

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

The Teton County Board of Commissioners met in regular meeting on **January 4, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00 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. Vice-Chairman 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 Epstein to approve the 12-13-2021, 12-20-2021, and 12-21-2021 minutes. Vice-Chairman Propst called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

1. Consideration of the Designation of 2022 Official Depositories
2. Consideration of Annual Resolution for Teton County Investment Policy
4. Consideration of IT Services Agreement with Teton County Library
8. Consideration of State Homeland Security Program Grant Award Agreement Amendment One - 19-SHSP
9. Consideration of State Homeland Security Program Grant Award Agreement Amendment One
10. Consideration of State Homeland Security Program Grant Award Agreement Amendment Two
11. Consideration of a Memorandum of Agreement with the Teton Conservation District for the Good Neighbor Handbook

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. Vice-Chairman Propst called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION AND STAFF

1. Consideration of the Designation of 2022 Official Depositories

To designate the banks listed as Teton County Official Depositories for 2022:

1. Wells Fargo Bank, N.A.; Jackson, Wyoming
2. Bank of Jackson Hole; Jackson, Wyoming
3. Bank of the West; Jackson, Wyoming
4. First Interstate Bank; Jackson, Wyoming
5. U.S. Bank N.A.; Jackson, Wyoming
6. Zions Bank; Jackson, Wyoming
7. Rocky Mountain Bank; Jackson, Wyoming

2. Consideration of Annual Resolution for Teton County Investment Policy

To approve the 2022 Resolution of the Teton County Statement of Investment Policy and direct the Chair to sign.

4. Consideration of IT Services Agreement with Teton County Library

To approve the IT Support Agreement for the Teton County Library.

8. Consideration of State Homeland Security Program Grant Award Agreement Amendment One - 19-SHSP

To approve the FY2019 State Homeland Security Program Grant Award Agreement Amendment Number 1.

9. Consideration of State Homeland Security Program Grant Award Agreement Amendment One

To approve the FY2020 State Homeland Security Program HCS20 Grant Award Agreement Amendment Number 1

10. Consideration of State Homeland Security Program Grant Award Agreement Amendment Two

To approve the FY2020 State Homeland Security Program HRP20 Grant Award Agreement Amendment Number 2.

11. Consideration of a Memorandum of Agreement with the Teton Conservation District for the Good Neighbor Handbook

To approve the Memorandum of Agreement Between Teton Conservation District; Jackson Hole Land Trust; Teton County, Wyoming; and Town of Jackson, Wyoming for the Good Neighbor Handbook and to consider a funding request of \$10,000 during the FY23 budget process.

