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Bob McLaurin explained that he had received a letter from John Gallinger of the law firm of Holland and Hart representing Earl Downs. They are demanding \$39,128.99 for environmental contamination caused by the START Bus System. He stated that the Town has been leasing that facility since 1991, and does not feel that the Town is responsible for that and recommend denial.

Mayor Westbrook noted that in the original letter, the claimant referred to this as a START Bus maintenance site, and it was not a maintenance site.

Dave Larson stated that was correct, it was not a maintenance site, but a storage facility.

Bob McLaurin stated that the facility was originally leased during the winter months due to the buses freezing up. He stated this facility was leased to allow the busses to thaw out. He stated that all the maintenance was done in Clark's garage.

Mayor Westbrook stated that he felt this tracked the Torrington case and was an inherent problem in civil litigation dealing with environmental clean up.

A motion was made by Scott Anderson to approve the claim from Earl Downs in an amount not to exceed \$39,128.99. The motion was seconded by Jeff Crabtree. The vote showed all opposed.

Item 11 - RESOLUTIONS

There were no resolutions.

Item 12 - ORDINANCES

Item 12 (a) Ordinance A, An Ordinance Requiring Submittals to Include GIS Information on Approved Media (presented for third and final reading, to be designated Ordinance 472) A motion was made by Scott Anderson to read Ordinance A in short form only. The motion was seconded by Jeff Crabtree. The vote showed all in favor. Ordinance A was read by Dave Larson.

AN ORDINANCE ADDING A NEW SECTION TO CHAPTER 24 OF TITLE 17 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON TO BE DESIGNATED SECTION 17.24.125 AND TO BE TITLED "SURVEY INFORMATION REPORT", REQUIRING CERTAIN SURVEY INFORMATION FOR SUBDIVISIONS AND LOT SPLITS, INCLUDING ASCII COORDINATES AND ADDITIONAL INFORMATION IN A COMPUTERIZED FORMAT; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Scott Anderson to approve Ordinance A on third and final reading and designated it Ordinance 472. The motion was seconded by Scott Anderson. The vote showed all in favor.

Item 12(b) Emergency Ordinance regarding definition of Single-Family.

Dave Larson stated that it would be a determination by the Council that an emergency does exist.

A motion was made by Scott Anderson that an emergency does exist. The motion was seconded by Jeff Crabtree.

Mayor Westbrook stated that this relates to the local financial institutions and the federal institutions dealing with FHA, HUD, the Fannie Mays and the Freddie Macs. He stated that

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our ordinance 105 was affecting local loans being processed. Mayor Westbrook then called for the vote. The vote showed all in favor.

A motion was made by Scott Anderson to read Ordinance B in short form only. The motion was seconded by Jeff Crabtree. The vote showed all in favor. The ordinance was read by Dave Larson.

AN ORDINANCE AMENDING SECTION 4 OF CHAPTER 1 OF TOWN OF JACKSON ORDINANCE NO. 105 AND SECTION 18.08.200 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REVISING THE DEFINITION OF FAMILY TO INCLUDE UP TO FIVE UNRELATED INDIVIDUALS; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT:

A motion was made by Jeff Crabtree to approve the emergency ordinance and designate it Ordinance 473. The motion was seconded by Scott Anderson.

Mayor Westbrook stated that an emergency ordinance does not require three readings, and it will take effect immediately upon reading it tonight.

Scott Anderson proposed an amendment to change the word "three" and the number "(3)" in the fourth sentence down where it says five. He stated that section of the sentence would read, "a group of not more than three (3) persons who need not be so related, ..."

The maker of the motion agreed with that amendment.

Mayor Westbrook was concerned and felt that the Council needed to maintain some type of control over what single-family neighborhoods were and to remove as much as possible the expectation that someone has the ability to rent out every bedroom in their house in a single-family neighborhood. He hoped this would bring us into compliance with the fair housing act. At the same time, Mayor Westbrook wanted to investigate measures at the Town's disposal that would maintain the integrity of single-family neighborhoods and try and remove or alleviate that expectation in the real estate market. He stated it was also not the goal of multi-family neighborhoods to turn them into resort neighborhoods either.

Dave Larson stated that this met the criteria for these loans.

Scott Anderson agreed with Mayor Westbrook and added that the way this issue came to light was distasteful. He hoped that the intent of those who were behind making an issue out of this were not doing it to subvert affordable housing for their benefit.

Mayor Westbrook then called for the vote. The vote showed all in favor.

Item 13 - ITEM 93-118, PRELIMINARY PLAT FOR ELK RUN TOWNHOUSES

Bruce Bowman gave an overview of this request. This is for a 62 unit townhouse development that was presently under construction. He stated that the Planning Commission gave a unanimous recommendation for approval with conditions. He stated that there was also a letter attached concerning exaction fees.

Mayor Westbrook asked if the Council was accepting the preliminary plat as presented and also accepting the exaction fees as stated.

Bruce stated that was correct.

Scott Anderson asked if this included the Pathways as previously discussed.

Mayor Westbrook stated that was correct. It outlined the park exactions at \$89,608.60 and