

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

The Teton County Board of Commissioners met in regular meeting on **April 19, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:01 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

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

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adopt today's agenda as presented. Chairwoman Macker 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 Transfer of Ownership of a Retail Liquor License
3. Consideration of 9-Month Budget Amendment
4. Consideration of Approval of TANF Climb Grant
9. Consideration of contract for Fairground Paving Contract
10. Consideration of contract for Fair Concert
12. Consideration of a Contract with Independent Contractor, Adair Flint, Nurse Practitioner Services for Family Planning
13. Consideration of a Contract with Independent Contractor, Kim Mellick, Nurse Practitioner Services for Family Planning
14. Consideration of a Contract for Transportation Indicator Baseline Data and Suggested Monitoring
15. Consideration of Change Order No. 1 for the Wilson-Stilson Pathway Vegetation and Wetlands Mitigation Construction Contract

Vice-Chairman Propst 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 Transfer of Ownership of a Retail Liquor License

To approve the transfer of a County Retail Liquor License from WYVAN VRT 2550 Moose Wilson Liquor Co., LLC. to Sidewinders WB, LLC for the time period of April 20, 2022 to January 6, 2023

3. Consideration of 9-Month Budget Amendment

To adopt the proposed nine-month budget amendment for FY22 as noticed on the Teton County Website as presented today.

4. Consideration of Approval of TANF Climb Grant

To approve the submission of a grant application to the Wyoming Department of Family Services for a TANF/CPI grant for Teton County Community Partnership for Needy Families in the amount of \$83,800.

9. Consideration of contract for Fairground Paving Contract

To approve the contract with Evans Construction for the Rodeo Arena Grandstand Access Asphalt Preparation & Paving Project in the amount of \$37,990.

10. Consideration of contract for Fair Concert

To approve both contracts with United Talent Agency for Elvie Shane in the amount of \$24,000 + \$1000 hospitality cash stipend and lodging (6 rooms for 1 night) and a separate contract with Ian Munsick in the amount of \$43,750 + \$1250 hospitality cash stipend and lodging (6 rooms for 2 nights) for the 2022 Teton County Fair Concert.

12. Consideration of a Contract with Independent Contractor, Adair Flint, Nurse Practitioner Services for Family Planning

To approve the Contract between Independent Contractor, Adair Flynt, for Nurse Practitioner services for family planning clients at Teton County Health Department for the period April 19, 2022 – April 18, 2023.

13. Consideration of a Contract with Independent Contractor, Kim Mellick, Nurse Practitioner Services for Family Planning

To approve the Contract between Independent Contractor, Kim Mellick, for Nurse Practitioner services for family planning clients at Teton County Health Department for the period April 19, 2022 – April 18, 2023.

14. Consideration of a Contract for Transportation Indicator Baseline Data and Suggested Monitoring

To approve the award to Jorgensen for Professional Services for the Transportation Baseline Indicators and Suggested Monitoring RFQ.

15. Consideration of Change Order No. 1 for the Wilson-Stilson Pathway Vegetation and Wetlands Mitigation Construction Contract

To approve Change Order No. 1 to the contract with AloTerra Restoration Services for the Wilson-Stilson Pathway Mitigation Project for an additional \$32,808, bringing the total contract price to \$156,093.25.

