

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

The Teton County Board of Commissioners met in regular meeting on **July 11, 2023** in the Commissioners Chambers located at 200 S. Willow in Jackson, Wyoming. The meeting was called to order at 9:01 a.m. and the Pledge of Allegiance was recited.

**ROLL CALL**

County Commission: Luther Propst, Chair, Natalia Macker, Vice-Chair, Mark Newcomb, and Wes Gardner were present in-person. Greg Epstein joined via Zoom.

**ADOPTION OF AGENDA**

A motion was made by Commissioner Macker and seconded by Commissioner Gardener to adopt today's agenda with the addition of item #19: Consideration of Approval of a Settlement Agreement in the Case of Rathmann v. BCC of Teton County. Chair Propst 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 Macker to approve the 6-12-2023, 6-20-2023, 6-21-2023, 6-26-2023, 6-26-2023 (Special), 6-27-2023, and 6-27-2023 (Hearing). minutes. Chair Propst called for the vote. The vote showed all in favor and the motion carried.

**CONSENT AGENDA**

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

3. Consideration of Contract Amendment with CoRRnice Architects for GSB Project
4. Consideration of Electrical Contract for Radio Tower Site
5. Consideration of Wilson to Stilson Pathway Change Order #1
6. Consideration of Contract for the North Stateline Road Gravel Surfacing Project
7. Consideration of Contract for the Alta Area Winter Sand Project
8. Consideration of Contract for the Jackson Area Winter Sand Project
9. Consideration of Contract for the 2023 Teton County Chip Seal Project
11. Consideration of a Sublease Agreement with St John's Health for a COVID-19 and Flu Vaccine Clinic
13. Consideration of West Snow King Unit 16 Master Lease Agreement
14. Consideration of Contract for Services for Construction Contract Administration at Parkside at Benson-Brown Station
15. Consideration of the Abandonment of Water Rights for Parkside at Benson-Brown Station
16. Consideration of Employee Housing Updated Leases

Chair Propst called for a vote. The vote showed all in favor and the motion carried.

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

**MATTERS FROM COMMISSION AND STAFF:**

**3. Consideration of Contract Amendment with CoRRnice Architects for GSB Project**

To approve Contract Amendment #2 for the General Services Building Shop Addition architectural design to CoRRnice Architecture in the amount of \$71,370.00.

**4. Consideration of Electrical Contract for Radio Tower Site**

To approve the quote Lucey Electric, Inc. to install electrical service to the 800 Mhz RF site at Grand Targhee in the amount of \$16,188.00.

**5. Consideration of Wilson to Stilson Pathway Change Order #1**

To approve Change Order No. 1 to the Wilson to Stilson Pathway construction contract with Westwood Curtis. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

**6. Consideration of Contract for the North Stateline Road Gravel Surfacing Project**

To approve the North Stateline Road Gravel Surfacing Project contract to On Grade Blade Service, LLC in the amount of \$245,000.

**7. Consideration of Contract for the Alta Area Winter Sand Project**

To approve the 2023-25 Teton County Alta Area Winter Sand Project contract to Action Excavation, LLC in the amount of \$98,280.00.

**8. Consideration of Contract for the Jackson Area Winter Sand Project**

To approve the 2023-25 Teton County Jackson Area Winter Sand Project contract to Evans Construction Company in the amount of \$186,190.00.

**9. Consideration of Contract for the 2023 Teton County Chip Seal Project**

To approve the 2023 Teton County Road Chip Seal Project contract to Intermountain Slurry Seal, Inc. in the amount of \$691,200.

**11. Consideration of a Sublease Agreement with St John's Health for a COVID-19 and Flu Vaccine Clinic**

To approve the sublease agreement with St. John's Health for S. Highway 89 Suites I&J for a COVID-19 and flu vaccine clinic for the period September 1, 2023, through December 31, 2023.

**13. Consideration of West Snow King Unit 16 Master Lease Agreement**

To approve the Town of Jackson West Snow King Residential Primary Lease Agreement for 400 West Snow King Unit 16 with the Town of Jackson.

**14. Consideration of Contract for Services for Construction Contract Administration at Parkside at Benson-Brown Station**

To approve the contract with Jorgensen Associates for Owner's Representative work on completion of the horizontal infrastructure at the Parkside at Benson-Brown Station development in the amount of \$43,551, as presented. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

**15. Consideration of the Abandonment of Water Rights for Parkside at Benson-Brown Station**

To approve the abandonment of all existing surface water rights appurtenant to the land on which the Parkside at Benson-Brown Station is located.

**16. Consideration of Employee Housing Updated Leases**

To approve the Lease Agreements for Hoback Cabins 5, 7, 8, 9, and 10, 3182 Adams Canyon, 1230 Fresno Drive, 804 Powderhorn Lane, 1120 Meadowlark Lane, 915 Smith Lane Unit C, 245 E Karns Unit 4, 755 E Hansen Unit 101, 755 E Hansen Unit 102, 40 E Pearl Unit 201, and 40 E Pearl Unit 202.

