

**OFFICIAL SUMMARY PROCEEDINGS  
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met in regular meeting on **March 15, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00 a.m. and the Pledge of Allegiance was recited.

**ROLL CALL**

County Commission: Natalia Macker, Chairwoman, Luther Propst, Vice-Chairman, Mark Barron, Mark Newcomb and Greg Epstein were present.

**ADOPTION OF AGENDA**

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adopt today's agenda as presented. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

**MINUTES**

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the 2-28-2022, and 3-1-2022 minutes. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

**CONSENT AGENDA**

A motion was made by Commissioner Epstein and seconded by Commissioner to place the following Matters from Staff on a Consent Agenda:

1. Consideration of Approval of Transfer of Ownership of Resort Liquor License
3. Consideration of Janitorial Contract
5. Consideration of Gros Ventre Atherton Campground Snow Removal Maintenance, Construction, and Planning Grant Agreement between the State of Wyoming and Teton County
6. Consideration of Authorizing Resolution and other documents for FTA Direct Recipient Status for BUILD Grant
8. Consideration of FY 2022 FTA Certifications and Assurances for FAST Grant for Stilson Transit Center
9. Consideration of a Letter of Authorization for Jackson/Teton County Housing Department for 445 E. Kelly Avenue
10. Consideration of a Letter of Authorization for Habitat for Humanity for 445 E. Kelly Avenue
13. Consideration of a Letter of Engagement Appointing a Hearing Officer
14. Consideration of FY23 COVID Funding Treatment Court
15. Consideration of FY22 State Grant Contract Amendment

Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

**MATTERS FROM COMMISSION AND STAFF**

**1. Consideration of Approval of Transfer of Ownership of Resort Liquor License**

To approve the transfer of a Resort Liquor License from Spring Creek Resort Limited Liability Company to Amangani Operator LLC for the time period of March 15, 2022 to January 6, 2023.

**3. Consideration of Janitorial Contract**

To approve the contract for janitorial services with White Glove Professional Cleaning Services in the amount of \$28,796.80 monthly, for the term July 1, 2022 through June 30, 2025.

**5. Consideration of Gros Ventre Atherton Campground Snow Removal Maintenance, Construction, and Planning Grant Agreement between the State of Wyoming and Teton County**

To approve the Maintenance, Construction, and Planning Grant Agreement between the State of Wyoming, Department of State Parks and Cultural Resources, Division of State Parks, Historic Sites and Trails, and Teton County.

**6. Consideration of Authorizing Resolution and other documents for FTA Direct Recipient Status for BUILD Grant**

To approve the Authorizing Resolution to become a Direct Recipient with the Federal Transit Administration for the BUILD Grant and TMCI Project and the Fiscal Year 2022 Annual List of Certifications and Assurances for FTA Grants and Cooperative Agreements 2.

Further, to approve the Designation of Signature Authority and to direct Heather Overholser as Public Works Director and Abigail Moore as Deputy County Attorney to execute and submit on behalf of Teton County all necessary documents related to securing and maintaining Direct Recipient status with FTA within TrAMS.

**8. Consideration of FY 2022 FTA Certifications and Assurances for FAST Grant for Stilson Transit Center**

To approve the Fiscal Year 2022 Annual List of Certifications and Assurances for FTA Grants and Cooperative Agreements required for the FAST Grant awarded to Teton County through the Wyoming Department of Transportation.

### **9. Consideration of a Letter of Authorization for Jackson/Teton County Housing Department for 445 E. Kelly Avenue**

To approve the Letter of Authorization designating Jackson/Teton County Affordable Housing Department as authorized owner's representative for redevelopment of the site owned by Teton County at 445 E Kelly Avenue.

### **10. Consideration of a Letter of Authorization for Habitat for Humanity for 445 E. Kelly Avenue**

To approve the Letter of Authorization designating Habitat for Humanity of the Greater Teton Area as authorized owner's representative for submission and management of Building Permits and a Townhouse Plat for the site owned by Teton County at 445 E Kelly Avenue.

### **13. Consideration of a Letter of Engagement Appointing a Hearing Officer**

To approve the Letter of Engagement with Richard D. Stout to serve as the county hearing officer at the rate of \$275 per hour.