DIRECT CORRESPONDENCE

1. Kathy Gleason 12/14/2021 email regarding RV Parking at Club

2. Debbie Hechinger 12/14/2021 email regarding SWF Regs
3. Jeff Willemain 12/14/2021 email regarding SWF Regs
4. Jayne Ottman 12/14/2021 email regarding SWF Regs
5. Mike Quinn 12/14/2021 email regarding COVID
6. Mountain Freedom Alliance 12/14/2021 email regarding COVID/Mask Studies
7. Andy Cavallaro 12/14/2021 email regarding HSC SPET Needs Comments
8. John Hebbberger JR 12/14/2021 email regarding Water Quality
9. Carrie Patterson 12/14/2021 email regarding COVID and Meetings Comment
10. Patricia McDonald 12/14/2021 email regarding RV Parking at Club
11. Worthy Johnson 12/14/2021 email regarding Water Quality
12. Carlyn Hunter 12/14/2021 email regarding Water Quality
13. Russell Scott 12/14/2021 email regarding Water Quality
14. Jordan Gootnick 12/14/2021 email regarding Wilson Proposal
15. Nancy Shea 12/14/2021 email regarding SWF Regs
16. John Wright 12/14/2021 email regarding SWF Regs
17. Henry Fibbs 12/15/2021 email regarding SWF Regs
18. Tammy Christel 12/15/2021 email regarding SWF Regs
19. Hamish Tear 12/15/2021 email regarding SWF Regs
20. Jim Wilson 12/15/2021 email regarding Wilson Ranch Event Center
21. Susan Hebbberger 12/15/2021 email regarding SWF Regs
22. Jesse Glick 12/16/2021 email regarding Mask Order
23. Valerie Brown 12/16/2021 email regarding SWF Regs
24. Frances Clark 12/16/2021 email regarding Vaccines, Health Officer, COVID-19
25. Austin Dunlap 12/16/2021 email regarding JH Winery Liquor License
26. Greg Epstein 12/16/2021 email regarding Early Treatment Options
27. David Lee 12/16/2021 email regarding SWF Regs
28. Joan Anzelmo 12/16/2021 email regarding SWF Regs
29. Travis Gay 12/16/2021 email regarding Tennis and Pickle Ball Courts
30. Melissa Hare 12/16/2021 email regarding Wilson Ranch Venue
31. Angela Bushong 12/16/2021 email regarding Mask Order
32. Dan Anderson 12/16/2021 email regarding Wilson Farm Wedding Venue
33. Joe Rice 12/16/2021 email regarding Early Treatments
34. Jesse Glick 12/17/2021 email regarding TC Democrat Party Statement Re: Epstein
35. Kevin Mayberry 12/17/2021 email regarding CUP2021-0003
36. Jared Baecker 12/17/2021 email regarding Snake River SWF Reg Comment
37. Brandon Reynolds 12/17/2021 email regarding SWF Regs
38. Kristen Broeder 12/17/2021 email regarding SWF Regs
39. Anu Ponnamma 12/17/2021 email regarding SWF Regs
40. KC Bess 12/17/2021 email regarding SWF Regs
41. Kirk Davenport 12/17/2021 email regarding SWF Regs
42. Mitch Dann 12/17/2021 email regarding SWF Regs
43. Gabe Klamer 12/17/2021 email regarding SWF Regs
44. Margery Masinter 12/17/2021 email regarding SWF Regs
45. Skye Schell 12/17/2021 email regarding Jackson Street Apartments
46. Russell Scott 12/17/2021 email regarding Rodeo Grounds
47. Cynthia Wuerslin 12/17/2021 email regarding SWF Regs
48. Chi Melville 12/17/2021 email regarding SWF Regs
49. Leslie Peterson 12/17/2021 email regarding Water Quality
50. Jeffrey D Gilbert 12/17/2021 email regarding SWF Regs
51. Fred Becker 12/17/2021 email regarding SWF Regs
52. Jesse Glick 12/17/2021 email regarding COVID/Mask Order
53. Helena Edelson 12/20/2021 email regarding SWF Regs
54. Kerri Ratcliffe 12/20/2021 email regarding SWF Regs
55. Peter French 12/20/2021 email regarding SWF Regs
56. Kay Modi 12/20/2021 email regarding Water Quality
57. Gillian Chapman 12/20/2021 email regarding TCSD Update
58. Leah Schlachter 12/20/2021 email regarding Mask Order
59. William Hayes 12/20/2021 email regarding SWF Regs
60. Gloria Courser 12/20/2021 email regarding TC Democrat Party Statement Re: Epstein
61. Doreen Ward 12/20/2021 email regarding Mask Order
62. Tessa Johnson 12/20/2021 email regarding TC Democrat Statement Re: Epstein
63. Kyle Fowler 12/20/2021 email regarding SWF Regs
64. Daniel Smith 12/20/2021 email regarding SWF Regs
65. Juliet Unfried 12/20/2021 email regarding SWF Regs
66. Reynolds Pomeroy 12/20/2021 email regarding SWF Regs
67. Carolynn Worth 12/20/2021 email regarding CES Funding Update
68. Jake Gardner 12/20/2021 email regarding SWF Regs
69. Sue Lurie 12/20/2021 email regarding SWF Regs
70. Sidney Karin 12/20/2021 email regarding SWF Regs
71. Ko Strohhahn 12/21/2021 email regarding Water Quality
72. Jared Baecker 12/21/2021 email regarding Water Quality
73. Cathy Hymmel 12/21/2021 email regarding Bear Proof Trash
74. Gloria Courser 12/21/2021 email regarding Virtual Meeting Comments
75. Spencer Rank 12/21/2021 email regarding Comments: Epstein
76. Mike Hardaker 12/21/2021 email regarding Mask Order
77. Steve Baldock 12/21/2021 email regarding Rafter J Development
78. Gloria Courser 12/22/2021 email regarding Virtual Meeting Request
79. Chi Melville 12/22/2021 email regarding SWF Regs
80. Gloria Courser 12/22/2021 email regarding Virtual Meeting Comments
81. Gloria Courser 12/22/2021 email regarding COVID-19
82. Yana Salomon 12/23/2021 email regarding Mask Order
83. Anne Cresswell 12/23/2021 email regarding Community Housing Trust Funding Request