**DIRECT CORRESPONDENCE**

1. Larry O'Neal 6/14/2023 email regarding Fire in the Mountains
2. Tom Hirsch 6/13/2023 email regarding Lot 23 Rutland Proposal Snake River Sporting Club
3. Nicholas Houfek 6/13/2023 email regarding Northern South Park
4. Emily Richards 6/14/2023 email regarding Traffic Resulting from Clean-Up
5. Kerri Ratcliffe 6/15/2023 email regarding Water Quality
6. Camille Obering 6/15/2023 email regarding Wilson Underpass Project
7. School District Bard of Trustees 6/15/2023 email regarding Munger Mountain Elementary
8. Lee Bauknight 6/16/2023 email regarding Invasive Weed Mitigation
9. Sharif Zawaideh 6/16/2023 email regarding Fire in the Mountains
10. Frank Godla 6/16/2023 email regarding Fire in the Mountains
11. Karen Parent 6/16/2023 email regarding Highway 89 Rezone
12. Tammy Jenkins 6/16/2023 email regarding Opposition for SRSC Resort Zoning
13. Darcy Rodenbach 6/16/2023 email regarding Tourism
14. Matt Spaulding 6/16/2023 email regarding SRSC Lot 23 Application
15. Robert Frodeman, Town of Jackson Engineering 6/16/2023 email regarding Johnny Counts and Hoback Junction South
16. Robert Ritchie 6/16/2023 email regarding Fire in the Mountains
17. David Yoder 6/17/2023 email regarding Fire in the Mountains
18. Galen Baudhuin 6/17/2023 email regarding Fire in the Mountains
19. Mason Myers 6/17/2023 email regarding Employee Housing - Astoria
20. Zach Vosika 6/19/2023 email regarding ZMA2022-0005
21. Marianne Silver 6/19/2023 email regarding SRSC Lot 23 Application
22. Chi Melville 6/19/2023 email regarding GTR Annual Monitoring Report
23. Buddy Hachar 6/19/2023 email regarding Fire in the Mountains
24. Chas Marsh 6/19/2023 email regarding Fire in the Mountains
25. Justin Adams 6/19/2023 email regarding Article: Tourism
26. Rose Caiazzo 6/19/2023 email regarding Social Media and Teton Preservation Board
27. Amy Kuszak 6/19/2023 email regarding Snake River Canyon Ranch Resort
28. Heide McBride 6/19/2023 email regarding Kilmain Rezone
29. Carmen L Sigman 6/19/2023 email regarding Fire in the Mountains
30. Steve Nilsen 6/19/2023 email regarding Fire in the Mountains
31. Maygan Gezzi 6/20/2023 email regarding Fire in the Mountains
32. Russell Scott 6/20/2023 email regarding Zoning Variances
33. Kevin Aepli 6/20/2023 email regarding Pedestrian Crossing in Wilson
34. Chi Melville 6/20/2023 email regarding GTR Annual Monitoring Report
35. Haderlie Farms 6/20/2023 email regarding Fire in the Mountains
36. Andi Gordon 6/20/2023 email regarding Budgeting for Sustainability Coordinator
37. Whitney Oppenhuizen 6/20/2023 email regarding Fire in the Mountains
38. Sean Reveron 6/20/2023 email regarding Fire in the Mountains
39. Margaret Wilson 6/21/2023 email regarding ZMA2022-0005
40. Debra Phelon 6/21/2023 email regarding SRSC Application
41. Beverly Boynton 6/21/2023 email regarding Stilson Lot
42. Baird Garrett 6/21/2023 email regarding Stilson Lot
43. Stephanie Sokol 6/21/2023 email regarding Stilson Lot
44. Jeffrey Kochan 6/21/2023 email regarding Stilson Lot
45. Elizabeth King 6/21/2023 email regarding Stilson Lot
46. Karen Shea 6/21/2023 email regarding Stilson Lot
47. J Hayne 6/21/2023 email regarding Fire in the Mountains
48. Rick Shea 6/22/2023 email regarding Stilson Lot
49. Darcy Rodenbach 6/22/2023 email regarding Fire in the Mountains
50. Jared Baecker 6/22/2023 email regarding Stilson Park Workshop Comments
51. Olivia Graykowski 6/22/2023 email regarding Stilson Lot
52. Kay Modi 6/22/2023 email regarding Solar Power/Energy