### **14. Consideration of FY23 COVID Funding Treatment Court**

To approve FY23 Covid funding contract for the Teton County Treatment Court.

### **15. Consideration of FY22 State Grant Contract Amendment**

To approve the amendment to replace exhibit B with exhibit B-1

### **DIRECT CORRESPONDENCE**

1. Gillian Chapman 2/23/2022 email regarding School District SPET Request
2. Carol Schneebeck 2/23/2022 email regarding Rafter J Lot 333
3. Vicky O'Donoghue 2/23/2022 email regarding Rafter J Lot 333
4. Kevin Cochary 2/23/2022 email regarding JH Assisted Living Need
5. Robin Paulson 2/24/2022 email regarding Septic Regulations
6. Danna Nehrbas 2/24/2022 email regarding Septic Inspections
7. Georgie Stanley 2/24/2022 email regarding Septic Regs
8. Sarah Scully 2/24/2022 email regarding Septic Regulations
9. Kristen Broeder 2/24/2022 email regarding Water Quality
10. Brad Nielson 2/24/2022 email regarding Septic Regulations
11. Anna Olson 2/24/2022 email regarding Workforce Rental Restriction - Proposed
12. Bobby Shriver 2/24/2022 email regarding Water Quality
13. Peggy McAvoy 2/24/2022 email regarding Rafter J Lot 333
14. Len Carlman 2/24/2022 email regarding Water Quality/SWF Regulations
15. Perk Perkins 2/25/2022 email regarding Water Quality
16. Bruce Bowen 2/25/2022 email regarding Water Quality
17. Matt Faupel 2/25/2022 email regarding Housing Rules and Regs
18. Lannie Hogle 2/25/2022 email regarding Septic Systems/Water Quality
19. Nikki Gill 2/25/2022 email regarding Northern South Park
20. Kelsey Brehm 2/25/2022 email regarding Rafter J Lot 333
21. Donald D Cooke 2/25/2022 email regarding Rafter J Lot 333
22. Mike Turley 2/25/2022 email regarding Rafter J Lot 333
23. James Turley 2/26/2022 email regarding Rafter J Lot 333
24. Lisa Hunt 2/26/2022 email regarding SPET
25. Ed Krajsky 2/26/2022 email regarding Rafter J Lot 333
26. James Turley 2/26/2022 email regarding Rafter J Lot 333
27. Maria Alyce Clark 2/27/2022 email regarding Rafter J Lot 333
28. Pat Weber 2/27/2022 email regarding Rafter J Lot 333
29. Laura Bonich 2/28/2022 email regarding Workforce Rental Program
30. Maria Alyce Clark 2/28/2022 email regarding Rafter J Lot 333
31. Laura Bonich 2/28/2022 email regarding Housing Rules and Regulations
32. April Norton 2/28/2022 email regarding Additional Public Comment - Housing Rules and Regs
33. Elisabeth Rohrbach 2/28/2022 email regarding Rental Restriction Program
34. Julien Hass 2/28/2022 email regarding Rafter J Lot 333
35. Karen Jerger 2/28/2022 email regarding Rafter J Lot 333
36. Don Wadsworth 2/28/2022 email regarding Squaw Creek Name Change Request
37. Bud Chatham 2/28/2022 email regarding Rafter J Lot 333
38. Aaron Pruzan 2/28/2022 email regarding Housing Preservation Program
39. Chi Melville 2/28/2022 email regarding Climate Issues
40. Ben Musser 2/28/2022 email regarding Wilson Corridor Study
41. Melissa Turley 2/28/2022 email regarding Workforce Rental Program
42. Jessica Brown 2/28/2022 email regarding PUD2021-0001 Letter of Concern
43. Jordan Gootnick 2/28/2022 email regarding Alta Recreation
44. Dahlonaga Leeper 3/1/2022 email regarding Bear Proof Trash
45. Cate Stillman 3/1/2022 email regarding Alta Recreation
46. Bill Voge 3/1/2022 email regarding Good Samaritan Mission Letter
47. Stacy Newton 3/1/2022 email regarding Alta Recreation
48. Connie Wieneke 3/1/2022 email regarding BLM Parcel 9/10
49. Jonathan Schechter 3/1/2022 email regarding Political News Article: Public Trust
50. Karen Hurst 3/1/2022 email regarding Alta Recreation
51. Diana Osuna 3/1/2022 email regarding Squaw Creek Rd
52. Winston Welch 3/1/2022 email regarding Alta Tennis Courts
53. Don Wadsworth 3/1/2022 email regarding Squaw Creek Road
54. Ali Cohane 3/1/2022 email regarding Rafter J Lot 333
55. Serese Kudar 3/2/2022 email regarding Workforce Rental Program
56. Joan Shipman 3/2/2022 email regarding Rafter J Lot 333
57. JH Travel and Tourism 3/2/2022 email regarding Notice of Meeting
58. Joe Rice 3/2/2022 email regarding Masking/COVID-19
59. Sophie Lamb 3/2/2022 email regarding Student Engagement Opportunities