DIRECT CORRESPONDENCE

1. Chuck Rhea 4/5/2022 email regarding Rafter J Lot 333
2. Chuck Harris 4/5/2022 email regarding Rafter J Lot 333
3. Greg Griffin 4/5/2022 email regarding Scenic Aerial Tours at JH Airport
4. Sandra Ostdiek 4/5/2022 email regarding Rafter J Lot 333
5. John Brazinski 4/5/2022 email regarding Rafter J Lot 333
6. Tom Pockat 4/6/2022 email regarding Rafter J Lot 333
7. Janice Smith 4/6/2022 email regarding Rafter J Lot 333
8. Claire Tramm 4/6/2022 email regarding Fire in the Mountains CUP
9. Leslie Rohrkaste 4/6/2022 email regarding Bear Proof Trash
10. Teton Village Water & Sewer District 4/6/2022 email regarding List of Board Contacts
11. Elsa Rall 4/6/2022 email regarding Fire in the Mountains CUP
12. Dawn Webster 4/6/2022 email regarding Bearproof Trash
13. Kirk Davenport 4/6/2022 email regarding Bearproof Trash
14. Diana Stratton 4/6/2022 email regarding Bearproof Trash
15. Melissa Turley 4/6/2022 email regarding Highway 390 Parcel
16. Shannon Void 4/6/2022 email regarding Fire in the Mountains
17. Margaret Creel 4/7/2022 email regarding Rafter J Lot 333
18. Martin Murphy 4/7/2022 email regarding Fire in the Mountains
19. Walter Ackerman 4/7/2022 email regarding Bearproof Trash
20. Margaret Creel 4/7/2022 email regarding Rafter J Lot 333
21. Tom Pockat 4/7/2022 email regarding Rafter J Lot 333
22. Jan Lovett 4/7/2022 email regarding Rafter J Lot 333
23. Douglas Pitman 4/7/2022 email regarding Rafter J Lot 333
24. Jan Lovett 4/8/2022 email regarding Rafter J Lot 333
25. Bradly 4/8/2022 email regarding Fire in the Mountains
26. Kyle Sutherland 4/8/2022 email regarding Fire in the Mountains
27. Mackenzie King 4/8/2022 email regarding Fire in the Mountains
28. Dan Baker 4/8/2022 email regarding Teton Village Parcel
29. Ann Smith 4/9/2022 email regarding Bearproof Trash
30. David Choi 4/9/2022 email regarding Fire in the Mountains CUP
31. Stephen Unfried 4/9/2022 email regarding Bearproof Trash
32. Karin King 4/9/2022 email regarding Rafter J Lot 333
33. Tim Young 4/10/2022 email regarding FY2023 Transportation Alternatives
34. Nancy StClair 4/11/2022 email regarding Bearproof Trash
35. Joan Holliday 4/11/2022 email regarding Bearproof Trash
36. Francine Fleming 4/11/2022 email regarding Bearproof Trash
37. Vickie Memmer 4/11/2022 email regarding Rafter J Lot 333
38. Chuck Harris 4/11/2022 email regarding Rafer J Lot 333
39. Ji Montgomery 4/11/2022 email regarding Bear Legislation
40. Ann Harvey 4/11/2022 email regarding Fire in the Mountains CUP
41. Michelle Weyler 4/11/2022 email regarding Bearproof Trash
42. Lane LaMure 4/11/2022 email regarding Fire in the Mountains
43. Debra Patla 4/11/2022 email regarding Bearproof Trash
44. Jennifer Feltner 4/11/2022 email regarding Bearproof Trash
45. Jill Moberg 4/11/2022 email regarding Rafter J Lot 333
46. Jayne Ottman 4/11/2022 email regarding Bearproof Trash
47. Margaret Creel 4/11/2022 email regarding Rafter J Lot 333
48. Vicky Odonoghue 4/11/2022 email regarding Rafter J Lot 333
49. Brian Patterson 4/11/2022 email regarding Grizzly Bears
50. Elizabeth Jache 4/11/2022 email regarding Grizzly Bears/Bearproof Trash
51. Korinna Shan 4/11/2022 email regarding Bearproof Trash
52. Lin Bond 4/11/2022 email regarding Grizzly Bears
53. Tim Young 4/11/2022 email regarding Wilson Advocacy FOR Wilson WY22 Pathway
54. Shelley McKee 4/11/2022 email regarding Grizzly Bears
55. Karen Moore 4/11/2022 email regarding Grizzly Bear
56. Arthur Greger 4/11/2022 email regarding Rafter J Lot 333
57. Jamila Viandier 4/11/2022 email regarding Grizzly Bears
58. Mary Ellen Fausone 4/11/2022 email regarding Wildlife Feeding
59. Jesse Kessler 4/11/2022 email regarding Bearproof Trash
60. Amy Unfried 4/11/2022 email regarding Wildlife Feeding
61. Syler Peralta-Ramos 4/11/2022 email regarding Wildlife Conflict Mitigation
62. Andrew Calder 4/11/2022 email regarding Fire in the Mountains CUP
63. Pauline Chu 4/11/2022 email regarding Fire in the Mountains CUP
64. Karla R 4/11/2022 email regarding Bearproof Trash
65. Wade Noyes 4/11/2022 email regarding Bearproof Trash
66. Robin Dubry 4/11/2022 email regarding Bearproof Trash
67. Georgie Stanley 4/11/2022 email regarding Bearproof Trash
68. Camille Obering 4/11/2022 email regarding Speed Signs in Wilson
69. A. Finch 4/11/2022 email regarding Bearproof Trash
70. Sheila Padelsky 4/11/2022 email regarding Bearproof Trash
71. Cindy Scripps 4/11/2022 email regarding Bearproof Trash
72. Raquel Baker 4/11/2022 email regarding Bearproof Trash