84. Orion Bellorado 12/23/2021 email regarding Mask Order
85. Jared Baecker 12/23/2021 email regarding Snake River Management
86. Russell Scott 12/25/2021 email regarding Affordable Housing Article
87. Adi Amar 12/25/2021 email regarding Rafter J PUD/CUP
88. Gloria Courser 12/25/2021 email regarding Fire/EMS Salaries
89. Gloria Courser 12/26/2021 email regarding Fire/EMS Salaries
90. Brad Dickey 12/26/2021 email regarding Rafter J Lot 333
91. Spencer Nurse 12/26/2021 email regarding Airport Noise
92. Bobbie Dailey 12/26/2021 email regarding Rafter J Lot 333
93. Joe Rice 12/26/2021 email regarding Early Treatment / COVID
94. James McJunkin 12/20/2021 email regarding SWF Regs
95. Gloria Courser 12/27/2021 email regarding Fire/EMS Salaries
96. Marla Thurston 12/27/2021 email regarding Fire/EMS Salaries
97. Geneva Chong 12/27/2021 email regarding Mask Order, Schools
98. Joe Rice 12/28/2021 email regarding COVID-19
99. Debra Patla 12/28/2021 email regarding COVID-19, Mask Order

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF

3. Consideration of the Transfer of \$7.5MM to the Capital Depreciation/Future Use Reserve Fund

Katie Smits, Teton County Treasurer, presented to the Board for consideration of approval the addition of funds to the Capital Depreciation/Future Use Reserve Fund in the amount of \$7,500,000.

In August 2021, the Board of County Commissioners approved the creation of a new reserve fund. It was noted that in Fiscal Year 2022 after the audit was finalized, funds would be transferred to this new reserve fund. The FY2021 audit showed that the General Fund Unrestricted Fund Balance exceeded expectations. It is essential that governments maintain adequate levels of unrestricted fund balances to mitigate current and future risks. Adding \$7,500,000 would leave the General Fund Unrestricted Fund Balance with adequate funding.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the transfer of \$7,500,000 to the Capital Depreciation/Future Use Reserve Fund. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

5. Consideration of Rodeo Grounds Management Agreement (RGMA) with Town of Jackson

Rachel Grimes, Fair Manager, presented to the Board for consideration of approval the Rodeo Grounds Management Agreement (RGMA) with the Town of Jackson for a term of 4 years (1/1/2022 - 12/31/2026).

The Town of Jackson owns the land where the Fairgrounds is located, including the Fair Office and Pavilion, the Grassy Arena, the Rodeo Arena, and the Heritage Arena. There are 3 agreements between the Town of Jackson and Teton County that govern the usage of the Fairgrounds as outlined in the staff report.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the Rodeo Grounds Management Agreement between Teton County and the Town of Jackson.

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

6. Consideration of Notice of Award for Recycling Center Sort System

Brenda Ashworth, Integrated Solid Waste and Recycling Superintendent, presented to the Board for consideration of approval a Notice of Award for the Recycling Center Sort System.

In 2019, Teton County voters approved \$2.5M in SPET funding for "Road to Zero Waste" infrastructure at the Recycling Center. These infrastructure improvements include sort equipment, a truck scale, and an outdoor covered residential recycling area. In October 2021, ISWR conducted a formal Request for Proposals (RFP) process for a sort system. A mandatory walk-through and pre-bid meeting were held as part of the RFP process. The RFP allowed respondents to include alternate recommendations and upgrades to the specified sort system. The RFP was issued on October 6, 2021. An advertisement was published on the Public Purchase website and in the Jackson Hole News and Guide for two consecutive weeks of October 13 and October 20, 2021.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Notice of Award to Revolution Systems for the alternate sort system as bid October 27, 2021 in the amount of \$659,500.00. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

7. Consideration of Resolution and/or Letter of Support for the Designation of US Bicycle Route 76

Brian Schilling, Pathways Coordinator, presented to the Board for consideration of approval a letter of support to the Wyoming Department of Transportation for the designation of US Bicycle Route 76 through Teton County.