60. Joe Albright 3/3/2022 email regarding Letter to Jackson Hole Airport Board
61. Jason Bogstie 3/3/2022 email regarding Draft MOA Comment Deadline
62. Stephan/Jackson Hole Connection 3/3/2022 email regarding Podcast Information
63. Matt Bowers 3/4/2022 email regarding Squaw Creek Road Name Change
64. Susan Johnson 3/4/2022 email regarding Preapplication Conference Request
65. Robert Mack 3/4/2022 email regarding Rec Center Hot Tub
66. Travis Gay 3/4/2022 email regarding Alta Recreation
67. Jared Baecker 3/4/2022 email regarding SPET - South Park Landing
68. Si Matthies 3/7/2022 email regarding Fire in the Mountains CUP
69. Anna Olson 3/4/2022 email regarding Rafter J Lot 333
70. Carlo Cannell 3/4/2022 email regarding Alta Recreation
71. Laura Bonich 3/7/2022 email regarding SPET - Housing Supply Board
72. Gina Lipp 3/5/2022 email regarding Rafter J Lot 333
73. John Wasson 3/6/2022 email regarding Wilson Sewer District SPET
74. Larry Lennon 3/7/2022 email regarding Rafter J Lot 333
75. Wyoming Truth 3/7/2022 email regarding Teton County 24/7 Program
76. Kaycee Wiita 3/7/2022 email regarding SPET for School Housing
77. Harry Statter 3/7/2022 email regarding Hog Island Zoning
78. John Lotshaw 3/7/2022 email regarding Rafter J Lot 333
79. Jonathan Schechter 3/8/2022 email regarding Housing Rules and Regs
80. Case Brown 3/8/2022 email regarding Traffic Impact Study

## **PUBLIC COMMENT**

Public comment was given by Brady Hansen regarding appreciation for the wage increase that was approved for Fire/EMS employees.

## **MATTERS FROM COMMISSION AND STAFF**

### **2. Consideration of Resolution Recognizing the Community's Response to COVID-19**

Rachael Wheeler, Public Health Response Coordinator, presented to the Board for consideration of approval a resolution to recognize for the community's response to the COVID-19 Pandemic.

#### BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY RESOLUTION # \_\_\_\_\_

(Resolution offering appreciation for all who have contributed their time, talents, and efforts for their community during the COVID-19 response in Teton County, WY)

WHEREAS, the Teton County Board of County Commissioners wishes to express appreciation for those who have made sacrifices and continue to make sacrifices in the fight against the COVID-19 pandemic; and

WHEREAS, the Teton County Board of County Commissioners are grateful to those who keep our community's strength and well-being foremost in their hearts, regardless of inconvenience or personal cost; and

WHEREAS, the Teton County Board of County Commissioners thanks the farmers and laborers who grow and harvest our food, the truck drivers and delivery drivers who bring it to our markets, the grocery store staff who keep the shelves filled and service the community, the other community entities who provide food and meals to those in our community and to our tables; and

WHEREAS, the Teton County Board of County Commissioners thanks the teachers who keep our kids engaged and involved in virtual and in-person classrooms, to the employees who run after school programs and activities, and to parents who maintain a home environment conducive to learning; and

WHEREAS, the Teton County Board of County Commissioners thanks the restaurant workers and other retail businesses who have kept their doors open and served their customers and community throughout the last two years; and

