

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

The Teton County Board of Commissioners met in regular meeting on **June 7, 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: Luther Propst, Vice-Chairman Mark Newcomb and Greg Epstein were present in-person and Commissioner Mark Barron joined the meeting via Zoom. Natalia Macker, Chairwoman, was absent.

ADOPTION OF AGENDA

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

MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the 5-10-2022, 5-16-2022, 5-17-2022, 5-23-2022, and 5-24-2022 minutes. Vice-Chairman Propst called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

1. Consideration of Fairgrounds HVAC Service Agreement
2. Consideration of Motorola Service Contract
3. Consideration of Entre-Prises Climbing Design/Build Contract
4. Consideration of StreetLight Insight Named User Access Agreement
5. Consideration of a FY22 START Budget Amendment for Nightly Teton Village Local Service
6. Consideration of Addendum #1 to the Cardboard Collection Contract
7. Consideration of Sustainable Business Leader Program Collaboration with the Riverwind Foundation
8. Consideration of Employee Lease at Hoback Cabin #7
9. Consideration of Employee Lease at Hoback Cabin #8
11. Consideration of an Employee Lease at 40 E. Pearl Avenue Unit 201
14. Consideration of an Agreement with Bluebeam for Training Services

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

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

MATTERS FROM COMMISSION AND STAFF

1. Consideration of Fairgrounds HVAC Service Agreement

To approve the Mechanical Service Agreement with Long Mechanical Solutions in the amount of \$4,125.00 annually.

2. Consideration of Motorola Service Contract

To approve the contract with Motorola Solutions for radio support services in the amount of \$31,583.40

3. Consideration of Entre-Prises Climbing Design/Build Contract

To approve the design build contract with Entre-prises Climbing, Inc for the Recreation Center climbing walls and boulders with a pre-construction design services fee of \$42,375.00.

4. Consideration of StreetLight Insight Named User Access Agreement

To approve the StreetLight Insight Named User Access Agreement.

5. Consideration of a FY22 START Budget Amendment for Nightly Teton Village Local Service

To approve an amendment to the FY22 START budget in the amount of \$17,000 and further approve an amendment to the FY22 Teton County budget in an amount not to exceed \$9,520, for the provision of Teton Village Local bus route night service.

6. Consideration of Addendum #1 to the Cardboard Collection Contract

To approve Addendum #1 to the 2019 Agreement with Westbank Environmental Services for the collection and delivery of commercial cardboard, which will extend the Agreement by two years, with a new expiration date of June 30, 2024.

7. Consideration of Sustainable Business Leader Program Collaboration with the Riverwind Foundation

To approve the agreement with the Riverwind Foundation for Sustainable Business Leader Program Collaboration in the amount of \$5,000, plus annual Sustainable Business Leader dues, estimated at \$11,500.

8. Consideration of Employee Lease at Hoback Cabin #7

To approve the Lease Agreement for Hoback Cabin #7, located at 11055 S highway 89, with County employee Anna Barker.

9. Consideration of Employee Lease at Hoback Cabin #8

To approve the Lease Agreement for Hoback Cabin Transitional Unit #8 located at 11055 S Highway 89, with County employee Lindsey Currie.

11. Consideration of an Employee Lease at 40 E. Pearl Avenue Unit 201

To approve the Lease Agreement for 40 East Pearl Unit #201 with Stephanie Franco.

14. Consideration of an Agreement with Bluebeam for Training Services

To approve the Bluebeam Services Agreement for training services in an amount not to exceed \$3,000.