The U.S. Bicycle Route System (USBRS) is a developing national network of bicycle routes led by the American Association of State Highway and Transportation Officials and the Adventure Cycling Association (ACA). Designation of a U.S. Bicycle Route means that the state department of transportation (DOT) and all jurisdictions along the route have given their support to mapping and signing the route. To date, 17,873 miles of U.S. Bicycle Routes have been established in 31 states. The ACA is working with the Wyoming Department of Transportation (WYDOT) and other

states on the designation of US Bicycle Route 76, which runs from Oregon to Virginia and will pass through Wyoming, including through Teton County and the Town of Jackson. All states east of Colorado have already designated the route and ACA is working with WY, CO, ID, and OR to get it designated in those states.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the attached Letter of Support to the Wyoming Department of Transportation for designating US Bicycle Route 76 through Teton County. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

12. Consideration of Civil Design Contract Amendment No. 3 for Wilson to Snake River Pathway – Phase 4 HHR Ranch Road/WY22 Underpass

Brian Schilling, Pathways Coordinator, presented to the Board for consideration of approval an amendment to the contract for civil design services with Jorgensen Associates for the Wilson to Stilson (also called Wilson to Snake River) Pathway. This will be Amendment No. 3 for Phase 4 of the project and will provide design services for the WY22 underpass at HHR Ranch Road.

In April 2018, the Board of Commissioners awarded a contract to Jorgensen Associates for the proposed pathway on the south side of WY22 connecting downtown Wilson to the existing pathway at Stilson Ranch. That contract was amended in March 2019 for Phase 2 design and again in February 2020 for Phase 3 design. Another amendment (No. 3) is now proposed to provide civil design services for the WY22 underpass at HHR Ranch Road (categorized as “Phase 4”).

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve Amendment Number 3 to the Wilson to Snake River Pathway Connector Project Professional Services agreement between Teton County and Jorgensen Associates for the Phase 4 civil design of the HHR Ranch Road/WY22 Underpass in an amount not to exceed \$315,544.00. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

a. DEV2021-0001 – JACKSON HOLE GOLF & TENNIS CLUB, INC.

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for a Development at Jackson Hole Golf & Tennis Club, Inc., for six recreational vehicle pads.

Public comment was given by

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the findings of fact and conclusions of law and order granting approval for DEV2021-0001. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

b. CUP2021-0006 – FOUR SHADOWS LLC

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for a Conditional Use Permit allowing Four Shadows LLC to allow for temporary parking for the Jackson Hole Mountain Resort’s essential employees. This permit will expire April 1st, 2022.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the findings of fact and conclusions of law and order granting approval for CUP2021-0006. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

- 1. Permit:** AMD2021-0006 – **CONTINUE TO FEBRUARY 15TH, 2021**
Applicant: 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

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue AMD2021-0006 to February 15th 2022. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

- 2. Permit:** VAR2021-0004 – **CONTINUED FROM DECEMBER 21, 2021**
Applicant: FISH CREEK INVESTMENTS, LLC C/O TEX-ISLE SUPPLY, INC. KAYEM, CURTIS R. & CAROL O.
Presenter: Chandler Windom
Request: Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.1.1.D.2.b for the 50-foot Stream Setback for future fencing.
Location: 1230 N Ida Drive is located adjacent to Fish Creek in downtown Wilson. The property is split-zoned Wilson Commercial & Neighborhood Conservation.

Chandler Windom, Senior Planner, presented to the Board for consideration of approval a Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations (LDRs) to vary Section 5.1.1.D.2.b for the 50-foot Stream Setback for future fencing.

The owner, Fish Creek Investments, is requesting a variance to allow for a fence to be within the 50-foot Fish Creek stream setbacks located at 1230 N Ida Drive in Wilson. The owner wishes to install fencing to provide a barrier between the commercial center and private residences to the south. The applicant owns both properties. There are existing mature evergreens and other landscaping that currently separate the two properties within 50 feet of Fish Creek.

Ben Bartlett, for the Applicant, commented on the application.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve VAR2021-0004, dated August 19, 2021, to vary the 50-foot stream setback for the proposed fencing at 1230 Ida Drive, with no conditions, being able to make the findings of Section 8.8.2, with the note that the findings could not be made. Vice-Chairman Propst called for a vote. The vote showed none in favor and the motion failed 0-4. The meeting recessed at 10:02 a.m. and reconvened at 10:07 a.m.

