums and report back to the group. Olson will send dates to Wonson on potential one on one meetings with elected officials and put together a google calendar after they are scheduled and share with the group.

#### *Staff person for the board*

Wonson explained that with the recent developments in preservation and the increased involvement of the board, that the board should consider exploring employing a part time staff person. The person could be shared with Planning if necessary. Stern agreed, adding that the board has funds and that now is a good time to consider what the board should look like if an ordinance is passed. Smith also expressed her agreement with the idea of employing a part-time staff person. Olson suggested looking into an internship program with the chamber of commerce, potentially sharing a position. The board was receptive to this. Wonson will send out a draft job description to the board.

#### *Downtown core rezoning*

With the town square and downtown core rezoning coming up next year, Olson brought up the issue of getting the board involved. The town of Jackson is looking for people to sit on the design review committee. Several board members expressed interest; Olson will follow up with the process for applying to sit on the committee. Since the board is pursuing a couple different objectives that relate to the rezoning process, Stern and Olson will work together to figure out what gaps still exist that would relate to the board's role / involvement in rezoning moving forward.

#### *Building Code Amendment*

Wonson brought up getting preservation considered more often vis a vis building codes now that there is a new code official for the county. Stern will follow up with the planning department to ask about the new official and how the preservation board can get involved. King and Dubbe will go through the current code to see what already exists for preservation.

#### **PUBLIC COMMENT:**

**Emily Coleman** brought up questions she and the other members of the public present at the meeting had regarding the Van Vleck block and Gardner Capital's proposal. Stern explained and clarified the role of the board in the issue, underscoring that the board does not have legal authority to stop the demolition of a building. He further explained that the board's support of Gardner's rezoning effort in exchange for preserving the

Genevieve was in principle only and does not preclude the board from saying Gardner’s proposal isn’t good enough. The board expressed their encouragement of the group to engage in the issue, especially with the planning department and commissioners, who are the groups holding authority on what can happen to the block.

Wonson asked the group what they would like to see happen on the block and to go from there. The group responded that they would like to keep all three buildings on site and have some sort of community space, if that would even be possible. The board reminded the group that they can be as aggressive as they want in their demands and advocate for what preservation means to them. Their role is to be independent and say exactly what they want, not what they think a compromise could look like.

There was much discussion surrounding a moratorium on demolition and how the board could support one. Questions were raised whether the board could put this forward in good faith or if the public should. Olson reminded the board that any moratorium would need immediate action. Wonson will get a meeting with Tyler Sinclair regarding a moratorium and exploring his thoughts on the board taking a public stand.

**REVIEW OF SEPTEMBER/OCTOBER ACTION ITEMS**

	YES	NO	MOVED
Gibbs			
• Continue communication with Julie Holding	X		
• Alyssa Davies Board Expectations binder			X
• Send cache campus building move to Cabin Angel list	X		
• Send Michelle updated mission / vision	X		
• Fill out demo log	X		
• Catch up on subcommittee minutes			X
• Send out Preservation Strategies RFP when ready		X	
Wonson			
• Tour ideas before next meeting	X		
• Write letter requesting TCHPB formal comment at BOCC and/or planning meetings			X
• Meet with Jim Stanford regarding the building recently purchased by the town	X		
• Keep in touch with Golightly prior to meetings	X		
• Get back to artist who would like to use neon signs			X
• Send Planning informal note re: rezoning support (resend motion)	X		
• Respond to consultant who was not chosen for context survey			X
Dubbe			
• Speak to Barb Pahl re: headline on website (This place matters)	X		
• Send Chere Jiusto’s email to Stern	X		