53. Anna Kerr 6/22/2023 email regarding Sustainability Coordinator Request
54. Tara McDonald 6/22/2023 email regarding Sustainability Coordinator Request
55. Laurel Eastman 6/22/2023 email regarding Sustainability Coordinator Request
56. Erin Devault 6/23/2023 email regarding Sustainability Coordinator Request
57. Stephen Wagstaff 6/23/2023 email regarding Alta Improvements
58. Haley Whittaker 6/23/2023 email regarding Sustainability Coordinator Request
59. David Hardie 6/23/2023 email regarding Stilson Development
60. Kevin Krasnow 6/23/2023 email regarding Stilson Site Plans
61. Luke Miller 6/23/2023 email regarding Sustainability Coordinator Request
62. Michael Lawrence 6/23/2023 email regarding Fire in the Mountains
63. Jessica Meloy 6/23/2023 email regarding Sustainability Coordinator Request
64. Ana Van Pelt 6/23/2023 email regarding Fire in the Mountains
65. Matt Bambach 6/23/2023 email regarding POWJH Funding Request
66. Rick Miller 6/23/2023 email regarding Sustainability Coordinator Request
67. Kevin Regan 6/23/2023 email regarding Sustainability Coordinator Request
68. Sue Lurie 6/23/2023 email regarding Stilson Site Plan
69. Renee Seidler 6/23/2023 email regarding Stilson Site Plan
70. Carroll Haney 6/23/2023 email regarding Stilson Site Plans
71. Jennifer Hayes 6/23/2023 email regarding Stilson Site Plan
72. Will Durant 6/24/2023 email regarding Stilson Site Plan
73. Samantha Ritchie 6/24/2023 email regarding Fire in the Mountains
74. Cheyenne Syverston 6/24/2023 email regarding Fire in the Mountains
75. William Hayes 6/24/2023 email regarding Stilson Site Plan
76. Carol Nowakowski 6/24/2023 email regarding Stilson Site Plan
77. Eric Doyle 6/26/2023 email regarding Fire in the Mountains
78. Sidney Karin 6/24/2023 email regarding Stilson Site Plan
79. Matthew Day Jackson 6/24/2023 email regarding Fire in the Mountains
80. Patty Ewing 6/25/2023 email regarding Sustainability Coordinator Request
81. Kathryn Collins 6/25/2023 email regarding Stilson Site Plan
82. Garret House 6/25/2023 email regarding Snake River SC Lot 23
83. Ross MacIntyre 6/25/2023 email regarding Stilson Master Plan
84. Lorna Miller 6/25/2023 email regarding Sustainability Coordinator Request
85. Mary Lynn Callahan 6/25/2023 email regarding Sustainability Coordinator Request
86. Gwenn Cagann 6/25/2023 email regarding Stilson Site Plan
87. Lettie Arnold 6/25/2023 email regarding Sustainability Coordinator Request
88. Hope Nartonis 6/25/2023 email regarding Fire in the Mountains
89. JH Climate Action Collective 6/25/2023 email regarding Sustainability Coordinator Request
90. Stuart Richter 6/25/2023 email regarding Snake River Canyon Ranch Resort Area
91. Chris Moody 6/25/2023 email regarding Fire in the Mountains
92. Anne Ferazzi 6/26/2023 email regarding Stilson Site Plan
93. Whitney Matson 6/26/2023 email regarding Sustainability Coordinator Request
94. Sherie Samuelian 6/26/2023 email regarding Snake River Sporting Club
95. Gary Harvey 6/26/2023 email regarding Stilson Site Plan
96. James Murray 6/26/2023 email regarding Stilson Site Plan
97. Marianne Silver 6/26/2023 email regarding Snake River Sporting Club
98. Sally Linhardt 6/26/2023 email regarding Rafter J Lot 333
99. Ben Musser 6/26/2023 email regarding Fire in the Mountains
100. Gene Cavagnaro 6/26/2023 email regarding Fire in the Mountains
101. Monica Burke 6/26/2023 email regarding Stilson Site plan
102. Ben Gerber 6/26/2023 email regarding Fire in the Mountains
103. Ajay Sudan 6/26/2023 email regarding Wilson Boat Ramp
104. Randy Roberts 6/27/2023 email regarding Stilson Site Plan
105. Susan Frankewich 6/27/2023 letter regarding Aspen Drive Letter
106. Kevin Byrne 6/27/2023 email regarding Grand Targhee Cabins
107. Jayne Ottman 6/27/2023 email regarding Stilson Site Plan
108. Debbie Webb 6/27/2023 email regarding Stilson Site Plan
109. Todd Weldon 6/27/2023 email regarding Fire in the Mountains
110. Nathan Ross 6/27/2023 email regarding Fire in the Mountains
111. Betsy Laborde 6/27/2023 email regarding Hoback Water Project
112. Drew Heedy 6/27/2023 email regarding Highway 390 Traffic
113. Patrick Collins 6/27/2023 email regarding Fire in the Mountains
114. Dave Walters 6/28/2023 email regarding Fire in the Mountains
115. Michelle Dillon 6/28/2023 email regarding Fire in the Mountains
116. Alan Patricio Cornejo 6/28/2023 email regarding Fire in the Mountains
117. Sonya Solano 6/28/2023 email regarding Fire in the Mountains
118. Noah Tandowsky 6/28/2023 email regarding Fire in the Mountains
119. Max Ward 6/28/2023 email regarding Fire in the Mountains
120. Erika Edmiston 6/28/2023 email regarding Weed & Pest Budget Request
121. Velislav Denechev 6/28/2023 email regarding Fire in the Mountains
122. Dragan Angelov 6/28/2023 email regarding Fire in the Mountains
123. Chris Wolstenholme 6/28/2023 email regarding Fire in the Mountains
124. Ashok Sudan 6/28/2023 email regarding Wilson Boat Ramp
125. SamTannahill 6/29/2023 email regarding Fire in the Mountains
126. Jason Nix 6/29/2023 email regarding Fire in the Mountains
127. Doug Walker 6/29/2023 email regarding Fire in the Mountains
128. Jess Tuchscherer 6/29/2023 email regarding Hoback South
129. Dutch Spahn 6/29/2023 email regarding Fire in the Mountains
130. David Defazio 6/29/2023 email regarding Fire in the Mountains
131. Gordon Hansen 6/29/2023 email regarding Thistle Patch
132. Austin Lunn 6/29/2023 email regarding Fire in the Mountains
133. Robert Saler 6/29/2023 email regarding Fire in the Mountains
134. Thomas Binetter 6/29/2023 email regarding Fire in the Mountains