DIRECT CORRESPONDENCE

1. Dan Baker 5/11/2022 email regarding Highway 390 Rock Storage
2. Travis Gay 5/11/2022 email regarding Alta Recreation
3. Responsible Growth Coalition 5/11/2022 email regarding Tribal Trail Open House
4. Danette Jolly 5/11/2022 email regarding Rafter J Lot 333
5. Virginia Lynch Dean 5/11/2022 email regarding Rodeoground Location
6. Ed Lavino 5/11/2022 email regarding Fire in the Mountains, Indian Trails
7. Melissa Seligmann 5/12/2022 email regarding State Trust Lands
8. Leah Seligmann 5/12/2022 email regarding State Trust Lands
9. Katherine Seligmann 5/14/2022 email regarding State Land Use
10. Kathy Tompkins 5/12/2022 email regarding Northern South Park
11. James Turley 5/13/2022 email regarding Rafter J Lot 333
12. John Wright 5/13/2022 email regarding Tribal Trails
13. Melissa Turley 5/13/2022 email regarding START Summer Schedule Evening Service
14. Judy Adams 5/13/2022 email regarding Rafter J Lot 333
15. Liz Prax 5/13/2022 email regarding Water Quality SPET
16. Jan Lovett 5/14/2022 email regarding Rafter J Lot 333
17. Andrew Erskine 5/14/2022 email regarding Tourism Reduction
18. Mac Chapple 5/15/2022 email regarding Grizzly Bears
19. Karilyn Brodell 5/16/2022 email regarding Rafter J Lot 333
20. Carol Schneebeck 5/16/2022 email regarding Rafter J Lot 333
21. Alexander Muromcew 5/16/2022 email regarding State Lands in Teton County
22. Sandra Ostdiek 5/16/2022 email regarding Rafter J Lot 333
23. Kathy Farbod 5/16/2022 email regarding Future of Rodeogrounds
24. Donald Saner 5/16/2022 email regarding Future of Rodeogrounds
25. Lori King 5/16/2022 email regarding Future of Rodeogrounds
26. Gary Williams 5/16/2022 email regarding Future of Rodeogrounds
27. Melissa Turley 5/16/2022 email regarding State Land Rock Storage
28. Connie Cordill 5/16/2022 email regarding Future of Rodeogrounds
29. Milton Hsu 5/16/2022 email regarding Future of Rodeogrounds
30. Lynne Wagner 5/16/2022 email regarding Rafter J Lot 333
31. Margaret Creel 5/16/2022 email regarding Rafter J Lot 333
32. Dan Winder 5/16/2022 email regarding Future of Rodeogrounds
33. Pamela McIntosh 5/16/2022 email regarding Rafter J Lot 333
34. Mike Turley 5/16/2022 email regarding Rafter J Lot 333
35. Lorna Miller 5/17/2022 email regarding LVE Fencing/Wildlife
36. Lorna Miller 5/17/2022 email regarding Elk Tracks on LVE Parcel
37. Ann Smith 5/17/2022 email regarding Bearproof Trash
38. Morgan Jaouen 5/17/2022 email regarding JH History Museum Update/Request
39. Teton Village Water & Sewer District 5/18/2022 email regarding FY23 Mill Levy Request
40. Jennifer Reichert 5/17/2022 email regarding Tribal Trails Connector
41. Justin Adams 5/18/2022 email regarding Future of Rodeogrounds
42. Wade Hirschi 5/18/2022 email regarding Fish Creek ISD
43. Rob Bass 5/18/2022 email regarding Tax Assessment for Evans Court
44. Wade Hirschi 5/18/2022 email regarding Wilson Sewer District Proposed Budget
45. Russell Scottq 5/19/2022 email regarding Rafter J Lot 333
46. Meghan Quinn 5/19/2022 email regarding SPET Water Quality
47. Cynthia Dietzmann 5/19/2022 email regarding 307 Horse Racing
48. Butch and Linda Williams 5/19/2022 email regarding SPET Water Quality
49. Dawn Webster 5/20/2022 email regarding SPET Water Quality
50. Karilyn Brodell 5/19/2022 email regarding Rafter J Lot 333
51. Meghan Quinn 5/20/2022 email regarding Tribal Trail Connector
52. William Gale 5/20/2022 email regarding Building Permitting and Planning
53. Lisa Friesecke 5/20/2022 email regarding SPET Water Quality
54. Sam Petri 5/20/2022 email regarding SPET Transportation Alternatives
55. John Culbertson 5/20/2022 email regarding SPET Water Quality
56. Caroline Haines 5/20/2022 email regarding Clean Water for SPET
57. Kevin Cochary 5/20/2022 email regarding SPET Assisted Living
58. Karen Connelly 5/20/2022 email regarding SPET Projects
59. Leslye Hardie 5/20/2022 email regarding Clean Water for SPET
60. Loyd Hutchins 5/23/2022 email regarding Clean Water for SPET
61. Jared Smith 5/20/2022 email regarding Tribal Trails Connector
62. Karen Daubert 5/20/2022 email regarding Tribal Trails Connector
63. Juliet Unfried 5/20/2022 email regarding Clean Water for SPET
64. Ko Strobehn 5/20/2022 email regarding Clean Water for SPET
65. George Pacchiana 5/20/2022 email regarding Clean Water for SPET
66. Kathy Tompkins 5/23/2022 email regarding Northern South Park and Other Development

