

**Teton County Board of Commissioners
Regular Meeting Agenda
Commissioners Chambers - 200 S Willow
Tuesday, October 18, 2022, 9:00 a.m.**

PLEASE SILENCE ELECTRONIC DEVICES DURING THE MEETING

TO WATCH THE MEETING ONLINE:

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

TO MAKE PUBLIC COMMENT VIRTUALLY:

DIAL 1.669.900.6833 WEBINAR ID: 882 5008 5818

OR

LINK TO JOIN WEBINAR: <https://us02web.zoom.us/j/88250085818>

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

APPROVAL OF MINUTES: for meetings dated [9-22-2022](#), [9-26-2022](#), [9-26-2022](#) (BOE), [10-3-2022](#), and [10-4-2022](#).

CONSENT AGENDA

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

PUBLIC COMMENT

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

MATTERS FROM COMMISSION AND STAFF

1. Consideration of [Approval of Petition for Formation of the Hoback Junction Water and Sewer District](#)
2. Consideration of [Contract with the JH Community Counseling Center for Suicide Prevention Services and Prevention Services Related to Alcohol, Tobacco, and other Drugs](#)
3. Consideration of a [Contract with the City of Jackson to Provide Tobacco Prevention and Alcohol Education and Prevention Activities](#)
4. Consideration of [Atherton Campground Snow Removal Grant Agreement with Wyoming State Trails](#)
5. Consideration of [Amendment and Restatement Special Restriction for 7332 Rimrock Road](#)
6. Consideration of [Letter of Authorization for 105 Mercill Avenue](#)
7. Consideration of [LWCF Grant Application Resolution](#)
8. Consideration of [Stop Loss Insurance Renewal Offer](#)
9. Consideration of [ARP Fund Authorization for Sheriff and EOC](#)
10. Consideration of [Professional Services Agreement for Wildlife Crossings Preliminary Designs](#)

MATTERS FROM PLANNING & DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

- a. [DEV2022-0002 – LF&F, LLC](#)
- b. [SKC2022-0002 – Wyoming Department of Transportation](#)

1. **Permit:** CUP2022-0003 – **CONTINUE TO NOVEMBER 1, 2022** [MEMO](#)
Applicant: SCHROTH, ROBERT E. & LINDA M. TRUSTEES
Presenter: Hamilton Smith
Request: A Conditional Use Permit request pursuant to Land Development Regulation Section 8.4.2 to amend the Jackson Hole Winery Home Business CUP.
Location: 2800 Boyles Hill Road, Lot 3B, of the Dairy Subdivision, generally located 1.4 miles west of the South Park Loop and Highway 89 intersection. The property is zoned Planned Unit Development - Rural 2 and is not within the Scenic Resources Overlay or the Natural Resources Overlay.
2. **Permit:** DEV2022-0003 [Staff Report](#) [Application](#)
Applicant: CS JACKSON GROUP, LLC
Presenter: Hamilton Smith
Request: A Development Plan application for a light industrial warehouse with four (4) Accessory Residential Units (ARUs) pursuant to Section 8.3.2 of the LDRs.
Location: The subject property is located at 3555 South Park Drive, and accessed from South Park Drive off of South Highway 89. The land is zoned Business Park (BP-TC) within the Natural Resources Overlay.
3. **Permit:** CUP2021-0005 - **CONTINUED FROM OCTOBER 4, 2022** [Staff Report](#) [Application](#)
Applicant: STAGE STOP INC.
Presenter: Chandler Windom
Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for Workforce Apartments at the Legacy Lodge.
Location: 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.
4. **Permit:** AMD2022-0005 - **CONTINUED FROM OCTOBER 4, 2022** [Staff Report](#) [Application](#)
Applicant: TETON COUNTY
Presenter: Erin Monroe
Request: Notice is hereby given pursuant to Wyoming Statute §16-3-103 that Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) to establish

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longer timeframes for County staff to review five of the planning applications, bringing them to 60 days (from 30-45 days). These applications include the following:

1. Environmental Analyses (EA) LDR Section 8.2.2 (45 to 60 days)
2. Grading Permits (GEC) LDR Section 8.3.4 (45 to 60 days)
3. Sign Permits LDR Section 8.3.5 (30 to 60 days)
4. Basic Use Permits (BUP) LDR Section 8.4.1 (45 to 60 days)
5. Zoning Compliance Verifications (ZCV) LDR Section 8.6.2 (45 to 60 days)

These are amendments to the Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201.

Location: Countywide

5. **Permit:** AMD2022-0003 [*Staff Report*](#) [*Application*](#)
Applicant: Teton County, Wyoming
Presenter: Erin Monroe
Request: Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) pursuant to Wyoming State Statute 18-5-316, Requirements for Large Acreage Subdivision Permits. This would remove the blanket exemption for the subdivision of parcels larger than 35 acres, creating new submission and analysis requirements in order to increase transparency on the condition, development potential, and accessibility of subdivided parcels.
Location: Countywide

NOTE: Permit Applications **AMD2021-0001** and **ZMA2021-0001**, made by the Robertson family, were continued to this date from the **April 19, 2022** Board of County Commissioner meeting. These applications have been remanded to staff by the Planning Commission and are withdrawn from consideration on this agenda. When brought before the Planning Commission again, new notices will be sent out including new noticing for any future Board of County Commissioners hearings. Please see [Memo](#) from Planning and Building.

MATTERS FROM COMMISSION – *No Public Comment Taken*

EXECUTIVE SESSION

WORKSHOP

ADJOURN

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