135. Arjun Mukerji 6/29/2023 email regarding Fire in the Mountains
136. Adam Petrovic 6/29/2023 email regarding Fire in the Mountains
137. Shawn Brannon 6/29/2023 email regarding Fire in the Mountains
138. Joey Mohler 6/29/2023 email regarding Fire in the Mountains
139. Isaac Hamlen Gomez 6/29/2023 email regarding Fire in the Mountains
140. Kevin Stewart Panko 6/29/2023 email regarding Fire in the Mountains
141. Tyler Harris 6/29/2023 email regarding Fire in the Mountains
142. Road & Levee 6/29/2023 email regarding Hoback Junction South Road Weight Limit Order
143. Emily Davis 6/29/2023 email regarding Fire in the Mountains
144. John Neuberger 6/29/2023 email regarding Fire in the Mountains
145. David Hayes 6/29/2023 email regarding Fire in the Mountains
146. Ian Jameson 6/29/2023 email regarding Fire in the Mountains
147. Peter Mitchell 6/29/2023 email regarding Fire in the Mountains
148. Julia Waters 6/29/2023 email regarding Fire in the Mountains
149. Wnhitney Shilton 6/29/2023 email regarding Fire in the Mountains
150. Alex Radinoff 6/29/2023 email regarding Fire in the Mountains
151. Peter Henderson 6/29/2023 email regarding Fire in the Mountains
152. Emily Pellegrini 6/29/2023 email regarding Fire in the Mountains
153. John McIntosh 6/29/2023 email regarding Fire in the Mountains
154. VK 6/29/2023 email regarding Fire in the Mountains
155. Miles McIntosh 6/29/2023 email regarding Fire in the Mountains
156. Lauren Butler 6/29/2023 email regarding Fire in the Mountains
157. Eric Davis 6/29/2023 email regarding Fire in the Mountains
158. Chelsea Flora 6/29/2023 email regarding Fire in the Mountains
159. Fabian Falconett 6/29/2023 email regarding Fire in the Mountains
160. Megan Swanland 6/29/2023 email regarding Fire in the Mountains
161. Eli Bemiss 6/29/2023 email regarding Fire in the Mountains
162. Micah Grossman 6/29/2023 email regarding Fire in the Mountains
163. Ollie Tripp 6/29/2023 email regarding Fire in the Mountains
164. Christina Harris 6/29/2023 email regarding Fire in the Mountains
165. Taylor Prichard 6/29/2023 email regarding Fire in the Mountains
166. Kim Berrier 6/29/2023 email regarding Fire in the Mountains
167. Justin Usle 6/29/2023 email regarding Fire in the Mountains
168. Gabe Klamer 6/29/2023 email regarding Arbor Works Burner TV Road
169. Luke Coleman 6/29/2023 email regarding Fire in the Mountains
170. Bruce Yarnall 6/29/2023 email regarding Fire in the Mountains
171. Fischer McIntosh 6/29/2023 email regarding Fire in the Mountains
172. Christopher Odden 6/29/2023 email regarding Fire in the Mountains
173. Seth Burgett 6/29/2023 email regarding Fire in the Mountains
174. Jen Rodriquez 6/29/2023 email regarding Fire in the Mountains
175. Josh Lown 6/29/2023 email regarding Fire in the Mountains
176. Preston Fraser 6/29/2023 email regarding Fire in the Mountains
177. Angie Castaneda 6/29/2023 email regarding Fire in the Mountains
178. Paul James 6/29/2023 email regarding Fire in the Mountains
179. Callie Curtis 6/29/2023 email regarding Fire in the Mountains
180. Steve Osikowicz 6/29/2023 email regarding Fire in the Mountains
181. Cameron Lexa 6/29/2023 email regarding Fire in the Mountains
182. Colin Sibbersen 6/29/2023 email regarding Fire in the Mountains
183. Leela Haynes 6/29/2023 email regarding Fire in the Mountains
184. Ian Erickson 6/30/2023 email regarding Fire in the Mountains
185. Adam Torres 6/30/2023 email regarding Fire in the Mountains
186. Luna Faun 6/30/2023 email regarding Fire in the Mountains
187. Charlie Smjith 6/30/2023 email regarding Fire in the Mountains
188. Samuel Rosser 6/30/2023 email regarding Fire in the Mountains
189. Jeff Rose 6/30/2023 email regarding Fire in the Mountains
190. Darwin Tsen 6/30/2023 email regarding Fire in the Mountains
191. Bob Rea 6/30/2023 email regarding Fire in the Mountains
192. Steven Smith 6/30/2023 email regarding Fire in the Mountains
193. Dan MacCosbe 6/30/2023 email regarding Fire in the Mountains
194. Patrick Ogara 6/30/2023 email regarding Fire in the Mountains
195. Ashlee Argyle 6/30/2023 email regarding Fire in the Mountains
196. Joe Cranston 6/30/2023 email regarding SRSCISD Budget
197. Carolyn LeBourgeois 6/30/2023 email regarding Fire in the Mountains
198. Padraic Fitzgerald 6/30/2023 email regarding Fire in the Mountains
199. Mark M. 6/30/2023 email regarding Fire in the Mountains
200. Olenka Gabino Carrera 6/30/2023 email regarding Fire in the Mountains
201. Daniel Gaspari 6/30/2023 email regarding Fire in the Mountains
202. Jason Bunch 6/30/2023 email regarding Fire in the Mountains
203. Everett Wing 6/30/2023 email regarding Fire in the Mountains
204. Andrea Wilson 6/30/2023 email regarding Fire in the Mountains
205. Callie Skiles 6/30/2023 email regarding Fire in the Mountains
206. Joe Spiegel 6/30/2023 email regarding Fire in the Mountains
207. Michael Ruggiero 6/30/2023 email regarding Fire in the Mountains
208. Dan Donahue 6/30/2023 email regarding Fire in the Mountains
209. Joe Quinn 6/30/2023 email regarding Fire in the Mountains
210. Jeff Eidermiller 6/30/2023 email regarding Fire in the Mountains
211. Margo Pedrick 6/30/2023 email regarding Fire in the Mountains
212. Emilie Lornentzen 6/30/2023 email regarding Fire in the Mountains
213. Liam J Penn 6/30/2023 email regarding Fire in the Mountains
214. Austin Wheeler 6/30/2023 email regarding Fire in the Mountains
215. Joseph Dickman 6/30/2023 email regarding Fire in the Mountains
216. Alex (vilerites@gmail.com) 6/30/2023 email regarding Fire in the Mountains