67. Philip Round 5/23/2022 email regarding Granite Canyon Entrance
68. Reynolds Pomeroy 5/23/2022 email regarding Clean Water for SPET
69. Fritz Valentine 5/23/2022 email regarding Tribal Trails Connector
70. Alex Muromcew 5/23/2022 email regarding Clean Water for SPET
71. Kimberly McMorrow 5/23/2022 email regarding Clean Water for SPET
72. Caroline Taylor 5/23/2022 email regarding Clean Water for SPET
73. John McMorrow 5/23/2022 email regarding Clean Water for SPET
74. Bobby Griffith 5/23/2022 email regarding South Park Landing West
75. Anna Olson 5/23/2022 email regarding SPET Discussion
76. Wyoming State Historic Preservation Office 5/23/2022 email regarding Bridge Over the Snake River
77. Alexandra Mellado 5/23/2022 email regarding Suggestion for CWC
78. Jonathan Schechter 5/23/2022 email regarding SPET Spreadsheet
79. Hilary Hays 5/24/2022 email regarding Support for JH Children's Museum
80. Libby Crews-Wood 5/24/2022 email regarding Children's Museum
81. Anne Comeaux Sutton 5/24/2022 email regarding Budget/Salary Comments
82. Betsy Carlin 5/25/2022 email regarding JH Children's Museum
83. Hannah Navarro 5/26/2022 email regarding JH Children's Museum
84. Elisabeth Collins 5/25/2022 email regarding TVWSD, TVSFD, TVISD Budgets
85. Anthony Swentosky 5/25/2022 email regarding TCSD1 for JH Children's Museum
86. Annie Riddell 5/25/2022 email regarding JH Children's Museum
87. Mike Keegan 5/25/2022 email regarding Rafter J Homeowners / Lot 333 Proposal
88. Wade Hirschi 5/26/2022 email regarding Aspens Pines Water District Budget
89. Chi Melville 5/26/2022 email regarding Housing Article
90. Camille Obering 5/26/2022 email regarding Complaint Re: Clothing at Concert
91. Lauren Roux 5/27/2022 email regarding JHCM on Mercill
92. Charlie Joy 5/27/2022 email regarding JH Children's Museum
93. Kris Greenville 5/27/2022 email regarding Northern South Park
94. Kelvin Stirn 5/27/2022 email regarding Illegal Dumping of Dirt into the Snake River
95. Samantha Danahy 5/30/2022 email regarding Northern South Park
96. Ann Smith 5/30/2022 email regarding Dog Park Request
97. Phil Stevenson 5/30/2022 email regarding Rafter J Lot 333
98. Anne Cresswell 5/31/2022 email regarding Northern South Park
99. Teton County, ID 5/31/2022 email regarding Notice of Sheriff's Sale
100. John Hebbenger JR 5/31/2022 email regarding SPET Ballot Items

PUBLIC COMMENT

Public comment was given by Sheriff Matt Carr regarding concerns about bollards on Town streets.