73. Shannon Gant 4/11/2022 email regarding Bearproof Trash
74. Evan Watts 4/11/2022 email regarding Bearproof Trash
75. Cherry Hawkins 4/11/2022 email regarding Bearproof Trash
76. Savannah Burgess 4/11/2022 email regarding Bearproof Trash
77. Stephanie Strickler 4/11/2022 email regarding Bearproof Trash
78. Ann Wakely 4/11/2022 email regarding Bearproof Trash
79. BJ Wakely 4/11/2022 email regarding Bearproof Trash
80. Haeli Templeton 4/11/2022 email regarding Bearproof Trash
81. Summer Young 4/11/2022 email regarding Bearproof Trash
82. Deborah Palmer 4/11/2022 email regarding Land Development Regulations
83. Benja Glatz 4/11/2022 email regarding Fire in the Mountains CUP
84. Judith Buttala 4/11/2022 email regarding Bearproof Trash
85. Dawn Melton 4/11/2022 email regarding Bearproof Trash
86. Park Dunn-Morrison 4/11/2022 email regarding Fire in the Mountains
87. Tom Segerstrom 4/11/2022 email regarding Fire in the Mountains CUP
88. Mickey Babcock 4/11/2022 email regarding Buffalo Valley Zoning
89. Maya Karayiannis 4/11/2022 email regarding Bearproof Trash
90. Hilary Cololey 4/11/2022 email regarding Bearproof Trash
91. Tommy Price 4/8/2022 email regarding Fire in the Mountains
92. Michael Agricola 4/11/2022 email regarding Fire in the Mountains
93. Andrew Salter 4/11/2022 email regarding Wildlife Feeding Bearproof Trash
94. Frances Clark 4/12/2022 email regarding Bearproof Trash
95. Dita Skalic 4/12/2022 email regarding Bearproof Trash
96. Willa Bandler 4/12/2022 email regarding Bearproof Trash
97. Lorna Miller 4/12/2022 email regarding Rafter J Lot 333
98. Lorna Miller 4/12/2022 email regarding Bearproof Trash
99. Patrick Holm 4/12/2022 email regarding Bearproof Trash
100. Katie Matthies 4/12/2022 email regarding Fire in the Mountains
101. Paulette Simko 4/12/2022 email regarding Bearproof Trash
102. David Kapp 4/12/2022 email regarding Bearproof Trash
103. Whitney Fessler 4/12/2022 email regarding Fire in the Mountains
104. Doug Brimeyer 4/12/2022 email regarding Rafter J Lot 333
105. Debra Patla 4/12/2022 email regarding Fire in the Mountains CUP
106. Renel Ragsdale 4/12/2022 email regarding Bearproof Trash
107. Jess Lee 4/12/2022 email regarding Bearproof Trash
108. Lee Beauknight 4/12/2022 email regarding Bearproof Trash
109. Chancey 4/12/2022 email regarding Bearproof Trash
110. Steve Sobolik 4/12/2022 email regarding Bearproof Trash