217. Kurtis Alward 6/30/2023 email regarding Fire in the Mountains
218. Carl Skildum 6/30/2023 email regarding Fire in the Mountains
219. Jessica Chambers 6/30/2023 email regarding Fire in the Mountains
220. Harry Walker III 6/30/2023 email regarding Fire in the Mountains
221. Tim Mix 6/30/2023 email regarding Fire in the Mountains
222. Rain Hoogensen 6/30/2023 email regarding Fire in the Mountains
223. Kelly Barrett 6/30/2023 email regarding Fire in the Mountains
224. Tom Hughes 6/30/2023 email regarding Fire in the Mountains
225. Tom Hughes 6/30/2023 email regarding Fire in the Mountains
226. Casey McCue 6/30/2023 email regarding Fire in the Mountains
227. Clint Obrien 6/30/2023 email regarding Fire in the Mountains
228. Joshua Cuellar 6/30/2023 email regarding Fire in the Mountains
229. Alexander Isganitis 6/30/2023 email regarding Fire in the Mountains
230. Ryan Freedman 6/30/2023 email regarding Fire in the Mountains
231. Augusta Friendsmith 6/30/2023 email regarding Fire in the Mountains
232. Greg Mattiko 6/30/2023 email regarding Fire in the Mountains
233. Chris Castelli 6/30/2023 email regarding Fire in the Mountains
234. Anthony Fox 6/30/2023 email regarding Fire in the Mountains
235. Marty Ingels 6/30/2023 email regarding Fire in the Mountains
236. Ryan Healey 6/30/2023 email regarding Fire in the Mountains
237. Sarah Hoster 6/30/2023 email regarding Fire in the Mountains
238. Geoffrey Kieffer 6/30/2023 email regarding Fire in the Mountains
239. Corbin Post 6/30/2023 email regarding Fire in the Mountains
240. Jennifer Hudak 6/30/2023 email regarding Fire in the Mountains
241. miranda Hall 6/30/2023 email regarding Fire in the Mountains
242. Garret Cullman 6/30/2023 email regarding Fire in the Mountains
243. Berkeley Brooks 6/30/2023 email regarding Fire in the Mountains
244. Michael Stancel 6/30/2023 email regarding Fire in the Mountains
245. Austin Baker 6/30/2023 email regarding Fire in the Mountains
246. Danny Murray 6/30/2023 email regarding Fire in the Mountains
247. justin Peterson 6/30/2023 email regarding Fire in the Mountains
248. Chad 7/3/2023 email regarding Fire in the Mountains
249. Beth Romero 6/30/2023 email regarding Fire in the Mountains
250. Jack Ziska 6/30/2023 email regarding Fire in the Mountains
251. Christopher Brown 6/30/2023 email regarding Fire in the Mountains
252. Drake Urness 6/30/2023 email regarding Fire in the Mountains
253. Zach Zimmerman 6/30/2023 email regarding Fire in the Mountains
254. Cynthia Dollar 6/30/2023 email regarding Fire in the Mountains
255. Michael Durfee 7/1/2023 email regarding Fire in the Mountains
256. Eric Nyberg 7/1/2023 email regarding Fire in the Mountains
257. Ben Graham 7/1/2023 email regarding Fire in the Mountains
258. Joshua Brown 7/1/2023 email regarding Fire in the Mountains
259. Jeff Burchett 7/1/2023 email regarding Fire in the Mountains
260. Bobby Cochran 7/1/2023 email regarding Fire in the Mountains
261. Irma Ulloa 7/1/2023 email regarding Fire in the Mountains
262. Angela Block 7/1/2023 email regarding Fire in the Mountains
263. Jon Sims 7/1/2023 email regarding Fire in the Mountains
264. Jacob Baudhuin 7/1/2023 email regarding Fire in the Mountains
265. Dan Wilberg 7/1/2023 email regarding Fire in the Mountains
266. Andrew Shady 7/1/2023 email regarding Fire in the Mountains
267. Nate Hall 7/1/2023 email regarding Fire in the Mountains
268. Sean Milligan 7/3/2023 email regarding Fire in the Mountains
269. Tim Young 7/1/2023 email regarding Bike and Jackson
270. Julie Thomsen 7/1/2023 email regarding Fire in the Mountains
271. Sarah Pflieger 7/3/2023 email regarding Fire in the Mountains
272. Andrea La Fevers 7/1/2023 email regarding Fire in the Mountains
273. Gaby Beaujeu 7/1/2023 email regarding Fire in the Mountains
274. Daniel Whipple 7/1/2023 email regarding Fire in the Mountains
275. Kevin Lind 7/1/2023 email regarding Fire in the Mountains
276. Colin Stensrud 7/1/2023 email regarding Fire in the Mountains
277. Zane Wall 7/1/2023 email regarding Fire in the Mountains
278. Warren Shinnamon 7/1/2023 email regarding Fire in the Mountains
279. Kane Thiede 7/1/2023 email regarding Fire in the Mountains
280. Dylan Dipentima 7/1/2023 email regarding Fire in the Mountains
281. Lindsey Brown 7/1/2023 email regarding Fire in the Mountains
282. Julia Knowles 7/1/2023 email regarding Fire in the Mountains
283. William Seay 7/1/2023 email regarding Fire in the Mountains
284. Michael Agricola 7/3/2023 email regarding Fire in the Mountains
285. Jessica Widrick 7/3/2023 email regarding Fire in the Mountains
286. Matt McNuss 7/3/2023 email regarding Fire in the Mountains
287. Kathy Tomppkins 7/3/2023 email regarding High School Road
288. Jo Cosgrove 7/3/2023 email regarding Fire in the Mountains
289. Em Mcgowan 7/3/2023 email regarding Fire in the Mountains
290. Mikey Chaplin 7/3/2023 email regarding Fire in the Mountains
291. Serge Smith 7/3/2023 email regarding Fire in the Mountains
292. Dante Torrieri 7/3/2023 email regarding Fire in the Mountains
293. Andy Klockow 7/3/2023 email regarding Fire in the Mountains
294. Belinda Oden 7/3/2023 email regarding Fire in the Mountains
295. Mark Levin 7/3/2023 email regarding Fire in the Mountains
296. Ben Smith 7/3/2023 email regarding Fire in the Mountains
297. Dan B 7/3/2023 email regarding Fire in the Mountains
298. Servanto Erra 7/3/2023 email regarding Fire in the Mountains

