

**Teton County Historic Preservation Board Meeting  
Tuesday, January 9, 2023, 7:00-9:00 pm**

**MINUTES**

**Special Meeting: 6-7:00 pm**

**This meeting was held in person and on Zoom.**

We need to schedule another special meeting to finish special meeting training. Susan should send a Doodle. Abigail offered to do the next training session on Zoom.

AS Move to adjourn our special meeting. EG second, motion passes unanimously.

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**Regular January Board Meeting**

**This meeting was held in person and on Zoom.**

In attendance: Board members Michael Stern, Andrew Salter, David Vandenberg, Kiley Maas, Erin Gibbs, Mackenzie King, and. Also in attendance were Abigail Moore, Deputy County Attorney, and Susan Eriksen-Meier, staff. In attendance via Zoom: Rose Caiazo, Kiley Mass, and Sherry Smith, Absent: Kurt Dubbe

Michael Stern called the meeting to order at 7:00 pm.

**Agenda:**

Susan shared that Marley Vaughn will not be available tonight to update the board on the GIS project.

Andy Salter- Adopt the agenda as presented with the understanding that the item with the update on the Resource Mapping project will not be happening tonight. Second, Erin Gibbs Motion passes unanimously.

**Minutes:**

Erin Gibbs: Note regarding Erin's comments about the demolition process: She meant that the process was literally backward, not using the word backward as an adjective.

Susan noted that she left Michael Stern off the list of attendees.

Sherry Smith asked that Kurt Dubbe's name be corrected (two b's), "Rose likes..." Does Rose have another verb? Rose's language regarding the RFP process. Change "Rose likes" to "Rose liked."

Erin Gibbs moved to accept minutes as amended. Sherry Smith seconded. The motion passed unanimously.

Public comment, Michael Stern asked that people who wish to make comments first state their names and keep their comments to a maximum of three minutes.

John Huyler thanked the board for their service and he looks forward to collaborating regarding the historic designation of the Rocky J Ranch. Sherry Smith shared that she knew Jack's parents. Michael asked if there was any other public comment. Hearing none, public comment was closed.

Michael reminded the board that board members are not permitted to respond to public comment. Abigail corrected Michael, that board members should not make *a substantive* comment.

#### **Wilson School House email correspondence**

Michael noted that the Wilson Schoolhouse has not been surveyed. Andrew asked if the Schoolhouse could be surveyed during our Wilson survey project. Michael pointed out that the survey project was designed to focus on the commercial core of Wilson.

Susan asked if a board member might take on the project of responding to and working with Amanda Moyer. Michael said he would write an email telling her that we do not have any information. Erin noted that Amanda's language in the email shows that she may need help understanding "Rehabilitation" as it pertains to historic preservation. Erin offered to contact Amanda. Andy asked if it's allowed to assign one member of the board to speak to Amanda since our bylaws clearly state that the president of the board is the only person who may speak on behalf of the board. Abigail responded that since this is not official board action, assigning the response to Erin is ok. We just need to make sure that Erin reports back on her interaction with Amanda and the contact is noted in the meeting minutes.

Andy Salter moved to authorize our esteemed Erin Gibbs to respond to Amanda Moyer's email correspondence regarding the Old Wilson Schoolhouse. David seconded. The motion passed unanimously.

Abigail clarified the actions needed to comply with transparency as it pertains to public meetings. Sherry asked why this can't just be part of the board's contact with the public asking for information.

Email from Esther Judge Lennox: Andy asked Abigail, "Since this email was sent to our lawyer and copied to Shacks on Racks lawyer, does the board need to respond? Abigail said she was surprised to receive the email. Abigail had already contacted Mr. Moates, who told Abigail that they did not need or expect a response; that her phone call was enough. Andy asked again if the board is required to respond to this email/letter. Abigail told the board that Mr. Moates no longer represented Shacks on Racks (and shared other parts of that conversation). Andy said, "So it's your recommendation is that we do not need to respond to this letter?" Abigail said, "You need not respond either way". Abigail noted that TCHPB has already made some changes requested in the correspondence. Michael shared that he met with town and county attorneys. The town is already reviewing and updating ordinances and TCHPB will work with them to update ordinance language as needed.

Abigail Moore stated "With all due respect to Shacks on Racks interest in historic preservation, I am not aware-first they are not a nonprofit, they are a for-profit LLC-I know they probably want an opportunity to make present, but the (TCHPB) Bylaws and Resolution are very clear regarding the necessary expertise required for decisions makers in this particular area and I have some

concerns regarding the veracity of the information provided by Shack on Racks to the board to make decisions. Information coming in from SOR is submitted with good intentions and is potentially accurate, I'm not questioning them, the information must have foundation to have the voracity to support decisions. If they wish to represent the property owner they must have a letter of authorization. If not, the information provided in correspondence is public comment. I would be concerned if the board made decisions based upon this type of information, especially if confronted by the owner's attorney asking why the board relied on comments from people without the specified expertise."

Michael clarified the demolition ordinance and the timing of the process. Abigail shared how the process may become complicated. Susan added that the procedure by which the board's vote on "stays of demo" is shared with the town. Michael also pointed out that the process is split between the planning and building departments.

### **Social Media RFP Responses**

Susan said that we do not have enough information to address the hiring process at this time. We had only one response. Michael asked how we publicized the opportunity. Susan responded that we used social media, not direct emails. The board discussed extending the RFP submission deadline. Rose noted that she reviewed the proposal and that they were from out of town and that their website lacked details. The applicant represented themselves as a company, not individual people, so we don't know who they are. Michael suggested we extend the deadline by a month. The board discussed various ways to get additional proposals.

Michael asked Susan to schedule a meeting with Marley and Michelle to get the GIS resource up and running.

Rose shared that she is willing to put together a strategy for January since we've been delayed in hiring. The board thanked Rose for her service.

The board discussed training opportunities. Including a presentation from Paul Anthony about the ordinances. We can record training and post them on our website. Abigail suggested a cartoon video like others on the Town of Jackson website

AS moved to adjourn the meeting. DV seconded. The meeting adjourned at 8:15 pm

Minutes Approved

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Michael Stern, President

Date

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