111. Sara Carroll 4/12/2022 email regarding Fire in the Mountains
112. Steve Sobolik 4/12/2022 email regarding Bearproof Trash
113. Patrick Collins 4/12/2022 email regarding Fire in the Mountains
114. Christopher Greenwell 4/12/2022 email regarding Bearproof Trash
115. Cathy Wikoff 4/12/2022 email regarding Bearproof Trash
116. Gina Stovall 4/12/2022 email regarding Bearproof Trash
117. Kathy Mabry 4/12/2022 email regarding Bearproof Trash
118. Robin Moore 4/12/2022 email regarding Grizzly Bears
119. Tod Teel 4/12/2022 email regarding Bearproof Trash
120. Sharon Parrott 4/12/2022 email regarding Rafter J Lot 333
121. Cat Wood 4/12/2022 email regarding Bear Proof Trash
122. Kristin Vito 4/12/2022 email regarding Rafter J Lot 333
123. Chris Edelen 4/12/2022 email regarding Bearproof Trash
124. Sandy Sears 4/12/2022 email regarding Bearproof Trash
125. Lindsay Dreger 4/12/2022 email regarding Bearproof Trash
126. Mandy Lowe 4/12/2022 email regarding Rafter J Lot 333
127. Erin Whitesell 4/12/2022 email regarding Fire in the Mountains
128. Rylee Jensen 4/12/2022 email regarding Bearproof Trash
129. Sydney Bryan 4/12/2022 email regarding Bearproof Trash
130. Tammy Taylor 4/12/2022 email regarding Bearproof Trash
131. Rhonda Robles 4/12/2022 email regarding Bearproof Trash
132. Carrie Simmons 4/12/2022 email regarding Bearproof Trash
133. Chi Melville 4/12/2022 email regarding Bearproof Trash
134. Jane Lavino 4/12/2022 email regarding Bearproof Trash
135. Lily Bennett 4/12/2022 email regarding Bearproof Trash
136. Teri Lydigsen 4/12/2022 email regarding Bearproof Trash
137. Debra Rausch 4/12/2022 email regarding Bearproof Trash
138. Gina Sonaglia 4/12/2022 email regarding Bearproof Trash
139. Cynda Peralta Ramos 4/12/2022 email regarding Bearproof Trash
140. Ian McGregor 4/12/2022 email regarding Bearproof Trash
141. Patricia Murphy 4/13/2022 email regarding Bearproof Trash
142. Jason Williams 4/12/2022 email regarding Bearproof Trash
143. Elise Caplan 4/12/2022 email regarding Bearproof Trash
144. Toby Reese 4/12/2022 email regarding Bearproof Trash
145. Susan Patla 4/12/2022 email regarding Fire in the Mountains
146. Rita Miller 4/12/2022 email regarding Fire in the Mountains
147. Travis Goodman 4/12/2022 email regarding Fire in the Mountains
148. Katie Matthies 4/12/2022 email regarding Fire in the Mountains