299. Adam Henke 7/3/2023 email regarding Fire in the Mountains
300. Janis Allen 7/3/2023 email regarding Rafter J Lot 333
301. Kathy Oppenhuizen 7/3/2023 email regarding Fire in the Mountains
302. Nicolas Ruiz 7/3/2023 email regarding Fire in the Mountains
303. Joe Hughes 7/3/2023 email regarding Fire in the Mountains
304. John Stoltenbar 7/3/2023 email regarding Fire in the Mountains
305. Roman Колдашев 7/3/2023 email regarding Fire in the Mountains
306. Adam Nyenhuis 7/3/2023 email regarding Колдашев
307. Gregory Ferguson 7/3/2023 email regarding Fire in the Mountains
308. Paul Metcalf 7/3/2023 email regarding Fire in the Mountains
309. Caleb Harris 7/3/2023 email regarding Fire in the Mountains
310. Ryan Chapman 7/3/2023 email regarding Fire in the Mountains
311. Bob Stokes 7/3/2023 email regarding Fire in the Mountains
312. Rion Carter 7/3/2023 email regarding Fire in the Mountains
313. Bailey Hauser 7/3/2023 email regarding Fire in the Mountains
314. Eric Ruenes 7/3/2023 email regarding Fire in the Mountains
315. Tyler Baugh 7/3/2023 email regarding Fire in the Mountains
316. Sharon Clark 7/3/2023 email regarding Fire in the Mountains
317. Marcus Rinehart 7/3/2023 email regarding Fire in the Mountains
318. Todd Paulson 7/3/2023 email regarding Fire in the Mountains
319. joshua Williams 7/3/2023 email regarding Fire in the Mountains
320. Erik Nordvik 7/3/2023 email regarding Fire in the Mountains
321. Albert Mudrian 7/3/2023 email regarding Fire in the Mountains
322. Graham Reynolds 7/3/2023 email regarding Fire in the Mountains
323. Ian Mercer 7/3/2023 email regarding Fire in the Mountains
324. Taylor Bettis 7/3/2023 email regarding Fire in the Mountains
325. Harlan Butt 7/3/2023 email regarding Fire in the Mountains
326. Brian Sawma 7/3/2023 email regarding Fire in the Mountains
327. Jessica Heard 7/3/2023 email regarding Fire in the Mountains
328. Michael Smid 7/3/2023 email regarding Fire in the Mountains
329. Park Dunn-Morrison 7/3/2023 email regarding Fire in the Mountains
330. Daniel Borbet 7/3/2023 email regarding Fire in the Mountains
331. Robert Pullar 7/3/2023 email regarding Fire in the Mountains
332. Lloyd Michael Lohr 7/3/2023 email regarding Fire in the Mountains
333. Will Henke 7/3/2023 email regarding Fire in the Mountains
334. Blake Engelby 7/3/2023 email regarding Fire in the Mountains
335. Alex Rogers 7/3/2023 email regarding Fire in the Mountains
336. Jeff Wunsch 7/3/2023 email regarding Fire in the Mountains
337. Robert Bean 7/3/2023 email regarding Fire in the Mountains
338. Katherine Bennett 7/3/2023 email regarding Fire in the Mountains
339. Connor Zaft 7/3/2023 email regarding Fire in the Mountains
340. Danny Housey 7/3/2023 email regarding Fire in the Mountains
341. Ryan Harper 7/3/2023 email regarding Fire in the Mountains
342. Vinson Milligan 7/3/2023 email regarding Fire in the Mountains
343. Danielle Dekle 7/3/2023 email regarding Fire in the Mountains
344. Jimmy Mathis 7/3/2023 email regarding Fire in the Mountains
345. John Humphrey 7/3/2023 email regarding Fire in the Mountains
346. Tim Smith 7/3/2023 email regarding Fire in the Mountains
347. Nicholas Millington 7/3/2023 email regarding Fire in the Mountains
348. Nathaniel Bartrum 7/3/2023 email regarding Fire in the Mountains
349. Andrew Agard 7/3/2023 email regarding Fire in the Mountains
350. Kyle Koeppel 7/3/2023 email regarding Fire in the Mountains
351. Jessica Rodriguez 7/3/2023 email regarding Fire in the Mountains
352. Ryan Sweeney 7/3/2023 email regarding Fire in the Mountains
353. Heather Obert 7/3/2023 email regarding Fire in the Mountains
354. Aaron Bossart 7/3/2023 email regarding Fire in the Mountains
355. Kelly Stephens 7/3/2023 email regarding Fire in the Mountains
356. Bart Mallio 7/3/2023 email regarding Fire in the Mountains
357. Josh Handegard 7/3/2023 email regarding Fire in the Mountains
358. Tiffany Lanford 7/3/2023 email regarding Fire in the Mountains
359. Jillian Bendixen 7/3/2023 email regarding Fire in the Mountains
360. Matt Lancaster 7/3/2023 email regarding Fire in the Mountains
361. Joe Foster 7/3/2023 email regarding Fire in the Mountains
362. Michael Weingart 7/3/2023 email regarding Fire in the Mountains
363. Aerial Ruin 7/3/2023 email regarding Fire in the Mountains
364. Kyle Browne 7/3/2023 email regarding Fire in the Mountains
365. Lauren Bennett 7/3/2023 email regarding Fire in the Mountains
366. Alex Berkson 7/3/2023 email regarding Fire in the Mountains
367. DJ Corn 7/3/2023 email regarding Fire in the Mountains
368. Aaron Carey 7/3/2023 email regarding Fire in the Mountains
369. Taylor Upton 7/3/2023 email regarding Fire in the Mountains
370. James Daniel 7/4/2023 email regarding Fire in the Mountains
371. Hannah Hurst 7/4/2023 email regarding Fire in the Mountains
372. Brandon Lennert 7/4/2023 email regarding Fire in the Mountains
373. Dylan Walter 7/4/2023 email regarding Fire in the Mountains
374. Ash Tucker 7/4/2023 email regarding Fire in the Mountains
375. George Xystouris 7/4/2023 email regarding Fire in the Mountains
376. Shannon Ward 7/4/2023 email regarding Fire in the Mountains

