

Teton County Board of Commissioners Meeting

Action Report – February 15, 2022

A summary of actions taken at regular Teton County Board of Commission meetings

The Teton County Board of Commissioners approved items 1,2,3,6,7,8, and 9 as their consent [agenda](#) as well as the following items that were discussed at the meeting:

4. Consideration of [105 Mercill Avenue Nonresidential Space](#) **with Direction to Release Request for Proposals for an early childhood education provider**
5. Consideration of [Employee Housing Lease for Hoback Unit #8](#)
10. Consideration of [Wilson Multi-Modal Corridor Improvements Plan](#)
11. Consideration of [FAA Grant to Jackson Hole Airport for Concessionaire Relief](#)
12. Consideration of [Transfer of FAA Grant funds from Jackson Hole Airport to 4 other Wyoming Communities](#)

Agenda Amended to include:

13. Consideration of a [Grant Application to the Wyoming State Historical Preservation Office](#)

Matters from Planning and Development:

CONTINUED to April 12, 2022

Permit No. AMD2021-0006

Application: Teton County Department of Planning and Building services

Presenter: Ryan Hostetter

Request: Pursuant to Wyoming Statute §16-3-103 and §18-5-202(b) and (c) that Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) to update the wildlife feeding and bear conflict area standards. This amendment proposal is made by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners to update the Natural Resource Land Development Regulations in phases. The proposed amendments would update and clarify certain standards related to wildlife feeding requirements in 5.1.3 of the LDRs, bear conflict areas in 5.2.2 of the LDRs, and requirement for bear resistant trash containers county-wide

Location: Countywide

[Postponement Memo](#)

APPROVED with Added Conditions (see below)

Permit No. CUP2021-0003

Application: J & J Wilson LTD.

Presenter: Chandler Windom

Request: A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for an Outdoor Reception Site at the Double Diamond Bar Ranch.

Location: 140 Alta North is at the intersection of Alta Ski Hill Road and Alta North Road. The reception site is proposed approximately 2,000 feet north of Alta Ski Hill Road, on the eastern edge of the property. The site is zoned Rural-1 and is partially within the Natural Resources Overlay.

[Staff Report](#) [Application](#)

CUP2021-0003 Motion with Conditions

I move to APPROVE CUP2021-0003, dated July 30, 2021 and updated January 31, 2022, for the proposed Reception Site, with the following 13 conditions, based on the recommended findings.

1. Prior to this permit issuance, the Property Owner shall record a restriction, through an instrument approved by the County Attorney, against the adjacent lot of record (PIDN 22-44-18-21-2-00-004) whose area is required to entitle the reception site use.
2. Prior to this permit issuance the Property Owner shall demonstrate, through an access easement recorded in the Teton County Clerk's Records, that the owner of 140 Alta North has legal access through the neighboring property 130 Alta North Road.
3. Prior to the start of operations, the applicant shall demonstrate, to the satisfaction of the County Engineer, that an adequate parking area is provided for the required 50 parking spaces, including the recording of a parking agreement for 130 Alta North in the Teton County Clerk's Records, and adequate vehicle access is provided to the "Grove" event site.
4. The hours of operation for the reception site shall be 9:00 AM to 9:00 PM.
5. No more than 30 individual events shall take place at the outdoor reception site, and they all shall occur between May 1 and October 31 of each year. At minimum 10 of these events shall be associated with an event taking place at the Assembly Reception Hall (CUP2021-0004) on the same day. The use of both sites by a single event constitutes an event for the purposes of tracking frequency allowances for each CUP2021-0003 and CUP2021-0004 respectively.
6. Separate events shall not occur simultaneously at the Outdoor Reception Site and the Reception Hall.
7. Special Event Permits may be required from Teton County for discrete events.
8. Prior to January 1st of each year, a monitoring report shall be submitted by the Property Owner to the Teton County Planning Director that details the date and frequency of events from the previous year, including number of guests at each event. For the first year of operations the Property Owner shall monitor noise via decibel readings and provide this data in their annual monitoring report. If the report demonstrates non-compliance,

or the Planning Director has received any complaints regarding the use, the monitoring report shall be elevated to the Board of County Commissioners for review.

