

MINUTES
TETON COUNTY HISTORIC PRESERVATION BOARD MEETING
TETON COUNTY ADMINISTRATION BUILDING
November 12th, 2019; 7:00 PM

CALL TO ORDER

Wonson called the meeting to order.

PRESENT WERE: Katherine Wonson, President; Mackenzie King, Vice President; Michael Stern, Treasurer; Monay Olson, Secretary; Sherry Smith, Ryan Nourai, and Kristine Abbey, board members. Advisors present were Betsy Engle, Cassidy Stickney, and JP Schubert. Local elected officials present were Arne Jorgenson (town council) and Mark Newcomb (county commissioner). Members of the public present were Morgan Jaouen, Executive Director of the Jackson Hole Historical Society and Museum; Kate Birmingham, Chief of Cultural Resources at Grand Teton National Park; and Jeff Golightly, Vice President of Gardner Capital Management.

APPROVAL OF AGENDA AND MINUTES:

The agenda was approved as presented, moved by Stern and seconded by Smith. The October minutes were approved as presented, moved by Smith and seconded by King.

NEW BUSINESS

Thank You

Wonson thanked Abbey and the rest of the Awards subcommittee for their work putting together the awards party in October.

Demolition Permits

10 E Simpson Update

Sam Ford is surveying the property. She will have a draft ready for the December meeting.

Pearl Ave Updates

Wonson and Abbey have been trying unsuccessfully to set up a meeting with the owner of New West. They will continue to try to put together a meeting to discuss any plans the developer has for the property.

165 N Glenwood (Nurse's Quarters) Update

St. John's Episcopal Church has not been involved in the preservation effort of 165 N Glenwood as of recently – they have not been responding to Bridgid's calls or emails. There is an upcoming call with Stern, Wonson, and Bridgid will speak with developer to touch base with his plans and deadlines in light of the church's inactivity. TCHPB will spearhead a meeting with the church to try to restart the process.

20 E. Hansen

The property is under contract again and the prospective buyer is interested in preserving the house.

John Dodge Homestead

There is an interested buyer in the property that includes the John Dodge homestead. Dubbe went to the property to determine the condition of the homestead and concluded that it is not salvageable. Sam Ford is already researching the history of the property on behalf of the JHSM and will share findings.

2020 CLG Grant Submission

After some discussion, the board determined not to submit a CLG Grant Proposal and instead will wait until next grant season.

Frank Johnson Memorial Fund

Johnson's documentation, including administrative binders, will be given to the board. His hand-drawn maps will stay with the JHSM. Wonson proposed looking into something official to honor Johnson's legacy long-term and is soliciting ideas from the board. More will be discussed at the December meeting.

Snow King

Wonson will send the letter summarizing the board's response to the findings presented in the Snow King Cultural Report to USFS, CCing SHPO.

Budget with Town

Stern and Wonson received a request from the town to set up a money transfer mechanism. The board officially has a contract with the town, who will disburse funds quarterly. Stern submitted the first voucher and the check should be in the mail.

Staff Person

Olson drafted contractor roles and responsibilities and is looking for edits from the board. Stern reminded the board that the position is strictly a consultant, rather than a staff person, to be in compliance with County policy. The board then discussed the role of a contractor and how this might change through the Preservation Strategies study, which recommends an official staff person for the board. Since the board is unsure of the county's follow through with this recommendation, they agreed to pursue hiring a consultant in the short term through a yearlong contract. Olson will manage the application process and send out RFP through job sites. Olson will send the final draft of the roles and responsibilities to the Lodging Tax Board, who also hire contractors to assist with their operations.

PUBLIC COMMENT

Jeff Golightly – Vice President of Gardner Capital Management (GCM)

Golightly explained the background and evolution of the Snow King development proposal, put forth by GCM, in order to bring the board up to speed as to where GCM and the town currently sit in the process. Golightly is interested in what the board thinks about the Snow King development proposal as it now exists, and expressed concerns regarding the board's communication of their official stance and the process through which it was formed. He would like an opportunity to review the letter to be sent to SHPO.

Discussion followed in which Engle, who helped draft the letter, explained that the letter to be sent to USFS and SHPO is not a stance on GCM's development proposal. Rather, it is the board's

professional response to the findings presented in the USFS-commissioned report identifying cultural resources within the Snow King landscape. The letter expressed the board's concurrence with the consultant's findings, which identified specific cultural resources and landscape features within a determined Period of Significance.

However, there is a paragraph that gives the board's preference for one of the Preferred Alternatives, which were released when the letter was drafted. Olson suggested this be removed as the USFS has not released their analysis on the Preferred Alternatives and it would be premature to give an opinion that goes beyond professional analysis without additional research or comment from the community. Golightly agreed. The paragraph will be removed.

The board also explained their role as a Consulting Party in the Section 106 process and as a Concurring Party for the NEPA compliance process. The board will participate in these processes due to their status as a Certified Local Government under the National Historic Preservation Act; together these will constitute their involvement with the Snow King development plan moving forward.

Golightly also requested notification when Snow King is on the agenda. The board agreed that they will submit all agenda items to Gibbs five days prior to the meeting, who will then post it on the website for Golightly and the rest of the public to access.