#### **PUBLIC COMMENT**

Public comment was given by Darcy Rodenbach regarding the Fire in the Mountains concert event.  
Public comment was given by Tom Segerstrom regarding the Fire in the Mountains concert event.

## **MATTERS FROM COMMISSION AND STAFF**

### **1. Consideration of a Contract for Emerging Mobility Action Plan and Mobility Hubs**

Charlotte Frei, Regional Transportation Planning Administrator, presented to the Board for consideration of approval a contract with IBI Group for the Emerging Mobility Action Plan and Mobility Hubs Study. The Regional Transportation Planning Administrator (RTPA) workplan included a task for developing an Emerging Mobility Action Plan and Mobility Hub study. Two anticipated key outcomes are as follows:

1. A concept for a mobility hub that (a) serves many residents, commuters and visitors and (b) delivers seamless, multimodal alternatives.
2. A Menu of tactical actions or programs for the Town and County to facilitate shared mobility for various travel markets.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Newcomb to approve the contract with IBI Group in the amount of \$158,000 for the Emerging Mobility Action Plan and Mobility Hubs study. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

### **2. Consideration of Adoption of County Property Tax Refund Program Rules**

Abigail Moore, Deputy County Attorney, presented to the Board for consideration of approval the adoption of rules and regulations pursuant to the Wyoming Administrative Procedures Act (Wyoming Statute §16-6-101, et. seq.), regarding the new County Property Tax Refund Program authorized under Wyo. Stat. §39-13-109(c)(vi)

Public comment was made by Representative Liz Storer.

A motion was made by Commissioner Macker and seconded by Commissioner Newcomb to approve Title 11, the Teton County Property Tax Refund Program Rules, pursuant to Wyoming Statute §16-3-103 and further move that these rules shall be effective as of July 12, 2023, with one amendment to the published rules which is in section F; to strike line iv. and add line v.: "The amount of the refund due the applicant in accordance with W.S. 39-13-109(c)(vi)(E);" and, in the *new* line iv., to change the statute reference to read: "109(c)(vi)(E)." Chair Propst called for a vote. The vote showed all in favor and the motion carried.

### **10. Consideration of a Cooperative Agreement with WYDOT for Paving Swinging Bridge Road**

David Gustafson, Road & Levee Manager, presented to the Board for consideration of approval a Cooperative Agreement between the Wyoming Department of Transportation (WYDOT) and Teton County, Wyoming for paving Swinging Bridge Road as part of the Swinging Bridge replacement project. The purpose of this cooperative agreement is to establish terms for Teton County and WYDOT for paving Swinging Bridge Road under the bridge replacement contract. The County Road from the east side of the bridge to Henry's Road is a gravel surface. The west side is paved, however pavement condition within the County right-of-way is deteriorated. Paving Swinging Bridge Road under the bridge replacement contract should provide Teton County with competitive paving costs.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Macker to continue item number 10, Consideration of a Cooperative Agreement with WYDOT for Paving Swinging Bridge Road to the August 1, 2023 Board of County Commissioners meeting. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

### **12. Consideration of an Amendment to the Memorandum of Understanding (MOU) and a new MOU with the Wyoming Department of Health to provide Public Health Nursing Services**

A motion was made by Commissioner Macker and seconded by Commissioner Newcomb to continue the Amendment to the Memorandum of Understanding (MOU) and a new MOU with the Wyoming Department of Health to provide Public Health Nursing Services to the July 18, 2023 BCC meeting. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval items 17 and 18 concurrently:

### **17. Consideration of a Lease Agreement for Nonresidential Units 101, 102, and 103 at 105 Mercill -CONTINUED FROM 6-20-2023**

To consider a lease agreement with the Jackson Hole Children's Museum for use of commercial unit 101, 102, and 103 at 105 Mercill Avenue. In early 2022, the BCC approved release of an RFP for childcare services to be operated in these nonresidential/commercial spaces. Three companies responded to the RFP and two were selected by the BCC. The Jackson Hole Children's Museum was one of the two companies selected. A draft lease agreement with the Jackson Hole Children's Museum was considered by the BCC on June 20, 2023

### **18. Consideration of a Lease Agreement for Nonresidential Unit 104 at 105 Mercill -CONTINUED FROM 6-20-2023**

To consider a lease agreement with Happy Kidz Daycare for use of commercial unit 104 at 105 Mercill Avenue. An updated draft lease agreement is before the BCC today with changes or terms noted in the staff report.

Public comment was given by Ethan Lobdell and Gene Lewis of Jackson Hole Children's Museum; by Lori Stern, Attorney representing the Jackson Hole Children's Museum; and by Armando Morales of Happy Kidz Daycare.

Melissa Shinkle, Teton County Assessor, answered questions from the Board regarding taxation of such deed-restricted and commercial buildings.

The meeting recessed at 10:20 a.m. and reconvened at 10:36 a.m.

Lori Stern offered additional comments.