WHEREAS, the Teton County Board of County Commissioners thanks the postal workers who have added the term "health crisis" to their famous motto, "Neither snow, nor rain, nor gloom of night . . ."; and

WHEREAS, the Teton County Board of County Commissioners thanks the Town Employees, County Employees, Federal Employees who have continued to provide services to the community and have provided their expertise throughout the response; and

WHEREAS, the Teton County Board of County Commissioners thanks all the contractors and other businesses who keep the water flowing, construction projects moving, streets swept, repaired, and plowed, trash hauled away, parks looking beautiful; and

WHEREAS, the Teton County Board of County Commissioners thanks the first responders: police, firefighters, emergency management, EMTs and paramedics who rush toward those in trouble no matter what the personal risk, and who sometimes risk their lives to save ours; and

WHEREAS, the Teton County Board of County Commissioners thanks those who work in healthcare facilities including hospitals, medical centers, clinics, nursing homes, blood banks, pharmacists, hospice care, research labs, emergency medical transportation, assisted living homes, veterinarians. From doctors and nurses, to cooks and cleaners, we thank you all and want you to know how much we value your service and commitment; and

WHEREAS, the Teton County Board of County Commissioners thanks the public health staff, Teton District Health Officer, and others who have worked tirelessly to provide guidance, recommendations, and information to the community throughout the COVID-19 pandemic; and

WHEREAS, the Teton County Board of County Commissioners thanks all of the non-profit organizations, community-based organizations, and other businesses who not only continued to provide services to the community but also were able to develop new programs to fill holes that were needed during the COVID-19 response including food, housing, financial assistance, among others; and finally

WHEREAS, the Teton County Board of County Commissioners thanks the exceptional people of Jackson and Teton County who are working as volunteers for the COVID-19 response at the COVID-19 hotline, COVID-19 vaccine clinic, and others who checked on neighbors, delivering meals, or just doing their part. We are proud of you, proud to be a part of this community, and proud to serve as your elected officials.

NOW, THEREFORE, having duly met at a regular meeting and considered the matter, the Teton County Board of County Commissioners, do hereby recognize all that has been done and continues to be done for the COVID-19 response in Teton County, WY and do hereby offer their appreciation for all who have contributed their time, talents, and efforts for their community during the COVID-19 response in Teton County, Wyoming.

Adopted on the 15th day of March, 2022.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

March 15, 2022 BCC Regular Meeting Minutes

Natalia D. Macker, Chair  
Attest:  
Maureen E. Murphy, Teton County Clerk

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve the resolution recognizing those who have contributed their time, talent, and efforts during the COVID-19 Response in Teton County, WY. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **4. Consideration of Snake River Fund Parcel Mapping Funding**

Steve Ashworth, Director of Parks and Recreation, presented to the Board for consideration of approval a request for \$10,000 in funding support for the Snake River Fund to complete Recreational Easement Mapping throughout the Snake River Corridor in Teton County, WY

During the 1970s and 1980s a series of court settlements established public lands and recreational easements along the Snake River corridor within Teton County. The easements vary in types of allowed use and geographic location. As a result, the public and local landowners have been challenged with a clear understanding of the public rights vs. private property rights. The purpose of the project is to assemble the legal documents and provide a tool that clearly communicates areas of access and allowed uses. Parks and Recreation currently operates a phone app that allows boaters and other river users to clearly see on a map their location as to ownership of lands along and below the Snake River. Researching and determining where are all of the recreational easements are located will assist users of the river to know whether access is allowed onto sandbars, islands, wading, and anchoring in certain sections of the river.

Public comment was given by Jared Baecker.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to authorize funding not to exceed \$10,000 for the Snake River Fund to complete Recreational Easement Mapping along the Snake River Corridor in Teton County, Wyoming in accordance with the grant application document included in the staff report Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **7. Consideration of Trihydro Contract Work Change Order #1 for Septic Inspection and Maintenance Programs**

Chris Colligan, Public Works Project Manager, presented to the Board for consideration of approval Work Change Order #1 to the Trihydro Contract Master Agreement for Water Quality Master Planning to include the evaluation of septic maintenance and inspection programs

