

**MINUTES**  
**TETON COUNTY HISTORIC PRESERVATION BOARD MEETING**  
**TETON COUNTY ADMINISTRATION BUILDING**  
**December 11, 2018; 7:00 PM**

**CALL TO ORDER**

Wonson called the meeting to order at 7:03 p.m.

**PRESENT WERE:** Katherine Wonson, President; Michael Stern, Treasurer; Jim Turley, Kristine Abbey, Sherry Smith (via conference call), Board members. Advisors present were JP Schubert and Betsy Engle. Members of the public present were: Ryan Nourai, Tom Taylor, Arne Jorgenson and Katie Wilson (Crescent H Ranch)

**APPROVAL OF AGENDA AND MINUTES:**

The agenda was approved with modification, moved by Stern and seconded by Abbey. The November minutes were approved as presented, moved by Stern and seconded by Abbey.

**NEW BUSINESS**

*Creation and Vote of Steering Committee for Preservation Strategies Grant*

Stern brought the board up to speed on the status of funding for the Preservation Strategies Grant. Stern met with Pete Mouldoon and Paul Anthony to discuss funding for the grant, which will most likely will be approved but will be officially decided on the town's agenda on Monday. The contract will be signed once funds are committed. SHPO is expected to report on the approval of the grant next week.

A steering committee is planned to be formed once the grant comes through that will ideally include some members of TCHPB, a County Commissioner, a Town Councilperson, members of town planning staff, and some property owners that are familiar with the process of preserving historic buildings in town. Smith, Engle, and Stern will be on the committee. Olson was suggested in absentia. Board members identified above will draft a letter and identify specific persons to ask to join the steering committee.

*Awards Program Next Steps and Vote on Subcommittee*

Wonson brought new members up to speed on the TCHPB Plaque and Award Program. The board expressed interest in continuing the program, agreeing that the program is a good way to bring preservation to the community's attention as well as serving as an event to publicize the steps the board is taking (e.g. preservation strategies). Abbey and Turley volunteered to be on the subcommittee. Johnson, Dubbe, and Jaouen were voted into the committee in absentia.

*Crescent H*

Katie Wilson and Arne Jorgenson presented on the upcoming rehabilitation work at the Crescent H Ranch. At this time, there is no formal application. The property retains the main lodge of the historic dude ranch as well as a communal building known as the 'Liars Den' where fishermen would report the size of their catches for the day. The Liar's Den is over the available ARU amount; the architects would like to explore the possibility of TCHPB support for a variance if they rehabilitate the building and restore portions to a historically appropriate appearance. (The building is currently two cabins that have been connected by a historically inappropriate roof and porch configuration).

The board requested seeing a master site plan as well as additional information as to the original configuration of the structure before submitting a formal letter of support. Engle will do some research on the historic

appearance of the structures and landscape. Wilson and Jorgenson will attend the January meeting with additional information and the board will vote on formal support at that time.

*Vote to add Cassidy Stickney as official advisor*

Stickney has been acting in an advisory role to the board since the spring of 2018, but the board thought it appropriate to vote her into an advisor position in an official capacity. The board voted unanimously to elect Stickney into an official advisor position, moved by Stern and seconded by Abbey.

*Snow King*

Schubert gave an update on Snow King and it’s development plan with respect to Forest Service regulations. USFS was able to hire a consultant to look at both the town and federal portions of Snow King, the results of which will be accessible to the board after SHPO review. Fieldwork by the consultant will take place over the next couple months with an expected report by March.

For NEPA, the public scoping period is open. TCHPB will be writing a formal letter for submittal under the public forum accessible via the web.

**PUBLIC COMMENT:**

No public comment for non-agenda items.

**STAFF REPORT**

Gibbs reported to the board on email, mail, and phone correspondence from the past month. The board received a sponsorship renewal notification from the Alliance for Historic Wyoming as well as quarterly publications from the Teton Raptor Center and Yellowstone Quarterly Newsletter.

The board received emails from Renee Bovee with the SHPO reminding the board of submitting an annual report. Jim Hammerel with Melody Ranch kept the board informed of the HOAs plans as they relate to their Old Sales Building. Lastly, the board continues to receive updates from Charles Bello regarding the MOA for the Teton Village Electric Transmission Line.

The board received a phone call from Danielle Carpenter with Teton County Planning. Carpenter had a question regarding the Davis Property. Gibbs provided Carpenter with the property’s survey form.

Gibbs reminded the board of two important dates: December 17<sup>th</sup> Planning Commission Meeting and December 27<sup>th</sup> Beers and Banter at JHHSM.