STAFF REPORT

Gibbs presented the phone, email, and mail from the past month, which included the Jackson Hole Conservation Alliance's official stance on the Snow King development proposal and the Yellowstone Quarterly newsletter.

REVIEW OF OCTOBER / NOVEMBER ACTION ITEMS

	YES	NO	MOVED
All			
<ul style="list-style-type: none"> Add names for plaque party to spreadsheet 			
Gibbs			
<ul style="list-style-type: none"> Post past agendas and minutes 			
<ul style="list-style-type: none"> Submit packet of expectation signatures to town (still need to send Nourai's) 			
Wonson			
<ul style="list-style-type: none"> Contact JH Conservation Alliance re: Lucas Cabin 			
<ul style="list-style-type: none"> Find facilitator for fall outing / work on putting together fall retreat in general 			

<ul style="list-style-type: none"> • Meet with Robert from New West re: Pearl Ave. properties 			
<ul style="list-style-type: none"> • Meet with Zach Stern (owner of Pearl properties) 			
<ul style="list-style-type: none"> • Work with St. John's and Bridgid to help move 165 N Glenwood forward 			
<ul style="list-style-type: none"> • Bring work computer and HDMI to event 			
<ul style="list-style-type: none"> • Ask Stern about strategy for Winter and Co. continued work 			
Olson			
<ul style="list-style-type: none"> • Post staff person job description on boards and newspaper 			
Engle			
<ul style="list-style-type: none"> • Provide Gibbs with mailing list for staff person advertisement 			
<ul style="list-style-type: none"> • Script of background of each award 			
<ul style="list-style-type: none"> • Assist with drafting CLG grant 			
<ul style="list-style-type: none"> • Send letter re: Snow King to JP 			
Abbey			
<ul style="list-style-type: none"> • Meet with Robert from New West re: Pearl Ave. properties 			
<ul style="list-style-type: none"> • Meet with Zach Stern (owner) 			
<ul style="list-style-type: none"> • Reach out of KOHL 			
<ul style="list-style-type: none"> • Reach out to Allie Gross and Buckrail 			
<ul style="list-style-type: none"> • Ask Cassidy to make Facebook post 			
<ul style="list-style-type: none"> • Send separate invite to the Gilled 			
<ul style="list-style-type: none"> • Contact Jesse O'Connor re: Plaque party 			
Dubbe			
<ul style="list-style-type: none"> • Reach out to Bill Schwartz re: 10 E Simpson 			
<ul style="list-style-type: none"> • Send slides to Morgan to digitize for party 			
<ul style="list-style-type: none"> • Send letter re: snow king to JP 			

Smith			
<ul style="list-style-type: none"> • Communicate with Ford and Engle re: DOE project proposal 			
Jaouen			
<ul style="list-style-type: none"> • Contact Olson to make sure she is with the Community Foundation Grant Party 10/21 			
<ul style="list-style-type: none"> • Contact the hostel re: plaque party 			
<ul style="list-style-type: none"> • Ask for family photos for slideshow 			
<ul style="list-style-type: none"> • Send Engle list of names of awardees 			
King			
<ul style="list-style-type: none"> • Send Dubbe's letter re: Snow King to JP 			
Nourai			
<ul style="list-style-type: none"> • Reach out to KOHL 			
<ul style="list-style-type: none"> • Create slideshow for party 			
<ul style="list-style-type: none"> • Assist with drafting CLG grant (if apply) 			
<ul style="list-style-type: none"> • Ask for TCHPB log in for Old Bill's 			

COMMITTEE REPORTS

Town and County Integration 2020

Van Vleck Lot Update

At this time, Town Council will hold the Preservation Easement, and the TCHPB will be the body that monitors the easement. Amber Lee, attorney for the Land Trust, will be sending Gingery the easement document for his review.

LDR Text Amendments Update

Alex Norton put in an application for his drafted text amendment that allows FAR exemptions in the county for non-habitable historic structures. He also drafted language that allows exemptions for set backs on historic buildings as well as options for habitable historic ARUs. It will be ready by the end of March. Wonson will share what has been drafted.

Si Ferrin House (145 E Pearl)

The town has reached out to the board regarding the significance of the Si Ferrin House. King will set up a meeting with the county to talk about the future of the town-owned property.

Demo Permit Review Period Request

Wonson met with Gingery, Colasuonno, and Anthony to discuss changing the demo permit review time frame. They recommended to wait on changing the review period since it is written in the ordinance. They instead suggested to wait until the county decides on a new preservation ordinance and address the time frame then. They supported some of the other proposed changes, such as requiring photos and having a staff person make initial recommendations. King will follow up with Anthony.

Grant / Contract Oversight Committee

CLG Update

The Residential survey is complete.

Preservation Strategies Study

Winter and Co. finished their initial report that will be shared with the town. There is a meeting between the board and Winter and Co. November 19th, followed by a community workshop later in the evening. There is then a meeting with Town Council on the 20th.

Strategic Alliances

SPET Measures

JHSM's SPET measure passed. They will now have 4.4 million dollars to fund their new museum. They plan to purchase the property in the spring of 2020 and have the next year and a half to work on a master plan. The Mercill, Cooley, and Shane cabins will be moved to a temporary location near the START barn.

Community Character Initiative

TCHPB is listed as signatory on a grant to make a map of community character. This map will include both historic and non-historic resources.

Meeting adjourned at 9:02.