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF

2. Consideration of Request to Issue a New Retail Liquor License

Shelley Fairbanks, Deputy County Clerk, presented to the Board for consideration of approval application for the one available retail license in Teton County.

Based on the 2020 Census, Teton County received an additional retail liquor license. On January 4, 2022 the Board of County Commissioners received a letter requesting that the application process be opened for possible issuance of this retail liquor license. The BCC decided at the January 10, 2022 meeting to open the process. There was a public notice advertised in the Jackson Hole News and Guide for 2 weeks, January 19 and 26, 2022. An email notification was also sent to all current liquor license holders on January 10, 2022 of this public notice. At the March 1, 2022 BCC meeting, the Commissioners decided to not award the retail liquor license at that time and requested that the process be reopened for the month of March. Applications were due by March 30, 2022 and there was a public notice in the Jackson Hole News and Guide for 2 weeks, March 9 and 16, 2022. An email notification was sent to all current liquor license holders on March 9, 2022 of this public notice. The public notice was also posted on the Teton County Clerk's website for the month of March.

As of March 30, 2022, we received two applications for consideration:

- (1) Scarfish LLC (DBA Sudachi)-would like to replace their restaurant license with a retail license.
- (2) Cedarcrest LLC (DBA Targhee Village Golf Course) – would like to replace their malt beverage permit with a retail license.

Comments were made by both Applicants; Ned Sander of Cedarcrest LLC, and Mike Reid of Scarfish LLC.

There was no other public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to issue a retail liquor license to Targhee Golf Course (Cedarcrest LLC) for the term of April 19, 2022 through January 6, 2023. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

5. Consideration of Approval of Interagency Agreement with SOS

Maureen Murphy, County Clerk, presented to the Board for consideration of approval an agreement with the State of Wyoming, Office of the Secretary of State regarding the State's EPollbook module

This agreement sets forth the responsibilities of the County and the State regarding the acceptable use of the State's Electronic Pollbook (EPB) module of the Wyoming Voter Registration and Election Management System (WyoReg). This agreement will be in effect thru December 31, 2022.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the agreement between Teton County and The State of Wyoming, Office of the Secretary of State. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

6. Consideration of Redistricting Resolution

Maureen Murphy, County Clerk, presented to the Board for consideration of approval a resolution designating county election districts pursuant to WS 22-7-101.

After the Wyoming State Legislature approved the Redistricting bill, each County looks at their precinct lines and adjusts for any changes that have been made to each House & Senate District. These are the changes made to the precincts for Teton County for the 2022 Elections. Consolidate former precincts 1-2 and 1-8 to create East Jackson – 1-2. Consolidate former precincts 1-5 and 1-9 to create Mid Jackson – 1-5. Any part of the former 1-5 that was North of Broadway is consolidated into 1-4 (as the HD moved from HD16 to HD23). Created new precinct 1-12 (on the edge of 4-1, 1-1 and 1-10) to follow the movement of the line that HD22 moved into HD23

Representative Mike Yin answered questions from the Board.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the resolution designating county election districts, pursuant to WS 22-7-101 as presented. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

7. Consideration of Increase of Salaries for Certain Elected Officials

And,

8. Consideration of Increase of Salary for the County and Prosecuting Attorney

Maureen Murphy, County Clerk, presented to the Board for consideration of approval a resolution to increase salaries of Assessor, Treasurer, Clerk of District Court, Clerk, and Sheriff (item 7), and the Board for considered approval of a resolution to increase salary of the County and Prosecuting Attorney (item 8).

Article 14, Section 3 of the Wyoming Constitution directs that the Wyoming Legislature shall fix the salaries of County Officers. The Wyoming Legislature does so in Wyoming Statute §18-3-107 by setting a minimum and maximum number. The actual number is left to the discretion of the Board of County Commissioners of each county. The maximum amount of salaries is adjusted every few years by the Wyoming Legislature. The current maximum salary for the Treasurer, Assessor, Clerk, Clerk of District Court, and Sheriff is \$100,000, and, the current maximum salary for the County and Prosecuting Attorney is \$100,000.

Public comment was given by Mike Yin for both items 7 and 8.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Resolution to Set the Salaries of the following Elected Officials, the Clerk, the Clerk of District Court, Treasurer, Sheriff and Assessor

to \$145,000 and the County Coroner to remain at \$50,000. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve the Resolution to Set the Salary of the County and Prosecuting Attorney to \$145,000. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

11. Consideration for Purchase of Fire Engine Clean Exhaust Filter

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue the Consideration of the purchase of a fire engine clean exhaust filter to the May 2, 2022 BCC meeting. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

