

**1Teton County Board of Commissioners  
Regular Meeting Agenda  
Commissioners Chambers - 200 S Willow  
Tuesday, February 6, 2018, 9:00 a.m.**

*PLEASE SILENCE ELECTRONIC DEVICES DURING THE MEETING*

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**APPROVAL OF MINUTES:** for meetings dated [1/16/18](#), [1/22/18](#), [1/29/18 Voucher](#), and [1/29/18 Special](#).

**ADOPTION OF AGENDA**

**CONSENT AGENDA**

**CORRESPONDENCE REPORT** (*received before the Tuesday before the meeting*)

**PUBLIC COMMENT** [Report](#) [Detail](#)

**MATTERS FROM COMMISSION AND STAFF:**

1. Consideration of Amended Decision of Teton County Board of Equalization [Docket 2016-0040 – Lockhart Cattle Company \(5663\)](#)
2. Consideration of Amended Decision of Teton County Board of Equalization [Docket 2016-0041 – Jackson Hole Hereford Ranch \(5664\)](#)
3. Consideration of [Eagle Scout Commendations \(5665\)](#)
4. Consideration of [Fair Petting Zoo Contract \(5666\)](#)
5. Consideration of [Tax Roll Correction for William B. Johnson, Parcel #04-000672 \(5667\)](#)
6. Consideration of [Approval of an Elevator Service Agreement \(5668\) for the Children’s Learning Center](#) on Mercill Avenue
7. Consideration of [Approval of an Elevator Service Agreement \(5669\) for the ISWR Recycle Facility](#)
8. Consideration of [Approval of Contract for Fire Suppression System Repairs \(5670\)](#) for the Search and Rescue Facility
9. Consideration of a [Grant Application to the Brinson Foundation \(5671\)](#) for FY2019 ISWR Funding
10. Consideration of [Contract with Creative Curiosity JH \(5672\)](#) for ISWR Rebranding and Marketing Strategy Development
11. Consideration of [Employee Housing for Hoback Cabin #7 \(5673\)](#)
12. Consideration of an [Update to the Teton County Employee Housing Policy \(5695\)](#)
13. Consideration of Memorandum of Understanding between WYDOT and [Teton County for Road Signs \(5675\)](#), High Risk Rural Roads Program
14. Consideration of Award of [Contract for Asbestos Abatement for the Old Library Building \(5676\)](#)
15. Consideration of the [Purchase of a Wildland Fire Truck \(5677\)](#)
16. Consideration of a Contract with [Independent Contractor, Adair Flynt for Nurse Practitioner Services \(5678\)](#) for family Planning Clients at Teton County Public Health Department
17. Consideration of Approval of [Contract for Renovation, Repair, and Re-Surfacing of Plaster \(5679\)](#) for Leisure, Splash, and Therapy Pools
18. Consideration of [Snake River Management Plan 5-Year Adoption \(5680\)](#) (*continued from January 16, 2018 BCC Meeting*)

**MATTERS FROM PLANNING & DEVELOPMENT:**

1. **Findings of Fact and Conclusion of Law:** BUP2017-0059 Four Shadows, LLC [Staff Report \(5685\)](#) [Application](#)
2. **Findings of Fact and Conclusion of Law:** MSC2017-0066 Teton County [Staff Report \(5689\)](#) [Application](#)
3. **Findings of Fact and Conclusion of Law:** DEV2017-0011 Ridgeline Development, LLC [Staff Report \(5686\)](#) [Application](#)
  
4. **Applicant:** TETON RAPTOR CENTER  
**Presenter:** Kristi Malone  
**Permit No.:** VAR2017-0002 [Staff Report \(5691\)](#) [Application](#) **POSTPONED - FEBRUARY 20, 2018 BCC HEARING**  
**Request:** Variance, pursuant to Section 8.8.2, to vary Section 3.2.3.B.2 of the Teton County Land Development Regulations, to allow improvements to be made to an existing 36-foot tall structure that would result in a total structural height of 38 feet where 30 feet is the maximum structure height allowance for the zone.
  
5. **Permit No.:** ZCV2017-0025 [Staff Report \(5691\)](#) [Application](#) **POSTPONED - FEBRUARY 20, 2018 BCC HEARING**  
**Request:** Zoning Compliance Verification for Visual Resource Analysis, pursuant to Section 8.6.2 of the Teton County Land Development Regulations, to assess foreground scenic standards.
  
