

**Teton County Board of Commissioners
Regular Meeting Agenda
Commissioners Chambers - 200 S Willow
Tuesday, May 17, 2022, 9:00 a.m.**

PLEASE SILENCE ELECTRONIC DEVICES DURING THE MEETING

TO WATCH THE MEETING ONLINE:

Video Streaming Link (no participation): <https://tetoncountywy.gov/1185/Meeting-Video>

TO MAKE PUBLIC COMMENT VIRTUALLY:

DIAL 1.669.900.6833 WEBINAR ID: 854 5827 4685

OR

LINK TO JOIN WEBINAR: <https://us02web.zoom.us/j/85458274685>

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

APPROVAL OF MINUTES: for meetings dated [4-25-2022](#), [5-2-2022](#), [5-3-2022](#), and [5-4-2022](#)

CONSENT AGENDA

CORRESPONDENCE REPORT [Report](#) [Detail](#)

PUBLIC COMMENT

*Public comment for Action Items is taken at the time the item is presented. This section is reserved for public comment on all other agenda items, or for items not included on today's agenda. Public comment is limited to 3 minutes. As a general practice, the Commission will not hold discussion or respond to these comments. If you are attending the meeting via Zoom phone call and wish to make public comment, **please dial *9**. You can also submit public comment at any time by sending an email to commissioners@tetoncountywy.gov.*

MATTERS FROM COMMISSION AND STAFF

1. Consideration of [Malt Beverage Permit Transfer of Ownership - Leeks Marina Restaurant](#)
2. Consideration of [Restaurant Liquor License Transfer of Ownership - Leeks Marina Restaurant](#)
3. Consideration of [Malt Beverage Permit Transfer of Ownership - Signal Mountain Lodge](#)
4. Consideration of [Resort Liquor License Transfer of Ownership - Deadman's Bar Signal Mountain Lodge](#)
5. Consideration of [New Malt Beverage Permit - Jenny Lake Store](#)
6. Consideration of [Prudential Group Contract 2022](#)
7. Consideration of [an Employee Housing Lease for Hoback Cabin #9](#)
8. Consideration of [an Employee Housing Lease 40 East Pearl Unit 203](#)
9. Consideration of [Contract for Commissioning at EOC](#)
10. Consideration of [Contract for HVAC Phase 5 CLC Rafter J](#)
11. Consideration of [Gravel Extraction Agreement with R-Park](#)
12. Consideration of [Approval of Contract for Recreation Center Custodial Services](#)
13. Consideration of [Public Noticing for FY2023 Fees for the Recycling and HHW Facilities](#)
14. Consideration of [Resolution Proclaiming May as Mental Health Awareness Month](#)
15. Consideration of [Consideration to Purchase Exhaust Filters](#)
16. Consideration of [Approval of a Wildland Fire Support Grant](#)
17. Consideration to [Approve Wildfire Annual Operating Plan](#)
18. Consideration of [SLIB Funding for Fire Station 1](#)
19. Consideration of [Lovett Conservation Easement](#)

MATTERS FROM PLANNING & DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

a. [CUP2021-0007 - BUFFALO VALLEY LAND & CATTLE LLC](#)

1. **Permit:** GEC2021-0197R – **CONTINUED FROM APRIL 19, 2022** [Staff Report](#)
Applicant: GRAND TETON POLO RANCH, LLC (Agent: Hans Schuldt)
Presenter: Amy Ramage
Request: Construct a wildlife habitat pond, berms, and associated grading with total disturbance of 554,700 square feet.
Location: 3000 Spring Gulch Road N.

2. **Permit:** CUP2021-0005 - **CONTINUED FROM MAY 3, 2022** [Staff Report](#) [Application](#)
Applicant: STAGE STOP INC.
Presenter: Chandler Windom
Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for Workforce Apartments at the Legacy Lodge.
Location: 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.

3. **Permit:** SKC2022-0001 [Staff Report](#) [Application](#)
Applicant: LOWER VALLEY ENERGY, INC.
Presenter: Chandler Windom
Request: A Sketch Plan pursuant to Section 8.3.1 of the Teton County Land Development Regulations for the Lower Valley Energy 17-lot workforce housing subdivision.