- 3. Permit:** CUP2021-0003 - **CONTINUED FROM DECEMBER 21, 2021**
Applicant: 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.
- 4. Permit:** CUP2021-0004 – **CONTINUED FROM DECEMBER 21, 2021**
Applicant: 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.

Chandler Windom, Senior 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 and an Assembly Reception Hall at the Double Diamond Bar Ranch. CUP2021-0003 and CUP2021-0004 were presented concurrently:

The proposal is for a new reception hall at 140 Alta North Road, i.e., the Double Diamond Bar Ranch, in Alta. The site, owned by the Wilson Family (J&J Wilson, LTD), is currently under agricultural use, and the owner wishes to dedicate part of the southern area adjacent to Alta Ski Hill Road to build a reception hall to host assembly events such as weddings. Additionally, the owner wishes to dedicate the eastern “grove” area as a site to host private events. The purpose is to provide an additional revenue to supplement the existing agricultural use. Maintaining the agricultural operation is of primary importance to the Wilson Family. The applicant has also submitted a second Conditional Use Permit application, CUP2021-0003, for an Outdoor Reception Site on the same property, which will run concurrently with this application. The applicant has also submitted a second Conditional Use Permit application, CUP2021-0004, for an Assembly Reception Hall on the same site, which will run concurrently with this application.

Hal Huchinson, for the Applicant, and Meredith Wilson, Applicant, commented on the proposal.

The meeting recessed at 11:22 a.m. and reconvened at 11:27 a.m.

Public comment was given by Brad Mead, Muffy Mead, Pete Balderston, Paul Brakke, Katherine Mead, Bob Gammelin, Karen Cummings, and Isabel Beard.

The meeting recessed at 11:53 a.m. and reconvened at 1:30 p.m.

Public comment continued after the break with comments made by Edward Curley, Liz Gammelin, Dan Anderson, Rosa Mayberry, Scott Kauff, Kevin Mayberry, Scott Pierson, Niki Richards, Devin Moncur, Leanne Moncur, Jordan Gootnick, Wendy Cook, Janna Rankin, Robert Hankinson, Anne Callison, Richard Weinbrandt. The meeting recessed at 2:31 p.m. and reconvened at 2:37 p.m.

Additional public comment was given by Dillon Krapes, Molly Curell and Erik Koons.

MOTION FOR CUP2021-0003 AND CUP 2021-0004

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue CUP2021-0003 and CUP2021-0004 to a date uncertain.

The Board discussed choosing a specific meeting date for continuance of both CUPs.

Commissioner Barron amended his motion to specify February 15th as the date of continuance. The amendment was accepted by the second.

Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

5. Permit: VAR2021-0005
Applicant: BRUNSON, PATRICIA BAGLEY & BAGLEY LIVING TRUST
Presenter: Chandler Windom
Request: Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.6.2.C.1.c for replacement of Freestanding Signs for the Flat Creek Inn.
Location: The property is located at 1925 N Highway 89, North of the Town of Jackson limits, and West of the National Elk Refuge. The zoning is Business Conservation and it's in the Natural & Scenic Resources Overlay.

Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations (LDRs) to vary Section 5.6.2.C.1.c of the County Sign Standards for the replacement of freestanding signs for the Flat Creek Inn.

The owner of the Flat Creek Inn, Patricia Bagley Brunson, is requesting a variance to allow for the replacement of a non-compliant freestanding sign at 1935 North Highway 89. The owner recently submitted an application for a sign permit, SGN2021-0002, to replace the signage exactly as it exists today, under the impression that the existing signs were non-conforming. However, through the staff analysis of the permitting history, it was discovered that the existing signs in question were replaced in 2017 without an approved sign permit, and therefore are not considered legally established or non-conforming. The owner would like to maintain the dimensions of this signage for the Flat Creek Inn and associated Gas Station/Mini Mart, which currently do not comply with the County Sign Standards in Section 5.6.2. Therefore, this variance is requested to replace the signage that exceeds the maximum height and maximum sign face area in the Business Conservation Zone. The Phillips 66 freestanding sign/changeable copy sign for gas prices is not a component of this variance request but will remain as existing.

Susan Johnson, for the Applicant, gave a presentation on the application.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve VAR2021-0005, dated September 17, 2021, to vary the Height and Area Sign Standards for the proposed replacement signage at 1935 N Highway 89, being able to make the findings of Section 8.8.2. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried.

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:53 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