Public comment was given by Blair Moss regarding the Fairgrounds/Rodeo property and housing projects.

Public comment was given by Rebecca Bextel regarding the Fairgrounds/Rodeo property and housing projects.

MATTERS FROM COMMISSION AND STAFF

10. Consideration of Master Lease and Employee Subleases for 400 W. Snow King Units 12, 17, and 23

Stacy Stoker, Housing Manager, presented to the Board for consideration of approval a Master Lease Agreement with the Town of Jackson and Sublease Agreements for three studio units at 400 W Snow King Avenue (Parks and Rec Building).

The Town of Jackson owns twenty-six housing units at 400 W. Snow King Avenue. Teton County shared the cost to construct the building and shares the use of these units for County employees with the Town. The Town provides the leases and maintains the building. They also collect the rents and security deposits. For the summer of 2022, seven of the studio housing units at 400 W. Snow King will be master leased by Teton County from the Town of Jackson. These units will be used to house Parks and Recreation seasonal employees and a Public Health intern. The master lease will allow Teton County to pay rent for the units.

Steve Ashworth, Director of Parks and Recreation, and Jodie Pond, Director of Health, answered questions from the Board.

Public comment was given by Rebecca Bextel.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Master Lease Agreements and Sublease Agreements for 400 West Snow King Units 12, 17 and 23 as presented by staff, subject to legal review.

A question was raised as to the number and type of residents listed in the staff report and it was suggested that the motion specify which units will be used for seasonal employees versus interns.

Commissioner Barron withdrew his motion.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Master Lease Agreements and Sublease Agreements for 400 West Snow King unit 12 for a seasonal Parks and Recreation employee, unit 17 for a seasonal Parks and Recreation employee, and unit 23 for Public Health subject to legal review. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

12. Consideration of Award for Nonresidential Space at Mercill Condos

April Norton, Housing Director, presented to the Board for consideration of approval a Request for Proposals ("RFP") for Childcare Services at 105 Mercill Avenue and provide staff with direction on how to move forward.

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. On March 14, the

Board directed staff to release the RFP. The submission deadline was May 4, 2022; three responses were received and are summarized in the staff report based on the RFP requirements.

Armando Morales of Happy Kidz Daycare Center, Ethan Lobdell of JH Children's Museum, and Jennifer Wolf of Sweet Spirits Preschool answered questions from the Board.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to continue this item to a date uncertain. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 10:12 a.m. and reconvened at 10:20 a.m.

13. Consideration of Approval of Resolution for Pari-Mutuel Wagering Located at 980 W. Broadway

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a Resolution to approve 307 Horse Racing, Inc. to conduct Pari-Mutuel Wagering on Live Horseracing, Historic Horse Racing, and Simulcast Event within Teton County, Wyoming.

Wyoming Statutes, Title 11, Chapter 25 allows for Pari-Mutuel Wagering on horse racing. The voters of Teton County voted in 1973 to allow Pari-Mutuel Wagering in Teton County. 307 Horse Racing, Inc. would like to conduct pari-mutuel wagering within the Hole Bowl establishment located at 980 W. Broadway in Jackson, Wyoming. Wyoming Statute §11-25-102(a)(vii)(B) require the Teton County Board of County Commissioners to approve any corporation who seeks to conduct pari-mutuel live horse racing, simulcasting, and historic horse racing within the county. A workshop was conducted on May 16, 2022, to give an opportunity for 307 Horse Racing, LLC to provide details of their operation and to answer questions.

Approval of this resolution would allow 307 Horse Racing to apply for a license from the Wyoming Gaming Commission to operate specifically at the Hole Bowl location.

Kyle Ridgeway and Jack Greer of 307 Horseracing commented on the application.