Please note that at any point during the meeting, the Chair and Commissioners may change the order of items listed on this agenda. To ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

- Location:** Subject parcel, PIDN 22-40-16-21-2-00-005, has no street address but is located directly south of 4000 S Hwy 89, on the east side of the Highway. The parcel is zoned Suburban and is in the Natural Resources Overlay.
- 4. Permit:** MSC2022-0018 - **CONTINUE TO JUNE 7, 2022 BCC MEETING** [Application](#) [Memo](#)
Applicant: Trevor Johnson
Presenter: Hamilton Smith
Request: An application to amend a condition of approval on a Final Development Plan for the Targhee Village subdivision (DEV99-0027), to amend the condition such that a fee-in-lieu be provided to meet affordable housing standards rather than subject the property to a deed restriction as an Affordable lot, pursuant to Section 8.2.13 of the Land Development Regulations, Amendment of Permits or Approvals.
Location: Lot 21 of Targhee Village, Plat No. 971. The subject Lot is undeveloped, located within the Targhee Village Subdivision in the Rural-3 Zone (R-3). The Lot is not within any Teton County Zoning Overlays.
- 5. Permit:** SD2022-0003 – **CONTINUE TO JUNE 7, 2022 BCC MEETING** [Application](#) [Memo](#)
Applicant: Trevor Johnson
Presenter: Hamilton Smith
Request: Partial Vacation Without Replat, of Lot 21 of Targhee Village, Plat No. 971, pursuant to Section 8.2.13.C.5 of the Teton County Land Development Regulations, Amendment of Permits or Approvals, to remove plat notes referencing the status of Lot 21 as "Affordable" or "Deed Restricted".
Location: Lot 21 of Targhee Village, Plat No. 971. The subject Lot is undeveloped, located within the Targhee Village Subdivision in the Rural-3 Zone (R-3). The Lot is not within any Teton County Zoning Overlays.
- 6. Permit:** DEV2022-0001 [Staff Report](#) [Application](#)
Applicant: TETON PINES LIMITED LIABILITY COMPANY
Presenter: Chandler Windom
Request: A Development Permit pursuant to Section 8.3.2 of the Teton County Land Development Regulations (LDRs) to Amend DEV2020-0005 for the Teton Pines activity barn.
Location: 3450 Clubhouse Drive is located within the Teton Pines Commercial Area on Lot 2 Jackson Hole Racquet Club Resort Commercial Area 3rd Amendment. This property is immediately east of the Teton Pines Golf Course and west of State Hwy 390. The lot is zoned Planned Unit Development-Neighborhood Conservation (PUD-NC) and is partially within the Natural Resource Overlay.
- 7. Permit:** SD2022-0002 – **CONTINUE TO THE JUNE 7, 2022 BCC MEETING** [Application](#) [Memo](#)
Applicant: A:JL DUERSCH, LLC & PWD DUERSCH, LLC C/O LYNCH, ALLEN J
Presenter: Chandler Windom
Request: Request pursuant to Land Development Regulation Section 8.5.3 for a 2-lot Subdivision Plat, the "Teton Vista Ranches."
Location: The subject property PIDN 22-44-18-19-1-00-003 is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.
- 8. Permit:** SD2021-0005 – **CONTINUE TO JUNE 7, 2022 BCC MEETING** [Application](#) [Memo](#)
Applicant: SRS CLUB, LLC
Presenter: Hamilton Smith
Request: Partial Vacation Without Replat, of Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195, pursuant to Section 8.2.13.C.5 of the Teton County Land Development Regulations, Amendment of Permits or Approvals, to vacate interior lot lines.
Location: Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195. All subject Lots are undeveloped, located within the Snake River Sporting Club Planned Residential Development, adjacent to the Snake River Sporting Club Golf Course in the Rural 1 Zone (R-1), and are within the Scenic Resources Overlay and the Natural Resources Overlay.

MATTERS FROM COMMISSION – No Public Comment Taken

EXECUTIVE SESSION

WORKSHOP

ADJOURN