**REVIEW OF NOVEMBER/DECEMBER ACTION ITEMS**

	YES	NO	MOVED
Engle / Wonson			
• Circulate Mary Humstone’s Report to board	X		
• Send Humstone’s report to the town	X		
Gibbs			
• Put demo request letter on letterhead and send to Keith under Katherine’s name			x
• Keep in touch with Jim Hammerel from Melody Ranch	X		

• Contact Al William re: Melody Ranch building	X		
• Respond to the inquiry re: Panorama house	X		
• Add steering committee for preservation strategies grant to December agenda	X		
• Add awards committee discussion for next month	X		
• County binder			x
• Add agendas and minutes to new website			x
Wonson			
• Finalize changes to demo protocol request letter			x
• Sign demo request letter			x
• Talk with April Norton re: Melody Ranch building	x		
• Write formal letter requesting TCHPB to be consulting party for Snow King and send to USFS (For our records – JP has already taken care of this)			x
• Submit formal request to be considered for public comment for NEPA process at Snow King			x
Dubbe			
• Set up potential walk through of Melody Ranch building			x
Johnson			
• Look into potential significance for 610 E Kelly	x		
King			
• Finalize changes to demo protocol request letter	x		
Olson			
• Provide any update regarding one on one meeting with elected officials re: preservation			x
Stern			
• Attend Snow King meeting to add historic considerations	x		
• Attend December 5 <sup>th</sup> Planning Commission Meeting	x		

**COMMITTEE REPORTS**

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

*Van Vleck Block*

Stern gave an update on the rezoning process for the Van Vleck block after attending the Planning Commission Meeting considering the rezoning proposal. It was decided at the meeting that the ‘deal’ between the TCHPB and Gardner Capital was a quid pro quo situation, therefore constituting contract zoning, which is not legal. Gardner capital proposed agreeing to the terms of the special restrictions previously negotiated (preserving the Genevieve Café on site and finding a new location for the two other structures) regardless if the property is rezoned. These restrictions would be attached to any sale. Rezoning of the property would then be separated from any historic preservation considerations.

The board discussed that they feel the need to communicate to the town that retaining only the Genevieve Café on site is not enough preservation in light of community support for the block. With preservation no longer considered as part of the rezoning process, the board is worried that an important aspect of the property will be left out of the rezoning decision. The rezoning application will need to go through Planning as well as Town Council for final approval.

Ryan Nourai took an opportunity to thank the TCHPB for their work advocating for the Van Vleck Block. He suggested the board consider bringing up the issue of the ad hoc nature of the process when voicing opposition to the Planning Commission, stressing instead the need for comprehensive LDRs to make an informed zoning decision. Nourai, who is working for the Conservation Alliance, also mentioned that a decision based on contractual rezoning could potentially trigger a moratorium on all equal developments.

The board will write a letter to the Planning Department outlining their objections to the rezone. The community coalition formed to support the Van Vleck block will provide additional insight to the board as they draft the letter.

*Elected Official One on Ones*

Olson not in attendance, will update upon her return.

**Grant / Contract Oversight Committee**

*CLG Grant Residential Survey*

Engle reported that there is not much to update in regards to the residential survey. The consultant is almost finished with the research portion of the project.

*Preservation Strategies Study*

See above.

**Strategic Alliances**

*JHSM building update*

Smith reported there will an update once the JHSM board meets next Monday.

**SCHEDULE NEXT MEETING**

January 8, 2019

**ADJOURN**

The meeting was adjourned at 9:35

**ACTION ITEMS FOR JANUARY MEETING:**

	YES	NO	MOVED
Steering Committee for Preservation Strategies (Smith, Engle, Stern, possibly Olson if interested)			
• Draft summary of contract (for being on the steering committee) and identify who may be interested in being on subcommittee			
• Send draft letter and summary contract to those the			

subcommittee decided may be interested in participating			
Gibbs			
<ul style="list-style-type: none"> <li>Put demo request letter on letterhead and send to Keith under Katherine's name</li> </ul>			
<ul style="list-style-type: none"> <li>Keep in touch with Jim Hammerel from Melody Ranch</li> </ul>			
<ul style="list-style-type: none"> <li>CLG Annual Report</li> </ul>			
<ul style="list-style-type: none"> <li>County binder</li> </ul>			
<ul style="list-style-type: none"> <li>Add agendas and minutes to new website</li> </ul>			
Wonson			
<ul style="list-style-type: none"> <li>Follow up on text amendment for preservation LDRs</li> </ul>			
<ul style="list-style-type: none"> <li>Write formal letter requesting TCHPB to be consulting party for Snow King and send to USFS (For our records – JP has already taken care of this)</li> </ul>			
<ul style="list-style-type: none"> <li>Submit formal request to be considered for public comment for NEPA process at Snow King and submit online</li> </ul>			
Engle			
<ul style="list-style-type: none"> <li>Research Crescent H history</li> </ul>			
Olson			
<ul style="list-style-type: none"> <li>Provide any update regarding one on one meeting with elected officials re: preservation</li> </ul>			
Stern			
<ul style="list-style-type: none"> <li>Send check to Alliance for Historic Wyoming</li> </ul>			
<ul style="list-style-type: none"> <li>Draft letter and send email to Tiffany for December 19<sup>th</sup> planning meeting re: Genevieve</li> </ul>			