Public comment was given by Sheriff Matt Carr, Elliot Gerson, Jimmy Henderson and Katie Verasnick.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Resolution approving 307 Horse Racing Inc. to Conduct Pari-Mutuel Wagering on Live Horse Racing, Historic Horse Racing, and Simulcast Event within Teton County, Wyoming.

Commissioner Barron withdrew his motion.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue this item to the first regular Board of County Commissioner meeting in July (July 5, 2022). Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

1. DEV2022-0001 - TETON PINES LIMITED LIABILITY COMPANY

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for DEV2022-0001.

This matter came before the Teton County Board of County Commissioners for public hearing on May 17, 2022, upon the application of Northworks Architects & Planners on behalf of Teton Pines Limited Liability Company for a Development Plan, pursuant to Section 8.3.2., Development Plan, of the Teton County Land Development Regulations (LDRs), to Amend the previously approved DEV2020-0005 for an increase in size to the Teton Pines activity barn.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the Findings of Fact and Conclusions of Law and order granting approval for DEV2020-0005. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

2. SKC2022-0001 - LOWER VALLEY ENERGY, INC.

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for SKC2022-0001.

This matter came before the Teton County Board of County Commissioners on May 17, 2022, upon the application of Collins Planning Associates on behalf of Lower Valley Energy, Inc. for a Sketch Plan, pursuant to Section 8.3.1., Sketch Plan, of the Teton County Land Development Regulations (LDRs), for a 17-lot workforce housing subdivision. The property, 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, owned by Lower Valley Energy, Inc. The parcel is zoned Suburban, is 7.14 acres, and is in the Natural Resources Overlay.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the Findings of Fact and Conclusions of Law granting approval for SKC2022-0001. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

- 3. Permit:** SD2022-0002
Applicant: AJL 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.

Chandler Windom, Senior Planner, presented to A Subdivision Plat pursuant to Section 8.5.3 of the Land Development Regulations (LDRs) for a 2-unit Subdivision Planned Residential Development

The applicant, HH Land Strategies, on behalf of the property owners, AJL Duersch, LLC and PWD Duersch, LLC, are requesting a final Subdivision Plat to subdivide a 48.03-acre parcel into 2 lots using the Planned Residential Development (PRD) option. This proposal has an approved Development Permit, DEV2016-0002, which was approved in April of 2021. As required for a PRD option, 70% of the property will be placed in a Teton County Scenic Preserve Trust Easement (TCSPT) as approved through EAS2021-0001. The two lots will be access from North Stateline Road and the development areas are reserved on the western side of the subject parcel. The associated open space is valued for its agricultural activities and scenic views.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve SD2022-0002, dated February 15, 2022 and updated April 27, 2022, with the following conditions, being able to make the four (4) findings for a Subdivision Plat pursuant to Section 8.5.3, as recommended by the Planning Director.

1. Prior to recording of the subdivision plat, the applicant shall pay to Teton County an affordable housing fee in the amount of \$54,813.
2. Prior to recording of the subdivision plat, the applicant shall pay to Teton County a development exaction fee in the amount of \$6,083.15.
3. A Subdivision Improvements Agreement shall be recorded concurrently with the subdivision plat.

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 11:02 a.m. and reconvened at 11:09 a.m.

- 4. Permit:** ZMA2022-0001
Applicant: COMUNIDAD LLC
Presenter: Ryan Hostetter
Request: Teton County will consider adoption of an amendment to the Teton County Official Zoning Map to rezone approximately 13.13 acres currently zoned Rural-3 (R-3) to Suburban (S-TC). This zoning map amendment is proposed by the Jackson Hole Community Housing Trust (agent) on behalf of Comunidad LLC (owner).
Location: The property is located at 9550 S Henry's Road, adjacent to South Highway 89 and approximately 1.5 miles north of Hoback Junction. The property is within the Natural Resources Overlay.