Smith / Engle			
<ul style="list-style-type: none"> <li>Decide what extra elements of map to add / open up the conversation for options</li> </ul>	X		
Johnson			
<ul style="list-style-type: none"> <li>Send map to Delia</li> </ul>	X		
<ul style="list-style-type: none"> <li>Decide what extra elements of map to add / open up the conversation for options</li> </ul>	X		
King			
<ul style="list-style-type: none"> <li>Make changes to demo ordinance language and distribute to board for voting October meeting.</li> </ul>	X		
Olson			
<ul style="list-style-type: none"> <li>Reach out to contacts for reduced lodging expenses for contractors doing on-site fieldwork</li> </ul>	X		
<ul style="list-style-type: none"> <li>Start matrix of local officials and stance and share with the board</li> </ul>	X		
Stern			
Contact Kieth Gingery and/or Rhea regarding minimum requirements for advertising re: Preservation Strategies	X		
Everyone			
<ul style="list-style-type: none"> <li>Respond to Doodle Poll for availability for Fall Outing</li> </ul>	X		
<ul style="list-style-type: none"> <li>Comment on website</li> </ul>	X		
<ul style="list-style-type: none"> <li>Brainstorm questions to ask elected officials</li> </ul>	X		

**COMMITTEE REPORTS**

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

*Van Vleck Block*

See above

*Demolition Permits*

260 N. Cache

The demo permit was for moving within the property some of the guest cabins at the Kudar motel. The board unanimously voted to let the permit pass, moved by Wonson and seconded by King

**Grant / Contract Oversight Committee**

*CLG Grant Residential Survey*

No update

*Preservation Strategies Study*

The board needs more money for the preservation strategy study proposal, which was bid by the contractor at \$75,000. Stern and Engle are exploring applying for a CLG grant to cover a portion of the cost. Stern suggested splitting the cost three ways between the town, county, and the board, but in the meantime move forward with phase one of the project with TCHPB monies. The board also considered delaying and explaining the situation to

the contactor. Olson offered rooms from the Elk Refuge Inn to help with travel costs. Stern will communicate on progress via email.

**SCHEDULE NEXT MEETING**

November 13, 2018

**ADJOURN**

The meeting was adjourned at 9:26

**ACTION ITEMS FOR NOVEMBER MEETING:**

	YES	NO	MOVED
Gibbs			
• Ask Alyssa Davies how to handle public comment properly			
• Order food for fall outing			
• After finalized, but King’s letter on letterhead and send to Gingery			
Wonson			
• Work with King to finalize letter re demo protocol to Gingery			
• Sign King’s letter to be sent to Gingery			
• Meet with Tyler re moratorium			
• Write letter requesting TCHPB formal comment at BOCC and/or planning meetings			
• Meet with Jim Stanford regarding the building recently purchased by the town			
• Get back to artist who would like to use neon signs			
• Respond to consultant who was not chosen for context survey			
Dubbe			
• Take a look at current zoning for preservation elements that already exist			
Smith			
• With Stern, report over email the results of candidate forums			
Johnson			
• Send map to Delia			
King			
• Work with Wonson on demo ordinance letter, send to Gibbs when finished			
• Go through current building code to see what exists for preservation currently			

Olson			
<ul style="list-style-type: none"> <li>• Share candidate spreadsheet as google sheet</li> </ul>			
<ul style="list-style-type: none"> <li>• Start wordsmithing questions to ask candidates</li> </ul>			
<ul style="list-style-type: none"> <li>• Send dates for one on ones to Wonson to gauge availability</li> </ul>			
<ul style="list-style-type: none"> <li>• Put together google calendar and send to group when one on ones are scheduled (could also send dates to King possibly, who set up google calendar initially)</li> </ul>			
<ul style="list-style-type: none"> <li>• With Stern, go through strategies proposal</li> </ul>			
<ul style="list-style-type: none"> <li>• Pursue seat on design review committee for TCHPB</li> </ul>			
<ul style="list-style-type: none"> <li>• With Stern, figure out gaps in the downtown core rezoning process</li> </ul>			
Stern			
<ul style="list-style-type: none"> <li>• Call planning to get an updated schedule for the Van Vleck timeline and ask how TCHPB can get involved with the new planning official.</li> </ul>			
<ul style="list-style-type: none"> <li>• With Olson, go through preservation strategies proposal</li> </ul>			
<ul style="list-style-type: none"> <li>• With Smith, report over email the results of candidate forums</li> </ul>			
<ul style="list-style-type: none"> <li>• With Olson, figure out gaps in the downtown core rezoning process</li> </ul>			