6. **Permit No.:** CUP2017-0007 [Staff Report \(5691\)](#) [Application](#) **POSTPONED - FEBRUARY 20, 2018 BCC HEARING**  
**Request:** Conditional Use Permit, pursuant to Section 8.4.2 of the Teton County Land Development Regulations, to amend an existing institutional use.
  
7. **Permit No.:** MSC2017-0017 [Staff Report \(5691\)](#) [Application](#) **POSTPONED - FEBRUARY 20, 2018 BCC HEARING**  
**Request:** Waive application fees for the proposed rezone and redevelopment of the Teton Raptor Center, pursuant to finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054).  
**Location:** Site of Teton Raptor Center and historic Hardeman barns; generally located in Wilson on the south side of Highway 22. The property is zoned R-2 and is located within the Scenic Resources Overlay.
  
8. **Applicant:** MAHIN, THOMAS P.  
**Presenter:** Hamilton Smith  
**Permit No.:** VAR2017-0004 [Staff Report \(5692\)](#) [Application](#) **POSTPONED TO A DATE UNCERTAIN**  
**Request:** Variance, pursuant to Section 8.8.2., Variances, of the Teton County Land Development Regulations, for residential development within 30’ rear setback.  
**Location:** 3850 W. Holly Drive, Teton Village, WY. Lot 194, JHSC 11<sup>th</sup> Filing Subdivision, zoned Planned

*Please note that at any point during the meeting, the Chair and Commissioners may change the order of items listed on this agenda. To ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.*

Resort with no overlay.

9. **Applicant:** MELODY RANCH INVESTMENTS I LLC  
**Presenter:** Jennifer Kocher-Anderson  
**Permit No.:** MSC2017-0067 [Staff Report \(5690\)](#) [Application](#)  
**Request:** Annual review of the Melody Ranch Lower Ranch gravel operation, as required by Condition of Approval #6 of Special Use Permit 2010-0001 and pursuant to Section 8.4.3 Special Use Permit, of the Teton County Land Development Regulations.  
**Location:** Melody Ranch Lower Ranch. Generally located south of South Park Loop Road and Melody Ranch Subdivisions and north of the South Park Feed Grounds. The property is zoned Neighborhood Conservation-Planned Unit Development and is within the Natural and Scenic Resources Overlays.
10. **Applicant:** SRS CLUB, LLC  
**Presenter:** Hamilton Smith  
**Permit No.:** MSC2017-0037 [Staff Report \(5688\)](#) [Application](#)  
**Request:** Amend the Snake River Sporting Club (previously Canyon Club) Conditional Use Permit Condition of Approval #7, Golf Course Water Quality Monitoring requirement, pursuant to Section 8.2.13, Amendment of Permits or Approvals, to request the removal of a condition requiring continuous water quality monitoring in perpetuity.  
**Location:** Lot 116, Snake River Canyon Ranch Resort, Sub Area III. Located east of Highway 23/89 and the Snake River, approximately 2.5 miles south of the Astoria bridge and four miles southwest of Hoback Junction. The property is zoned Rural-1 and is within the Natural and Scenic Resources Overlays.
11. **Applicant:** 7-C INDUSTRIES, INC.  
**Presenter:** Susan Johnson  
**Permit No.:** EXD2017-0006 [Staff Report \(5687\)](#) [Application](#)  
**Request:** Exempt Land Division, pursuant to Section 8.5.4 of the Teton County Land Development Regulations, to allow a noncontiguous 92.2-acre parcel to be divided into two parcels, one being 53.4 acres and the being 38.8 acres but consisting of two noncontiguous pieces: 26.7 acres and 12.1 acres.  
**Location:** 245 and 855 E. Alta Ski Hill Road; one piece is generally located 0.8 miles east of the Teton Tepee and the other is directly north and east of the Lost Horizons dinner club. The properties are zoned Rural-1 and Rural-2 and are partially within the Natural Resources Overlays.

#### **MATTERS FROM COMMISSION**

1. Discussion of [Future Elections](#) and the Alta and Moran Polling Site Operations

#### **EXECUTIVE SESSION**

#### **ADJOURN**

#### **Requested Changes to the Published Agenda:**

#### **Items proposed for the Consent Agenda:**