Ryan Hostetter, Senior Long-Range Planner, presented to the Board for consideration of approval a request to amend the Official Zoning Map, pursuant to Teton County Land Development Regulations Section 8.7.2, Zoning Map Amendment, to rezone a 13.13-acre property owned by Comunidad, LLC at the southern end of Henry's Road from Rural-3 to Suburban.

The applicant, Jackson Hole Community Housing Trust, on behalf of the owner, Comunidad, LLC, is requesting a rezone of a 13.13-acre site, located at 9550 S Henry's Road, east of S. Highway 89 and north of Horse Creek Road. The property is approximately 1.5 miles north of Hoback Junction. This request is to rezone the subject site from Rural-3 (R-3) to Suburban (S-TC). The Jackson Hole Community Housing Trust (JHCHT) has requested this rezoning to allow for additional density to build approximately 25 detached units of "100% permanently deed restricted affordable housing for the workforce." The current R-3 zoning only allows for 1 detached single-family dwelling and 1 accessory residential unit (ARU) on this site. The application states that ownership of the property will be transferred to JHCHT upon approval of this zoning map amendment. The application includes a conceptual site plan showing 26 residential units on the site; however, this rezoning application review is not a review of the anticipated residential development, which has not formally been proposed at this time and has not been reviewed by County staff.

Anne Cresswell and Allison Lee of Community Housing Trust, and Tomas Kirsten, Jorgensen Engineering, commented on the application.

Public comment was given by Elliot Gerson, Matt Bambach, Jimmy Henderson, Sarah Cavallaro, Paul and Kathy Spicer, and Lou Hochheiser.

The meeting recessed at 12:03 p.m. and reconvened at 1:30 p.m.

Public comment continued and was given by Robin Levi-Munson, Sheriff Matt Carr, and Jim O'Shea in-person, and Meghan Quinn via Zoom. Amberley Baker, Attorney, commented on restrictions.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve ZMA2022-0001, application received January 25, 2022, to rezone the subject site from Rural-3 to Suburban (S-TC), being able to make the findings of LDR Section 8.7.2 and with the following conditions:

1. Restriction: This Zoning Map Amendment shall not become effective until a deed restriction has been recorded on the subject parcel with the Teton County Clerk, limiting the number of units to 26.

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 2:42 p.m. and reconvened at 2:52 p.m.

- 5. Permit:** MSC2022-0026
Applicant: JHHR HOLDINGS I LLC
Presenter: Ryan Hostetter

- Request:** Miscellaneous Planning Request to amend condition #7 of approval of a Sketch Plan, permit number SKC2020-0001.
- Location:** 1500 South Park Loop Road and two properties immediately to the south along South Park Loop Road, Revised Hereford Ranch Tracts 1 & 10. The parcels are located south of High School Road and east of South Park Loop Road. The parcels are zoned Suburban and Rural-1 and located within the Scenic Resources Overlay (SRO).

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a request to amend condition of approval # 7 of Sketch Plan SKC2020-0001, to amend the timing and process related to 25.67 acres of Suburban zoned land.

The applicant, JHHR Holdings I, LLC, is requesting to amend condition #7 of Sketch Plan SKC2020-0001 which was approved by the Board of County Commissioners on March 2, 2021. This Sketch Plan was for the approval of 84 suburban lots within the existing Suburban zone along High School Road and South Park Loop Road adjacent to the Town of Jackson. Because this approval is located within the Northern South Park Planning Area, condition #7 was put in place in order to allow time for the neighborhood planning process to finalize. The condition reads: "The applicant shall submit their Development Plan application no earlier than December 31, 2021." The neighborhood planning process has taken longer than anticipated and the applicant, JHHR Holdings I, LLC, is now requesting that the Board of County Commissioners revisit this outdated language in condition #7 with an amendment. In addition, new project information regarding the neighborhood planning process has come forward which supports moving the suburban zoned properties to the south in order to accommodate additional density up to the north along High School Road. This change has come about through the neighborhood planning process, and further supports amending the Sketch Plan condition (SKC2020-0001) in order to follow the direction of the Northern South Park neighborhood plan. The requested amendment is to allow the approved Sketch Plan to remain in place along with the approved conditions if the Suburban zone is moved approximately 300 feet to the south on the site.