Motion for Item 17:

A motion was made by Commissioner Gardner and seconded by Commissioner Macker to approve the Lease Agreement between the Jackson Hole Children's Museum and Teton County for lease of Commercial Units 101, 102, and 103 at 105 Mercill Avenue as presented with the following changes:

1. The term of the lease will be changed to 30 years total with four terms; a 5-year term followed by a 5-year term followed by a 10-year term followed by a 10-year term with a change to the base rent beginning for the first term at \$14 per square foot.
2. Increases to base rent by CPI annually but at least 3% and to no more than 5% and market adjustment after the first two terms, at 10 years, with a 40% discount from the market rate for the final two terms.
3. Rent and CAM charges to start when space receives necessary approvals for use but no later than August of 2024 and with prorated payments to begin for the office use when approved,
4. Special Assessments to be borne by the County for the first two terms, 10 years, and Tenant's responsibility, thereafter, amortized for the remaining years of the lease.
5. Increasing General Liability Coverage of the Tenant to two million dollars.

Commissioner Gardner amended his motion concerning the market adjustments to base rent to read: "with market adjustments after the end of the second term and the end of the third term." Commissioner Macker, the second, accepted the amendment.

Chair Propst called for a vote on the amended motion. The vote showed all in favor and the motion carried.

Motion for Item 18:

A motion was made by Commissioner Gardner and seconded by Commissioner Macker to approve the Lease Agreement between Happy Kidz Daycare and Teton County for lease of Commercial Unit 104 at 105 Mercill Avenue as presented with the following changes:

1. The term of the lease will be 30 years: there will be 6 five-year terms.
2. The base rent will start at \$14 per square foot.
3. Increase to base rent by CPI annually but at least 3% and no more than 5%, and market adjustments after 10 years and after 20 years with a 40% discount from market rate.
4. Rent and CAM charges to start when space receives necessary approvals for use but no later than August 1 of 2024.
5. Special Assessments to be borne by the County for the first two terms, 10 years, and Tenant's responsibility thereafter to be amortized for the remaining years of the lease.
6. Increasing General Liability Coverage to the Tenant to two million dollars.

Chair Propst called for a vote. The vote showed all in favor and the motion carried.

**19. Consideration of Approval of a Settlement Agreement in the Case of Rathmann v. BCC of Teton County**

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a settlement agreement in the case of Rathmann v. Board of County Commissioners of Teton County. Plaintiffs filed a complaint in the Ninth District Court requesting a Declaratory Judgment on February 22, 2023. The litigation centers around wildlife friendly fencing. The settlement agreement sets forth the agreement as to fencing surrounding the property located 1800 South Fall Creek Road.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Gardner to approve the settlement agreement in regard to property located at 1800 South Fall Creek Road in settlement of Rathmann v. Board of County Commissioners of Teton County, Docket No. 18837. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

**MATTERS FROM PLANNING AND DEVELOPMENT**

**Findings of Fact and Conclusions of Law:**

1. DEV2022-0005- Jorgensen Associates, PC

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for DEV2022-0005.

This matter was heard on June 26, 2023, upon the application of Ron Levy representing Jorgensen Associates, Inc. on behalf of Christopher Swann and Snake River Bend Ranch, LLC to allow the development of employee housing on Lot 23, the River Homes, Snake River Canyon Ranch and to allow the transfer of density from Lot 23 to Lots 24 and 25, The Ranch Homes, Snake River Canyon Ranch. This application was denied on June 26<sup>th</sup>.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Macker to approve the Findings of Fact and Conclusions of Law granting denial of DEV2022-0005. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

**New Business**

1. Permit: BDJ2022-0006 **CONTINUE TO AUGUST 1, 2023**

July 11, 2023 BCC Regular Meeting Minutes



Applicant: Y2 Consultants  
Presenter: Chandler Windom  
Request: A boundary adjustment request pursuant to Section 8.5.5 of the Land Development Regulations to adjustment the internal property lines between Lots 1-7 of the Ranches at Spring Creek.  
Location: Lots 1-7 of the Ranches at Spring Creek with street addresses 970, 985, 945, 935 W Polo Place, 2925 N Spring Gulch, 785 & 1115 W Polo Place respectively. The subdivision is located to the west of Spring Gulch Road. The lots are zoned Planned Unit Development-Neighborhood Conservation and are in the Scenic Resources Overlay and partially in the Natural Resources Overlay.

2. Permit: EAS2022-0003                   **CONTINUE TO AUGUST 1, 2023**  
Applicant: Y2 Consultants  
Presenter: Erin Monroe  
Request: A request pursuant to the Teton County Open Space Resources Resolution for an amendment to be made to a Teton County Scenic Preserve Trust Conservation Easement associated with a Boundary Adjustment request.  
Location: Lots 1-7 of the Ranches at Spring Creek with street addresses 970, 985, 945, 935 W Polo Place, 2925 N Spring Gulch, 785 & 1115 W Polo Place respectively. The subdivision is located to the west of Spring Gulch Road. The lots are zoned Planned Unit Development-Neighborhood Conservation and are in the Scenic Resources Overlay and partially in the Natural Resources Overlay.

A motion was made by Commissioner Newcomb and seconded by Commissioner Macker to postpone BDJ2022-0006 to the August 1, 2023 BCC meeting. Chair 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 Gardner to postpone EAS2022-0003 to the August 1, 2023 BCC meeting. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

#### **MATTERS FROM COMMISSION**

- A. Teton County Idaho Meeting: The Board discussed scheduling an informal meeting with Teton County Idaho to create a formal agenda for a two-county meeting.

#### **ADJOURN**

A motion was made by Commissioner Newcomb and seconded by Commissioner Macker to adjourn. Chair Propst called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:53 a.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Luther Propst, Chair

ATTEST:

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Maureen E. Murphy, County Clerk