9. The owner shall enforce all aspects of The Operations Plan dated February 7, 2022 including the occupancy limit of 200 guests per event.
10. Any guidance signs installed on Alta Ski Hill Road shall be approved by Teton County Road & Levee.
11. No amplified sound is permitted at the Grove past 7 p.m.
12. A maximum of one (1) tent not to exceed 400 sf may be erected for each event.
13. The support parking for the Outdoor Reception Site, for a maximum of 8 vehicles, shall be screened from view of neighboring properties to the west with the use of mature vegetation

APPROVED with Added Conditions (see below)

Permit No. CUP2021-0004

Application: J & J Wilson LTD.

Presenter: Chandler Windom

Request: A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for an Assembly Reception Hall at the Double Diamond Bar Ranch.

Location: 140 Alta North is at the intersection of Alta Ski Hill Road and Alta North Road. The reception hall is proposed approximately 200 feet north of Alta Ski Hill Road, on the southern edge of the property. The site is zoned Rural-1 and is partially within the Natural Resources Overlay

[Staff Report](#) [Application](#)

CUP2021-0004 Motion with Conditions

I move to APPROVE CUP2021-0004, dated July 30, 2021 and updated January 31, 2022 for the proposed Reception Hall, with the following twelve (12) conditions, based on the recommended findings.

1. Prior to this permit issuance the Property Owner shall demonstrate, through an access easement recorded in the Teton County Clerk's Records, that the owner of 140 Alta North has legal access through the neighboring property 130 Alta North Road.
2. Prior to the start of operations, the Property Owner shall demonstrate, to the satisfaction of the County Engineer, that an adequate parking area is provided for the required 58 parking spaces, including the recording of a parking agreement for 130 Alta North in the Teton County Clerk's Records.
3. The hours of operation for the reception hall shall be 9:00 AM to 11:00 PM.
4. The Property Owner shall ensure that all music on the site shall end no later than 10:00 PM.
5. No more than 30 individual events shall take place at the reception hall each calendar year. At minimum 10 of these events shall be associated with an event taking place at the Outdoor Reception Site (CUP2021-0003) on the same day. The use of both sites by a single event constitutes an event for the purposes of tracking frequency allowances for each CUP2021-0003 and CUP2021-0004 respectively.
6. Separate events shall not occur simultaneously at the Outdoor Reception Site and the Reception Hall.

7. Special Event Permits may be required from Teton County for discrete events.
8. The Property Owner shall be required to submit, concurrent with their application for a building permit, an application showing compliance with the Teton County Small Wastewater Facility Standards, or Wyoming Department of Environmental Quality standards for wastewater disposal, whichever is applicable.
9. Prior to building permit issuance, an affordable housing fee of \$12,498.97 shall be paid by the Property Owner to Teton County. Should the reception hall proposed in the future be less than 5,000 sf of habitable floor area, a partial reduction of this fee may be approved by the Planning Director.
10. The reception hall shall not exceed 5,000 sf of gross floor area
11. The owner shall enforce all aspects of the Operations Plan dated February 7, 2022
12. Any guidance signs installed on Alta Ski Hill Road shall be approved by Teton County Road & Levee

APPROVED with Suggested Conditions in Staff Report

Permit No. EAS2021-0003

Application: Schrier, Douglas Matthew Living Trust

Presenter: Rian Rooney

Request: To amend the Saddle Butte Ranch Teton County Scenic Preserve Trust conservation easement at 505 Saddle Butte Way by removing 719 square feet from the easement and adding 1,438 square feet to the easement

Location: Lot 2, Saddle Butte Ranch Subdivision, 505 W Saddle Butte Way, Jackson, WY 83001. The property is zoned Rural-3 and is within the Natural Resources Overlay and the Scenic Resources Overlay

[Staff Report](#) [Application](#)

APPROVED with Suggested Conditions in Staff Report

Permit No. MSC2021-0063

Application: Schrier, Douglas Matthew Living Trust

Presenter: Hamilton Smith

Request: Miscellaneous Planning Request to amend a Habitat Enhancement Plan pursuant to Section 5.2.1.E of the Land Development Regulations.

Location: Lot 2, Saddle Butte Ranch Subdivision, 505 W Saddle Butte Way, Jackson, WY 83001. The property is zoned Rural-3 and is within the Natural Resources Overlay and the Scenic Resources Overlay

[Staff Report](#) [Application](#)

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