- Permit:** AMD2021-0001
Applicant: ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL, DOROTHY ROBERTSON, ROBERT D. ET UX ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES
Presenter: Rian Rooney
Request: Notice is hereby given pursuant to Wyoming Statute §16-3-103 and §18-5-202(b) and (c) that Y2 Consultants, LLC (applicant) has submitted a request for amendments to the Teton County Land Development Regulations (LDRs) to create a new zone, called Neighborhood Home Business-1 (NHB-1), and zoning standards. The proposed amendment would create a new section in the Land Development Regulations, which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards. These are new Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Dept. has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Dept.
Location: Countywide
- Permit:** ZMA2021-0001
Applicant: ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL, DOROTHY ROBERTSON, ROBERT D. ET UX ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES
Presenter: Rian Rooney
Request: An amendment to the Teton County Official Zoning Map to rezone approximately 53.3 acres currently zoned Rural (R-TC) to Neighborhood Home Business-1 (NHB-1). This zoning map amendment is proposed by Y2 Consultants, LLC (applicant). The proposed rezone covers all or part of three parcels:
1. 7695 S HIGHWAY 89 (PIDN: 22-39-16-03-4-00-031)
2. 7685 S US HIGHWAY 89 (PIDN: 22-39-16-03-3-00-035)
3. 7675 S HIGHWAY 89 (PIDN: 22-39-16-03-3-00-030); partial, consisting of 49.3 acres
Location: 7695 S HIGHWAY 89, 7685 S US HIGHWAY 89, and 7675 S HIGHWAY 89

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue AMD2021-0001 and ZMA2021-0001 to the October 18, 2022 Board of County Commissioners Meeting. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

1. **Permit:** GEC2021-0197R
Applicant: GRAND TETON POLO RANCH, LLC (Agent: Hans Schuldt)
Presenter: Amy Ramage
Request: Construct wildlife habitat pond, berms, and associated grading with total disturbance of 554,700 square feet.
Location: 3000 Spring Gulch Road N.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue GEC2021-0197 to the May 17, 2022 BCC Meeting. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 9:51 a.m. and reconvened at 10:01 a.m.

Planning items ADJ2021-0009 and DEV2021-0005 were presented concurrently:

2. **Permit:** ADJ2021-0009
Applicant: GOAT PEN LLC, MV FARMS I, LLC & 1545-1565 BERGER LANE, LLC
Presenter: Hamilton Smith
Request: Administrative Adjustment pursuant to Section 8.8.1 of the Teton County Land Development Regulations for adjustment to the parking requirement for a mini-storage warehouse.
Location: The subject property is Lot 4, Valley View Subdivision, located at 605 W Deer Drive. The Lot is zoned Business Park and lies within the Natural Resources Overlay.
3. **Permit:** DEV2021-0005
Applicant: GOAT PEN LLC, MV FARMS I, LLC & 1545-1565 BERGER LANE, LLC
Presenter: Hamilton Smith
Request: Development Plan pursuant to Section 8.3.2 of the Teton County Land Development Regulations, for the development of a 44,125 sf mini-storage warehouse.
Location: The subject property is Lot 4, Valley View Subdivision, located at 605 W Deer Drive. The Lot is zoned Business Park and lies within the Natural Resources Overlay.

Hamilton Smith, Principal Planner, presented to the Board for consideration of approval a Development Permit pursuant to 8.3.2 of the Teton County Land Development Regulations (LDRs) to permit a 44,125 sf mini-storage warehouse project at 605 W. Deer Drive within the Business Park zone. This staff report includes a concurrent review of an Administrative Adjustment pursuant to Section 8.8.1, to adjust the parking requirement pursuant to LDR Section 6.2.2.A.1.

The applicant is proposing a Development Plan to construct a 44,125 sf mini-storage warehouse project at 605 W Deer Drive. This project was approved at the proposed scale at Sketch Plan (SKC2021-0001) by the Board of Commissioners on November 16, 2021, with no conditions. The proposed square footage will be spread across four buildings along a 2-way internal circulation loop drive. The applicant plans to grade the project site and build the two buildings in the center of the lot into the slope so that the second level (east side of the interior row) can be accessed at grade, and the building will have an overall lower profile. The application also proposes to increase the individual building size for two structures from the maximum allowed 15,000 square feet to a proposed 15,400 square feet pursuant to the zone-specific standards of the Business Park zone (BP-TC) Section 2.3.5.E.1, provided all of the standards are met.