The additional work is incorporated into Task 7 within Trihydro's original scope of work and schedule, which will allow the consultant to first identify and analyze threats and vulnerabilities to water quality throughout Teton County and then to evaluate the feasibility and effectiveness of maintenance, inspection, and compliance programs through that lens.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to Approve the Trihydro Work Change Order #1 to the original Consulting Services Master Agreement and Work Order for Teton County Comprehensive Water Quality Management Planning in the amount of \$55,185, to be solely funded by Teton County. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to further authorize Teton County to use American Rescue Plan (ARP) funding in the amount of \$55,185 for Work Change Order #1, and specifically that the Teton County Board of County Commissioners find that the project meets the Federal requirements under ARP that allows for the funds to be used for Water and Sewer Infrastructure. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **11. Consideration of Approval of the Operating Agreement for Jackson Street Apartments**

April Norton, Housing Director, presented to the Board for consideration of approval an Operating Agreement for Jackson Street Apartments, LLC. This public-private partnership will create 57 permanently deed restricted apartments in downtown Jackson, including 15 First Rights of Rental for Teton County employees

Over the past five years, the Housing Department and Cumming Foundation have been working closely to create a public-private partnership development located at 320, 360, & 380 S. Jackson Street, 255 & 257 W. Kelly Avenue, 335 S. Millward Street, 270 W. Hansen Ave, and Lots 2-4 BLK 9 2nd Wort Addition (10 lots located directly south of Snake River Brewing Company).

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Newcomb to approve the Operating Agreement of Jackson Street Apartments LLC. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **12. Consideration of an RFP for Nonresidential Space Located at 105 Mercill Avenue**

April Norton, Housing Director, presented to the Board for consideration of approval a possible future uses for the nonresidential space located at 105 Mercill Avenue.

In February 2021, the Board voted to exercise its option to purchase the nonresidential space in the 105 Mercill Avenue development for \$800/square foot (\$5,488,800 total). This development is a public-private partnership that will result in 30 Workforce homes along with 6,861 square feet of nonresidential space. The development is estimated for completion at the end of 2022. On February 15, 2022, the Board directed staff to draft a Request for Proposals ("RFP")

for childcare services located in the nonresidential spaces on the first floor of the development. The draft RFP is attached to the staff report for consideration by the Board.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to direct staff to publicly release the Request for Proposals for Childcare Services Located at 105 Mercill Avenue as presented today. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The Chairwoman suggested a friendly amendment to the motion to say, "as amended today," rather than "as presented today."

Commissioner Epstein, the motion maker, and Commissioner Newcomb, the second, accepted the friendly amendment.

The meeting recessed at 10:00 a.m. and reconvened at 10:07 a.m.

## **MATTERS FROM PLANNING AND DEVELOPMENT**

### **A. MSC2021-0052**

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for MSC2021-0052, an application made by John Eastman, on behalf of the Homeowners of Nowlin Mountain Meadow Subdivision, for a Miscellaneous Planning Request to amend the recorded Declaration of Covenants, Conditions and Restrictions. The original CCRs from 1983 did not allow for dogs to be kept by the homeowners. The CCRs also required that any changes to the restriction on the keeping of the dogs had to be approved by the Teton County Board of County Commissioners. 4. The proposed amendment to the CCRs allows for the keeping of dogs by homeowners with certain restrictions.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Findings of Fact and Conclusions of Law and order granting approval of MSC2021-0052. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **New Business:**

- 1. Permit:** PUD2021-0001 – **CONTINUE TO APRIL 12, 2022**  
**Applicant:** STAGE STOP INC.  
**Presenter:** Chandler Windom  
**Request:** Planned Unit Development (PUD) Amendment pursuant to Section 8.7.3 of the Teton County Land Development Regulations to amend the Rafter J Ranch PUD, specifically those uses allowed on Lot 333 of the Rafter J Ranch.  
**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.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to continue PUD 2021-0001 to the April 12, 2022 Board of County Commissioners meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

- 2. Permit:** CUP2021-0005 - **CONTINUE TO APRIL 12, 2022**  
**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.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to continue CUP2021-0005 to the April 12, 2022 Board of County Commissioners meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **AMD2021-0008 and ZMA2021-0002 were presented concurrently:**