Susan Johnson, SJ Planning Solutions, and Amberly Baker, for the Applicant, commented on the application. Nichole Gill, the Applicant, commented on the application.

Public comment was given in-person by Chris Deming, and Christine Walker, and Dominique Brough commented via Zoom.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve MSC2022-0026, dated March 11, 2022 and received on March 14, 2022, to move the approved Sketch Plan as shown in the application, and to amend Condition of Approval #7 of Sketch Plan SKC2021-0001 to read as follows:

"The applicant will not submit a Development Plan application until after the Teton County Board of Commissioners approves zoning map amendments submitted by the applicant that simultaneously rezone the applicant's current 25.67 acres of land zoned Suburban to Rural – 1 zone (the "Northern 25"), and 25.67 acres of the applicant's land zoned Rural-1 to the Suburban zone (the "Southern 25"). The Northern 25 and the Southern 25 are depicted on Exhibit A attached hereto. Upon such approval of the zoning map amendments, SKC2020-0001 shall serve as the Sketch Plan for a residential development of no more than 84 Suburban-zoned lots, plus one exaction lot, on the Southern 25 and the applicant may proceed to Development Plan for such development. Notwithstanding the foregoing, if either of the zoning map amendments contemplated by this condition is withdrawn by the applicant, or a decision is not made with respect to both zoning map amendments prior to July 29, 2022, then the applicant may proceed to submit a Development Plan on the Northern 25.67 acres and for the avoidance of any doubt, SKC2020-0001 shall serve as the Sketch Plan for any such development."

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

- 6. Permit:** SD2022-0004
Applicant: CASA ALTA, LLC
Presenter: Chandler Windom
Request: Plat Amendment, pursuant to Section 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate the Lot 33 building envelope on Plat No. 1414 and re-plat an amended building envelope pursuant to Section 8.5.3 of the LDRs.
Location: The subject property, Altamont Lot 33, is located at 275 Altamont Road, Alta. The property is located approximately ¼ mile east from the intersection with Stateline Road. It is zoned Rural-Legacy and is not within any Overlays.

Chandler Windom, Senior Planner, presented to the Board for consideration of approval a plat amendment, pursuant to Section 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate a building envelope on Plat No. 1414 and re-plat an amended building envelope pursuant to Section 8.5.3 of the LDRs.

The applicant is requesting a plat amendment to vacate the building envelope on Lot 33 and re-plat the new 1.17 acre building envelope to accommodate a future building addition. The owner had a similar request approved recently as SD2020-0004 which resulting in the 6th Filing of the Altamont Subdivision. The proposed amended plat will result in the vacated Lot 33 becoming Lot 36 of the 9th Filing of the Altamont Subdivision. The application originally anticipated a 9th filing of Altamont (SD2022-0001) being approved before this application, but when SD2022-0001 was not approved this plat application was adjusted accordingly.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve SD2022-0004, dated March 7, 2022 and revised May 17, 2022 for the partial vacation and re-plat of a building envelope on Lot 33 of the Altamont Subdivision, based on the Teton County Land Development Regulations, being able to make the four (4) findings of Section 8.5.3. and the standards of Section 8.2.13.C., being able to make the finding pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 1414, with no conditions, and request the Teton County Clerk to write vacate on Lot 33 of Plat No. 1414 upon the filing of a new plat. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

- 7. Permit:** SD2022-0005
Applicant: BLUE MOUNTAIN BENCH LLC

Presenter: Chandler Windom
Request: Subdivision Plat, pursuant to Section 8.5.3 of the Land Development Regulations, for the final plat of Phases 1 & 2 of the Blue Mountain Bench Planned Unit Development
Location: 5730 and 5870 W Blue Mountain Road & ranch area Lot 6 of Blue Mountain Bench. The site is on the west bank of Fish Creek and north of the Wilson Commercial Core, adjacent to USFS land to the west. The properties are zoned Rural-2 and are partially within the Natural Resource Overlay.

Chandler Windom, Senior Planner, presented to the Board for consideration of approval a Subdivision Plat pursuant to Section 8.5.3 of the Teton County Land Development Regulations (LDRs) to subdivide the first two phases of development of the previously approved Blue Mountain Bench Planned Unit Development (PUD).

The Blue Mountain Bench PUD was approved in 1996 for a development of eleven (11) residential lots, and two (2) ranch area lots. The PUD was recorded in the form of a Master Plat in November of 1996 and a phasing plan was brought back before the Board in 2016 and approved in the form of DOP2016-0009. An amendment to the final layout of the lots was proposed and approved more recently as DEV2020-0003. The owner, Blue Mountain Bench LLC, is requesting to move forward with the completion of Phases I & II of the PUD development. This will involve the subdivision of the existing Lot 5 into four single family residential lots, and the division of Lot 4 into two single family residential lots. In addition, the final plat will show the adjusted lot configuration as it relates to the ranch area lot(s).

Scott Pierson, on behalf of the Applicant, and Penny Morgan, the Applicant, commented on the application

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve SD2022-0005, dated March 11, 2022, for the proposed subdivision of Phases I & II of the Blue Mountain Bench PUD, with the following conditions, based on the recommended findings.

1. Prior to recording the final subdivision plat, an exaction fee-in-lieu shall be paid to Teton County in the amount of \$36,206.90.
2. A Subdivision Improvements Agreement shall be filed concurrently with this Subdivision Plat.

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

- 8. Permit:** MSC2022-0018 – **CONTINUE TO JUNE 14 OR JUNE 21, 2022**
Applicant: TARGHEE VILLAGE, INC. C/O RHOLAND E. LANGE
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.
- 9. Permit:** SD2022-0003 – **CONTINUE TO JUNE 14 OR JUNE 21, 2022**
Applicant: TARGHEE VILLAGE, INC. C/O RHOLAND E. LANGE
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.
- 11. Permit:** SD2021-0005 - **CONTINUE TO JUNE 14 OR JUNE 21, 2022**
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.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue MSC2022-0018, SD2022-0003, and SD2021-0005 to the June 21, 2022 Board of County Commissioners Meeting. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

- 10. Permit:** VAR2022-0001 – WITHDRAWN
Applicant: MEAD FAMILY, LLC
Presenter: Hamilton Smith
Request: Variance request pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.4.1 Steep Slopes.
Location: 1175 N East Butte Road, Jackson, WY 83001. The property is zoned Rural-1 and is within the Natural Resources Overlay (NRO) and Scenic Resources Overlay (SRO).

The above-referenced application, VAR2022-0001; a variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations (LDRs) to vary Section 5.4.1 Steep Slopes of the County Standards, to develop on natural slopes in excess of 30%, is scheduled to be heard before the Board of County Commissioners on June 7, 2022. During the Planning Commission hearing of this item on 5/17 there was cause to request additional technical information from the applicant related to accessibility to the site and resultant steep slope impacts. Based on the slope

analysis performed by Nelson Engineering, sufficient data now exists to substantiate the area proposed for access as "essential", therefore meeting the standard for an exception from the Steep Slope standards pursuant to Section 5.4.1.B.3. The applicant no longer requires relief from the LDRs as provided through the Variance process. This application has been withdrawn and is no longer on the June 7 agenda for consideration by the Board.

MATTERS FROM COMMISSION

The Board discussed upcoming meetings and scheduling.

ADJOURN

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to adjourn. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 4:20 p.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chairwoman

ATTEST:

Maureen E. Murphy, County Clerk