Concurrent with Development Plan submittal the applicant has also applied for an Administrative Adjustment to reduce required parking spaces (ADJ2021-0009) to develop 22 parking spaces on site, as opposed to the requirement of 26, given that one of the limiting factors for storage unit density is the parking standard for mini-storage warehouses, which requires one parking space for every 10 storage units, as well as one parking space per employee.

There was no public comment.

MOTION FOR ADJ2021-0009

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve ADJ2021-0009, an Administrative Adjustment for a Mini-Storage Use with 264 units, to reduce the parking requirement from 26 spaces to 22 spaces based upon the application dated December 8, 2021, being able to make all five (5) findings for approval under Section 8.8.1., with no conditions. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

MOTION FOR DEV2021-0005

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve DEV2021-0005, a Development Plan for a Mini-storage Warehouse based upon the application dated December 8, 2021, being able to make all five (5) findings for approval under Section 8.3.2., with no conditions. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

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| 4. Permit: | CUP2021-0007 |
| Applicant: | BUFFALO VALLEY LAND & CATTLE LLC |
| Presenter: | Hamilton Smith |
| Request: | A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow an Outdoor Reception Site for a multi-day music and arts festival. |
| Location: | Pt. Lots 1 & 2, Sec. 21, Twp. 45, Rng. 113, being two parcels accessed by Buffalo Valley Rd, being part of the Heart 6 Ranch, 1.2 miles NE of the junction with U.S. Hwy 26/287. The parcels are entirely within the Natural Resources Overlay and the Scenic Resources Overlay. |

Hamilton Smith, Principal Planner, presented to the Board for consideration of approval a Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations (LDRs) to allow for an Outdoor Reception Site at the Heart 6 Ranch.

The proposal is for an outdoor reception site, an Open Space Use, at the Heart 6 Ranch, in Buffalo Valley for a three-day event constituting live music, vendors, food and beverage sales including alcohol, educational workshops and overnight camping. The overall event including set-up and tear-down is proposed to take place over one week, during the third week in July each year. The original Fire in the Mountains events located on this site in 2018 and 2019 were approved in accordance with the Special Events Resolution. Subsequent to cancellations due to the COVID-19 pandemic (2020 & 2021), the event is now subject to the revised County outdoor event site regulations (AMD2020-0001) in the Land Development Regulations (LDRs). The LDR text amendment heard and approved by the Board on May 5, 2020, resulted in adoption of the following LDR standards (Sec. 6.1.3.C.1.a.viii); outdoor receptions: to constitute outdoor recreation use, a reception site shall:

- Host 4 or more events per year with over 50 guests on site at one time or with amplified music; or,
- Host 1 or more events with over 500 guests on site at one time or cumulatively over consecutive days; or,
- Host temporary overnight camping as an incidental use component of the primary outdoor reception event.

Jeremy Walker, the Applicant commented on the application.

The meeting recessed at 11:28 a.m. and reconvened at 11:36 a.m.

Public comment was given in-person by Matthew Weiner, Matt Donovan, Teresina Mosco, Dan Hady, Perrin Rutter, Sarah Carrol, Debra Patla, Tom Segerstrom, Shane Mccarthy, and Eva Danka.

The meeting recessed at 11:58 a.m. and reconvened at 1:32 p.m.

Public comment continued with Jeff Moran, Terri Min, Oliver Tripp, Sheriff Matt Carr, Jay Nel-Mcintosh, and Garth Gillespie.

Public comment was given via Zoom by Jayne Ottman and Joseph Paine.

Jeremy Walker, the Applicant, responded to public comment.

The meeting recessed at 2:23 p.m. and reconvened at 2:29 p.m.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue CUP2021-0007 to the next available date that all five Commissioners can be available. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION

- A. Letter to Federal Aviation Administration: The Board requested that an item of outgoing correspondence to the Federal Aviation Administration regarding scenic aerial tours at the Jackson airport.
- B. Speed Limits on HWY22: the Board discussed options for messaging to encourage slower speeds in the Wilson Elementary School area.
- C. Mill Levy Discussion: The Board discussed adding Mill Levy questions to the next County budget meeting.

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 3:14 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