- 3. Permit:** AMD2021-0008  
**Applicant:** TETON COUNTY  
**Presenter:** Rian Rooney  
**Request:** Teton County will consider adoption of amendments to the Teton County Land Development Regulations (LDRs) to establish a new Complete Neighborhood Character Zone and zoning standards. This amendment proposal is made by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners to develop zoning for Complete Neighborhood areas to implement the vision described in the Jackson/Teton County Comprehensive Plan, originally adopted in 2012 and amended in 2020. The proposed amendment would create a new section in the Land Development Regulations, 2.2.2. Workforce Home Business (WHB), which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards. In addition to the creation of Section 2.2.2, this amendment proposes to add this zone to relevant tables and references throughout the LDRs in Articles 2, 4, 5, 6, and 7. The amendment also proposes standards for the Workforce Housing Incentive Program of Division 7.8.  
**Location:** Countywide

**4. Permit:** ZMA2021-0002  
**Applicant:** TETON COUNTY  
**Presenter:** Rian Rooney  
**Request:** Teton County will consider adoption of an amendment to the Teton County Official Zoning Map for approximately 660 acres currently zoned Neighborhood Conservation (NC-TC), Rural (R-TC), and Suburban (S-TC) to Workforce Home Business (WHB), Rural-1 (R-1), and Rural-2 (R-2). The subject parcels are located within the Jackson/Teton County Comprehensive Plan's Subarea 7.2: Hog Island Home Business, which extends along the west side of South Highway 89 approximately from Munger Mountain Road to Kdc Lane. This zoning map amendment is proposed by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners.  
**Location:** Subarea 7.2: Hog Island Home Business. This subarea extends along the west side of South Highway 89 approximately from Munger Mountain Road to Kdc Lane.

Rian Rooney, Associate Long-Range Planner, Planning and Building Services, presented to the Board for consideration of approval applications for a Workforce Home Business (WHB) and Subarea 7.2: Hog Island Home Business Rezone.

This project consists of two applications: AMD2021-0008 (LDR Text Amendment) and ZMA2021-0002 (Zoning Map Amendment/Rezoning).

AMD2021-0008: A proposal to amend the Teton County Land Development Regulations (LDRs), pursuant to Section 8.7.1, to establish a new Complete Neighborhood Character Zone, called Workforce Home Business (WHB), and corresponding zoning standards. The proposed amendment would create a new section in the Land Development Regulations, Section 2.2.2. Workforce Home Business, which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards. The proposed amendment also updates relevant tables and references within articles 2, 4, 5, 6, and 7 of the LDRs to include the proposed WHB zone and zoning standards. The amendment also proposes standards for the Workforce Housing Incentive Program of Division 7.8.

ZMA2021-0002: A proposal to amend the Official Zoning Map, pursuant to Teton County Land Development Regulations Section 8.7.2, Zoning Map Amendment, to rezone approximately 660 acres under various ownership within Subarea 7.2: Hog Island Home Business from Neighborhood Conservation (NC-TC), Rural (R-TC), and Suburban (S-TC) to the Rural-1 (R-1), Rural-2 (R-2) and the Workforce Home Business (WHB) zone, proposed in AMD2021-0008.

Public comment was made by Harry Statter.

#### Motion for AMD2021-0008

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve AMD2021-0008, as presented in the draft dated January 11, 2022, to establish the Workforce Home Business (WHB) zone in Section 2.2.2 of the LDRs, being able to make the findings of LDR Section 8.7.1. as recommended by the Planning Director & Planning Commission. Planning Commission's Suggested Condition:

1. That the maximum scale of use for Workforce Home Business Option lots be raised from 2,500 to 3,000 habitable square feet.

Chairwoman Macker called for a vote. The vote showed three in favor and the motion carried 3-2 with Commissioners Epstein and Barron opposed.

#### Motion for ZMA2021 0002

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve ZMA2021-0002, as presented in the draft zoning map dated January 11, 2022, to rezone the subject properties from Neighborhood Conservation, Suburban, and Rural to Workforce Home Business, Rural-1, and Rural-2, being able to make the findings of LDR Section 8.7.2 as recommended by the Planning Director & Planning Commission. Chairwoman Macker called for a vote. The vote showed three in favor and the motion carried 3-2 with Commissioners Epstein and Barron opposed.

#### **ADJOURN**

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:59 a.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk