

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

The Teton County Board of Commissioners met in regular session on **January 7, 2020** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:01am and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Natalia Macker Chair, Mark Barron, Mark Newcomb, and Luther Propst were present. Greg Epstein was absent.

ADOPTION OF AGENDA

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to adopt the agenda for Tuesday, January 7, 2020 with the following changes:

TO REMOVE: MFS #10 - Consideration of Approval of AMD2019-0003: LDR Text Amendment for Exaction Standards

TO REMOVE: MFS #11 – Consideration of Approval of ZMA2019-0001: Zoning Map Amendment

TO REMOVE: MFS #12 - Consideration of Approval of ZMA2019-0002: Zoning Map Amendment

TO POSTPONE: MFP #3 - VAR2019-0004: Variance, pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary the Teton Village Master Plan dimensional standard to allow .43% of the roof structure over the garage entrance of the complex to be 63.73'.
POSTPONED TO THE FEBRUARY 4, 2020 BCC HEARING

TO POSTPONE: VAR2019-0005: Variance, pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary the Teton Village Master Plan dimensional standard to allow 4.83% of the roof structure on the northwestern portion of the complex to be 72.1'.
POSTPONED TO THE FEBRUARY 4, 2020 BCC HEARING

TO POSTPONE: VAR2019-0006: Variance, pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Division 9.5 (Basement) to increase floor height of basement to 12'.
POSTPONED TO THE FEBRUARY 4, 2020 BCC HEARING

TO POSTPONE: VAR2019-0007: Variance, pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Division 9.5 (Basement) to allow a basement without a finished floor above.
POSTPONED TO THE FEBRUARY 4, 2020 BCC HEARING

TO POSTPONE: SKC2019-0001: Sketch Plan pursuant to Section 8.3.1 of the Teton County Land Development Regulations to construct a condominium complex on parcel H1 within Teton Village.
POSTPONED TO THE FEBRUARY 4, 2020 BCC HEARING

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MINUTES

A motion was made by Commissioner Propst and seconded by Commissioner Barron to approve **12/16/19, 12/17/19, 12/20/19, and 12/30/19** minutes. Chair 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 Propst to place the following Matters from Staff on a Consent Agenda:

1. Consideration of Annual Disclosure Statements for Clerk, Commissioners and Treasurer
2. Consideration of the Designation of 2020 Official Depositories
3. Consideration of a Resolution for the Teton County Statement of Investment Policy
4. Consideration of Approval of Extension for Fair 2020 Petting Zoo Contract
5. Consideration of Approval of Amendment No. 1 to US Forest Service Special Use Authorization for Solid Waste Disposal at the Horsethief Canyon Landfill
6. Consideration of Approval of Acceptance of Grant Award from the Teton Conservation District for Household Hazardous Waste Disposal, E-Waste Disposal, and Food Waste Collection and Hauling
7. Consideration of Approval of Amendment No. 1 to Treatment Court Contract with Curran-Seeley
8. Consideration of Approval of Amendment No. 1 to Treatment Court Contract with Jackson Hole Community Counseling Center
9. Consideration of Approval of Allegiance Administrative Service Agreement for Medical Plan
13. Consideration of Approval of State Contract Amendment for State Treatment Court Funding
14. Consideration of Approval of an Affordable Rental Housing Special Restriction at Continuum

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Annual Disclosure Statements for Clerk, Commissioners and Treasurer

To accept the disclosure statements of County Commissioners, Clerk and Treasurer pursuant to WS §6-5-118(a) as presented.

2. Consideration of the Designation of 2020 Official Depositories

To designate the banks listed as Teton County Official Depositories for 2020:

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

3. Consideration of a Resolution for the Teton County Statement of Investment Policy

To approve the 2020 Resolution of the Teton County Statement of Investment Policy and direct the Chair to sign.

4. Consideration of Approval of Extension for Fair 2020 Petting Zoo Contract

To approve the contract with Freckle Farm, in the amount of \$8,000 per year, to provide petting zoo, pony rides, and turkey races at the 2020 and 2021 Teton County Fair.

5. Consideration of Approval of Amendment No. 1 to US Forest Service Special Use Authorization for Solid Waste Disposal at the Horsethief Canyon Landfill

To approve Amendment #1 to Teton County's US Forest Service Special Use Authorization for Solid Waste Disposal at the Horsethief Canyon Landfill, specifically for the relocation of the dead animal pit, with a new expiration date of December 31, 2021.

6. Consideration of Approval of Acceptance of Grant Award from the Teton Conservation District for Household Hazardous Waste Disposal, E-Waste Disposal, and Food Waste Collection and Hauling

To approve and accept the Teton Conservation District grant award to ISWR in the amount of \$24,850 for fiscal year 2020.

7. Consideration of Approval of Amendment No. 1 to Treatment Court Contract with Curran-Seeley

To approve Amendment #1 to the Treatment Court Contract with Curran-Seeley Foundation in an amount, not to exceed \$45,000.00.

8. Consideration of Approval of Amendment No. 1 to Treatment Court Contract with Jackson Hole Community Counseling Center

To approve Amendment #1 to the Treatment Court Contract with Jackson Hole Community Counseling Service in an amount, not to exceed \$13,000.00.

9. Consideration of Approval of Allegiance Administrative Service Agreement for Medical Plan

To approve the 2020 Allegiance Administrative Services Agreement for the Medical/Vision Benefit Plan, effective January 1, 2020 through December 31, 2020.

13. Consideration of Approval of State Contract Amendment for State Treatment Court Funding

To approve Amendment One to the Contract between the Wyoming Department of Health and Teton County for the Teton County Court Supervised Treatment Program and accept state funding in the amount of \$74,970.27.

14. Consideration of Approval of an Affordable Rental Housing Special Restriction at Continuum

To approve the Special Restriction as presented by staff for the Affordable Rental Unit located at 3345 Village Drive

DIRECT CORRESPONDENCE

1. Dessa Dale, Ecosystem Research Group 12/10/2019 email regarding Natural Resource Management Plan
2. Dorie Schertz 12/10/2019 email regarding JHGT / Vail Resorts
3. Erik Dombroski 12/10/2019 email regarding JHGT / Vail Resorts
4. Tom Veitch 12/11/2019 email regarding Reducing Carbon Footprint
5. Timothy Dykema 12/12/2019 email regarding Scenic Helicopter Tours
6. Barbara Carlson 12/12/2019 email regarding Scenic Helicopter Tours
7. Peter Moyer 12/12/2019 email regarding Raines property
8. Julia Knowles, JH Free Flight Club 12/12/2019 email regarding Paragliding Landing Zone
9. Sherrie Jern 12/12/2019 email regarding Raines property
10. Kelly and Nancy Stirn 12/12/2019 email regarding Scenic Helicopter Tours
11. William Fausone 12/12/2019 email regarding JHGT / Vail Resorts
12. Charles Hutson 12/12/2019 email regarding JHGT / Vail Resorts
13. Charles Hutson 12/12/2019 email regarding JHGT / Vail Resorts
14. Thomas Markovits 12/12/2019 email regarding JHGT / Vail Resorts
15. Ed Ryan 12/12/2019 email regarding JHGT / Vail Resorts
16. Lowell Martindale 12/12/2019 email regarding JHGT / Vail Resorts
17. Deb Penk 12/12/2019 email regarding JHGT / Vail Resorts
18. Susan and Fred Kingwill 12/12/2019 email regarding JHGT / Vail Resorts
19. Larry and Ellen Catt 12/13/2019 email regarding JHGT / Vail Resorts
20. Bob Halper 12/13/2019 email regarding JHGT / Vail Resorts
21. David Easterly 12/13/2019 email regarding JHGT / Vail Resorts

22. Mark and Ann Messana 12/13/2019 email regarding JHGT / Vail Resorts
23. Jonathon Schetzle 12/13/2019 email regarding Scenic Helicopter Tours
24. Timothy Macker 12/13/2019 email regarding JHGT / Vail Resorts
25. Sally Painter 12/13/2019 email regarding JHGT / Vail Resorts
26. Barry Gaines 12/13/2019 email regarding Scenic Helicopter Tours
27. Cynthia Blankenship 12/13/2019 email regarding Scenic Helicopter Tours
28. Linore Wallace 12/13/2019 email regarding Transit Hub
29. Dana Torykian 12/13/2019 email regarding JHGT / Vail Resorts
30. Mary Ellen Fausone 12/13/2019 email regarding JHGT / Vail Resorts
31. Scott Harris 12/13/2019 email regarding Paragliding Landing Zone
32. Dan Creighton 12/13/2019 email regarding Scenic Helicopter Tours
33. Robyne and Randolph Townsend 12/14/2019 email regarding JHGT / Vail Resorts
34. Susan Kingwill 12/14/2019 email regarding JHGT / Vail Resorts
35. Megan Schetzle 12/14/2019 email regarding Scenic Helicopter Tours
36. Rocky Horse 12/14/2019 email regarding JHGT / Vail Resorts
37. Bob Culver 12/14/2019 email regarding Jackson Lake HydroElectric Project
38. Michael Vanian 12/15/2019 email regarding Scenic Helicopter Tours
39. George Beller and Katherine Brooks 12/15/2019 email regarding JHGT / Vail Resorts
40. Chris Harder 12/15/2019 email regarding Scenic Helicopter Tours
41. Caroline Corboy 12/15/2019 email regarding Scenic Helicopter Tours
42. Dick and Valerie Beck 12/15/2019 email regarding JHGT / Vail Resorts
43. Debra Dalbec 12/15/2019 email regarding JHGT / Vail Resorts
44. Colleen Crook 12/15/2019 email regarding Scenic Helicopter Tours
45. Susan Mick 12/15/2019 email regarding Snow King Master Plan Update
46. Eric McClees 12/15/2019 email regarding JHGT / Vail Resorts
47. Patty Ewing 12/15/2019 email regarding Scenic Helicopter Tours
48. William Sellay 12/15/2019 email regarding JHGT / Vail Resorts
49. Alex Muromcew 12/15/2019 email regarding Scenic Helicopter Tours
50. Mary Alice Fitton 12/15/2019 email regarding JHGT / Vail Resorts
51. Robert Fitton 12/15/2019 email regarding JHGT / Vail Resorts
52. Joan Anzelmo 12/15/2019 email regarding JHGT / Vail Resorts
53. Klaire Rhodes 12/16/2019 email regarding JHGT / Vail Resorts
54. Betsy Casselman-Porter 12/16/2019 email regarding JHGT / Vail Resorts
55. Beverly Boynton 12/16/2019 email regarding Scenic Helicopter Tours
56. Renny Jackson 12/16/2019 email regarding Scenic Helicopter Tours
57. Tom Scanlan 12/16/2019 email regarding JHGT / Vail Resorts
58. Laura Garrard 12/17/2019 email regarding Scenic Helicopter Tours
59. Chris Hawks 12/17/2019 email regarding JHGT / Vail Resorts
60. Jared Baecker, Snake River Fund 12/17/2019 email regarding BLM Parcels
61. Betsy Carlin, Chair, Teton County School District 12/17/2019 letter regarding Speed Limit at Munger Mountain Elementary
62. Joan Breckwoldt 12/18/2019 email regarding Scenic Helicopter Tours
63. Brooke Sausser, Jackson Hole Conservation Alliance 12/18/2019 email regarding ITP
64. Greg Herrick 12/18/2019 email regarding Airport Board Interview
65. Nate Fuller 12/18/2019 email regarding Scenic Helicopter Tours
66. Peter Halpin 12/18/2019 email regarding ITP
67. Chelse Grohman 12/18/2019 email regarding Scenic Helicopter Tours
68. Natty Hagood 12/23/2019 email regarding Fire in the Mountain Permit Approval
69. Annelies Leland 12/23/2019 email regarding Fire in the Mountain Permit Approval
70. Austin Lunn 12/24/2019 email regarding Fire in the Mountain Permit Approval
71. Jay Nel-McIntosh 12/24/2019 email regarding Fire in the Mountain Permit Approval
72. Corrin Berg 12/24/2019 email regarding Fire in the Mountains Permit Approval
73. Park Dunn-Morrison 12/24/2019 email regarding Fire in the Mountains Permit Approval
74. James Carey 12/24/2019 email regarding Fire in the Mountains Permit Approval
75. Ben Graham 12/24/2019 email regarding Fire in the Mountains Permit Approval
76. Clint Traver 12/24/2019 email regarding Fire in the Mountains Permit Approval
77. Peter Colman 12/24/2019 email regarding Fire in the Mountains Permit Approval
78. Erin Smith 12/24/2019 email regarding Fire in the Mountains Permit Approval
79. Matt Bahr 12/24/2019 email regarding Fire in the Mountains Permit Approval
80. Kerri Thomas 12/24/2019 email regarding Fire in the Mountains Permit Approval
81. Matt Lancaster 12/24/2019 email regarding Fire in the Mountains Permit Approval
82. Jason Nix 12/24/2019 email regarding Fire in the Mountains Permit Approval
83. Katie Raitz 12/24/2019 email regarding Fire in the Mountains Permit Approval
84. Tom Byrne 12/26/2019 email regarding Fire in the Mountains Permit Approval
85. Garren Stauffer 12/26/2019 email regarding Fire in the Mountains Permit Approval
86. Kelly Halpin 12/26/2019 email regarding Fire in the Mountains Permit Approval
87. Frankie McCarthy 12/26/2019 email regarding Fire in the Mountains Permit Approval
88. Sabine Gregori-Kline 12/26/2019 email regarding Fire in the Mountains Permit Approval
89. Emily Darnell 12/26/2019 email regarding Fire in the Mountains Permit Approval
90. Alex Meronek 12/26/2019 email regarding Fire in the Mountains Permit Approval
91. Zach Isler 12/26/2019 email regarding Fire in the Mountains Permit Approval
92. Sarah Paulos 12/26/2019 email regarding Fire in the Mountains Permit Approval
93. Steve Michel, Teton Club General Manager 12/26/2019 email regarding Teton Village New Development Tract H-1
94. Joe Spiegel 12/26/2019 email regarding Fire in the Mountains Permit Approval
95. Merlin Hare 12/26/2019 email regarding Fire in the Mountain Permit Approval
96. Andy Osborn 12/26/2019 email regarding Fire In The Mountains Permit Approval
97. Hannah Hurst 12/26/2019 email regarding Fire In The Mountains Permit Approval
98. Leif Routman 12/26/2019 email regarding Fire In The Mountains Permit Approval
99. Gabriel Danilchik 12/26/2019 email regarding Fire In The Mountains Permit Approval
100. Chad Perry 12/27/2019 email regarding Fire In The Mountains Permit Approval
101. Veronica Krieger 12/27/2019 letter regarding Cody Lane Proposed Development

102. Dane Corry 12/27/2019 email regarding Fire in the Mountains Permit Approval
103. Sheri Savitt 12/27/2019 email regarding Fire In The Mountains Permit Approval
104. Krissy Albert 12/27/2019 email regarding Fire In The Mountains Permit Approval
105. Loren Hall 12/27/2019 email regarding Fire in the Mountains permit approval
106. Travis Babcock 12/27/2019 email regarding Fire in the Mountains permit approval
107. Kyle Sutherland 12/27/2019 email regarding Fire in the Mountains Permit Approval
108. Hannah Hurst 12/27/2019 email regarding Fire in the Mountains Permit Approval
109. Justina Lindeman 12/27/2019 email regarding Fire in the Mountains Permit Approval
110. Patrick Collins 12/27/2019 email regarding Fire in the Mountains Permit Approval
111. Paul Black 12/27/2019 email regarding Fire in the Mountains Permit Approval
112. Danielle Carozza 12/27/2019 email regarding Fire in the Mountains Permit Approval
113. Benja Glatz 12/27/2019 email regarding Fire in the Mountains Permit Approval
114. Skyler Bean 12/27/2019 email regarding Fire in the Mountains Permit Approval
115. Carsten Stuhr 12/27/2019 email regarding Fire in the Mountains Permit Approval
116. Luke Haugen 12/27/2019 email regarding Fire in the Mountains Permit Approval
117. Kyle Nordii 12/27/2019 email regarding Fire in the Mountains Permit Approval
118. Lauren Bennett 12/27/2019 email regarding Fire in the Mountains Permit Approval
119. Brynn Powell 12/27/2019 email regarding Fire in the Mountains Permit Approval
120. Kelly Stephens 12/27/2019 email regarding Fire in the Mountains Permit Approval
121. John Beye 12/27/2019 email regarding Fire in the Mountains Permit Approval
122. William Holden 12/28/2019 email regarding Fire in the Mountains Permit Approval
123. Kristen Hawley 12/28/2019 email regarding Fire in the Mountains Permit Approval
124. Christopher Baines 12/28/2019 email regarding Fire in the Mountains Permit Approval
125. Owen Wirth 12/28/2019 email regarding Fire in the Mountains Permit Approval
126. Patrick Chadwich 12/28/2019 email regarding Fire in the Mountains Permit Approval
127. Dan Creighton 12/28/2019 email regarding Scenic Helicopter Tours
128. Jessica Clarke 12/28/2019 email regarding Fire in the Mountains Permit Approval
129. Michael Gosselin 12/28/2019 email regarding Fire in the Mountains Permit Approval
130. Jordan Clancy 12/28/2019 email regarding Fire in the Mountains Permit Approval
131. Tom O'Loughlin 12/28/2019 email regarding Fire in the Mountains Permit Approval
132. Taylor Upton 12/28/2019 email regarding Fire in the Mountains Permit Approval
133. Micah Tippit 12/28/2019 email regarding Fire in the Mountains Permit Approval
134. Kayla Bojkovsky 12/28/2019 email regarding Fire in the Mountains Permit Approval
135. David Plunkett 12/28/2019 email regarding Fire in the Mountains Permit Approval
136. Kelly Stephens 12/29/2019 email regarding Fire in the Mountains Permit Approval
137. Mathias Nordvig 12/29/2019 email regarding Fire in the Mountains Permit Approval
138. Prairie Ruth Davis 12/29/2019 email regarding Fire in the Mountains Permit Approval
139. Adam Gersh 12/29/2019 email regarding Fire in the Mountains Permit Approval
140. Russell Scott 12/29/2019 email regarding Fire in the Mountains Permit Approval
141. Oliver Tripp 12/29/2019 email regarding Fire in the Mountains Permit Approval
142. James Thorburn 12/29/2019 email regarding Fire in the Mountains Permit Approval
143. Cindy Thorburn 12/29/2019 email regarding Fire in the Mountains Permit Approval
144. Dorothy Morgan 12/29/2019 email regarding Fire in the Mountains Permit Approval
145. TJ Smith 12/29/2019 email regarding Fire in the Mountains Permit Approval
146. Stephen Berwanger 12/29/2019 email regarding Fire in the Mountains Permit Approval
147. Levi Adams 12/29/2019 email regarding Fire in the Mountains Permit Approval
148. Amy Glenn 12/29/2019 email regarding Fire in the Mountains Permit Approval
149. Jeff Moran 12/29/2019 email regarding Fire in the Mountains Permit Approval
150. Rob Kingwill 12/29/2019 email regarding Fire in the Mountains Permit Approval
151. Zach Zimmerman 12/29/2019 email regarding Fire in the Mountains Permit Approval
152. Katie Wilson 12/29/2019 email regarding Fire in the Mountains Permit Approval
153. Brian O'Keefe 12/29/2019 email regarding Fire in the Mountains Permit Approval
154. Will Ferguson 12/29/2019 email regarding Fire in the Mountains Permit Approval
155. Jane Sturlin 12/29/2019 email regarding Fire in the Mountains Permit Approval
156. Tammy Albert 12/29/2019 email regarding Fire in the Mountains Permit Approval
157. Susan Bishop 12/29/2019 email regarding Fire in the Mountains Permit Approval
158. Travis Goodman and Chas Marsh 12/29/2019 email regarding Fire in the Mountains Permit Approval
159. Augusta Friendsmith 12/29/2019 email regarding Fire in the Mountains Permit Approval
160. Hadden Goodman 12/29/2019 email regarding Fire in the Mountains Permit Approval
161. Micah Rome 12/29/2019 email regarding Fire in the Mountains Permit Approval
162. Vaun Cummins 12/29/2019 email regarding Fire in the Mountains Permit Approval
163. Greg Van Gilder 12/29/2019 email regarding Fire in the Mountains Permit Approval
164. Haeli Templeton 12/29/2019 email regarding Fire in the Mountains Permit Approval
165. Brittany Mattrela 12/29/2019 email regarding Fire in the Mountains Permit Approval
166. Eric Odlin 12/29/2019 email regarding Fire in the Mountains Permit Approval
167. Ryan Krueger 12/29/2019 email regarding Fire in the Mountains Permit Approval
168. Greg Mattiko 12/29/2019 email regarding Fire in the Mountains Permit Approval
169. Colin Ryder 12/29/2019 email regarding Fire in the Mountains Permit Approval
170. Sharif Zawaideh 12/29/2019 email regarding Fire in the Mountains Permit Approval
171. Paul Velte 12/29/2019 email regarding Fire in the Mountains Permit Approval
172. Andrew Smith 12/27/2019 email regarding Fire in the Mountains Permit Approval
173. Glenn Tripp 12/29/2019 email regarding Fire in the Mountains Permit Approval
174. Hannah Tripp 12/29/2019 email regarding Fire in the Mountains Permit Approval
175. Susan Upton 12/29/2019 email regarding Fire in the Mountains Permit Approval
176. Dusty Terry 12/29/2019 email regarding Fire in the Mountains Permit Approval
177. Bo Welden 12/29/2019 email regarding Fire in the Mountains Permit Approval
178. Alexis Adams 12/30/2019 email regarding Fire in the Mountains Permit Approval
179. Joe Spiegel 12/30/2019 email regarding Fire in the Mountains Permit Approval
180. Thomas Walker 12/30/2019 email regarding Fire in the Mountains Permit Approval
181. Gale Loveitt 12/30/2019 email regarding Fire in the Mountains Permit Approval
182. Steven Jackson 12/30/2019 email regarding Fire in the Mountains Permit Approval
183. Anthony Puccia 12/30/2019 email regarding Fire in the Mountains Permit Approval

- 184. Robyn Brinkerhoff 12/30/2019 email regarding Fire in the Mountains Permit Approval
- 185. James Hansen 12/30/2019 email regarding Fire in the Mountains Permit Approval
- 186. Matthew Kuck 12/30/2019 email regarding Fire in the Mountains Permit Approval
- 187. Erich Fowler 12/30/2019 email regarding Fire in the Mountains Permit Approval
- 188. Dan Thompson 12/30/2019 email regarding Fire in the Mountains Permit Approval

PUBLIC COMMENT

Public comment was given by Anne Sutton, Clerk of District Court and Lt. Chett Hooper, Sheriff's Department to introduce Sara King as the new Treatment Court Coordinator

MATTERS FROM COMMISSION AND STAFF

A motion was made by Commissioner Propst and seconded by Commissioner Barron to convene as the Teton County Scenic Preserve Trust. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

15. Consideration of Approval of a Request from Pathways for Pathway Work to Occur in a Conservation Easement (Teton County Scenic Preserve Trust)

Kristi Malone, Planning Staff and Brian Schilling, Pathways and Trails Program Coordinator, presented to the Board for consideration of approval a request for permission to alter wetlands within the Teton County Scenic Preserve Trust Melody Ranch conservation easement for Teton County multi-use pathway maintenance.

The section of County multi-use pathway subject to this request is located within the Teton County Scenic Preserve Trust (TCSPT) Melody Ranch conservation easement. Pursuant to Section 3.20 *Watercourse and Wetlands Manipulation* of the original easement agreement (doc. #0404940 filed in the Clerk's Office and attached to this report), "*Manipulation or alteration of natural watercourses, riparian communities, or other wetlands existing at the time of the execution of this Instrument for other than ranching or agricultural purposes is prohibited, without the prior written permission of the Trust, which permission shall not be unreasonably withheld. All such permitted activities shall comply with all applicable state and federal laws and regulations and shall require consultation with the Wyoming Game and Fish Department.*"

Maintenance activities on this section of pathway proposed by Teton County Public Works include raising finished grade of the pathway surface, installing new culverts and adjusting existing culverts to repair flood damage and to meet minimum pathway width standards. Since side-slopes of the surrounding grade will need to be adjusted, approximately 1,205 sf of emergent wetlands are proposed to be filled. In order to comply with the TCSPT easement in place, the TCSPT Board of Trustees must provide written permission prior to any physical development that will alter wetlands within the easement area. Approval of this item by the Teton County Board of Commissioners, convened as the TCSPT Board of Trustees, will constitute written permission to conduct the proposed pathway maintenance activity.

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Barron to permit the proposed alteration of wetlands within the Teton County Scenic Preserve Trust Melody Ranch conservation easement as proposed by Teton County Public Works Department in ZMA2019-0022 for pathway maintenance. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to adjourn as the Teton County Scenic Preserve Trust. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING & DEVELOPMENT:

- 1. Applicant: LEEKS CANYON, LLC
LEEKES CANYON RANCH, LLC
FREMONT COUNTY COMMUNITY COLLEGE DISTRICT dba CENTRAL WYOMING COLLEGE
- Presenter: Kristi Malone
- Permit No.: ZMA2019-0003
- Request: Request to amend the Official Zoning Map, pursuant to Section 8.7.2, Zoning Map Amendment, to rezone the lot of record at PT.NW1/4SE1/4 & PT.NE1/4SW1/4 SEC. 6, TWP. 40. RNG.116 HEREFORD RANCH TRACT 3, owned by Leeks Canyon Ranch, from Rural-1 to Public/Semi-Public.
- Location: Located to the south and west of Jackson Hole High School, and on the west side of Flat Creek. The lot is currently undeveloped, zoned Rural-1, and within the Scenic Resources Overlay.

Kristi Malone, Planning Staff, presented to the Board for consideration of approval a request to amend the Official Zoning Map, pursuant to Section 8.7.2, Zoning Map Amendment of the Teton County Land Development Regulations (LDRs), to rezone a 2-acre section of a parcel (referred to as "subject site" throughout this staff report) adjacent to Flat Creek and contained within reconfigured Hereford Ranch Tracts 3 and 4 from Rural 1 (R1) to Public/Semi-public (P/SP).

Central Wyoming College (CWC) and Leeks Canyon Ranch, LLC are requesting to rezone the subject site from R1 to P/SP in order to construct the CWC Jackson Campus. This request for rezone applies only to the approximately 2-acre future CWC site as described in application materials and represented in the site maps below. The remainder of the 17.3-acre parcel within which the site is currently configured will remain in the R1 zoning designation. Civic zones, established in LDR Division 4.2, accommodate public and semi-public uses that are necessary to the community and require flexibility from the standards of the complete neighborhood and rural area zones. The purpose of the Public/Semi-Public (P/SP) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. Land in the P/SP-TC zone and/or facilities operated therein shall be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. Zoning the

subject site to P/SP allows a governmental entity to develop the site with flexible physical development standards, while still preserving the function of predictability in zoning regulations as well as the application of natural and scenic resource protections. In this case, rezoning the site to P/SP facilitates CWC's intent to construct a Jackson satellite campus of the community college by providing more flexibility in the physical design of the site and buildings.

Brendon Schulte, Jorgensen Associates, addressed the Board regarding the application on behalf of the applicant.

Susan Durfee, Director of Central Wyoming College Jackson Outreach Campus, addressed the Board regarding the application.

Public comment was given by Willie Noseep and Kelly Lockhart.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve ZMA2019-0003 dated September 18, 2019, for a rezone of a single 2-acre site from Rural-1 to Public/Semi-Public, with one condition, being able to make the findings of Section 8.7.2 as recommended by the Planning Director and Planning Commission.

Condition recommended by Planning Staff and County Attorney Staff

1. Prior to the subject site being effectively rezoned to P/SP by filing the rezone with the County Clerk, the applicant shall demonstrate to Teton County Planning Staff with a recorded deed that ownership of the site has been transferred to a qualifying government entity. If this demonstration to Planning Staff does not occur within one year of the rezone approval date, the rezone will be considered expired and the subject site will retain the R1 zoning currently in place.

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 9:55am and reconvened at 10:03am.

2. Applicant: SRSC LOTS, LLC
Presenter: Hamilton Smith
Permit No.: S/D2019-0007
Request: Partial Vacation of a Plat, pursuant to Section 8.2.13 Amendment of Permits or Approvals, and Subdivision Plat pursuant to Section 8.5.3 of the Teton County Land Development Regulations, to re-plat Lots 1-6 of the Snake River Sporting Club, Plat No. 1165, to create eighteen townhome lots, one common area lot, and one lot reserved for future development.
Location: Snake River Sporting Club Lots 1-6, Sub Area III of the Snake River Canyon Ranch Resort. The site is zoned Planned Unit Development-Planned Resort and is within the Natural and Scenic Resources Overlays.

Hamilton Smith, Planning Staff, presented to the Board for consideration of approval a Partial Vacation of a Plat, pursuant to Section 8.2.13 Amendment of Permits or Approvals, and Subdivision Plat pursuant to Section 8.5.3 of the Teton County Land Development Regulations, to re-plat Lots 1-6 of the Snake River Sporting Club, Plat No. 1165, to create eighteen townhome lots, one common area lot, and one lot reserved for future development.

The proposed plat represents the subdivision of land for the approved Phase 3 and Phase 4 development located on Snake River Sporting Club Lots 1 through 6. This project contains 18 townhome lots and a central lodge that will house 14 condominium units, along with other Resort Support Services such as a spa, restaurant, and conference facilities. There is also a common area lot. On May 7, 2019 the Board of County Commissioners (Board) approved the Snake River Canyon Ranch Resort Final Development Plan for Phase 3 and 4 development (DEV2018-0001), with two (2) conditions of approval.

Conditions of approval applied at the time of Development Permit are as follows:

1. Adoption of all required avalanche hazard mitigation measures including direct protection of buildings, architectural designs, and other measures as detailed in the Wilbur Engineering, Inc. letter of July 5, 2018 shall be demonstrated prior to determination of building permit sufficiency for any structural development within Moderate or High Avalanche Hazard Zones on Lots 1-6.
2. Prior to issuance of Certificate of Occupancy for any dwelling unit in Phase 3 or Phase 4 it shall be demonstrated to the satisfaction of the Teton County Engineer that the proposed ground water well has been connected to the water system and is fully functional, or if the existing well #2 can be reconstructed and produce an adequate capacity as demonstrated by well pump test, static water level test, draw-down test, or other parameters proposed by the project engineer of record and agreed to by the County Engineer, then well #3 will not be required.

The approved Development Plan is a requirement prior to an application to plat the subdivision. Compliance with Development Permit conditions of approval will be required during the building process and does not impact this plat review. However, the County Engineering Services department has reviewed the orientation of townhome lots and access and found it to be an adequate representation of design requirements pursuant to the approved Development Permit.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve S/D2019-0007 partial vacation of Lots 1 through 6 on PLAT No. 1165 and re-plat of Lots 1 through 6 to Lots 1 through 20 of The Lodge Cabins at Snake River Canyon Ranch Resort, being able to make all four (4) findings of Section 8.5.3. of the Teton County Land Development Regulations, dated October 19, 2015, being able to meet the standards of Section 8.2.13.C of the applicable Teton County Land Development Regulations, being able to make the finding pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 1165, with no conditions, and with the partial vacation and re-plat complying with the Snake River Canyon Ranch Resort Master Plan, and request the Teton County Clerk to write "vacate" on the applicable lots within Plat No. 1165. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to reconvene as the Teton County Scenic Preserve Trust. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Propst and seconded by Commissioner Barron to reconsider the previous motion regarding ZMA2019-0022. The staff report and original motion contained a typographical error that identified the underlying application as ZMA2019-0022, instead of properly identifying it as ZCV2019-0022. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Propst to permit the proposed alteration of wetlands within the Teton County Scenic Preserve Trust Melody Ranch conservation easement as proposed by Teton County Public Works Department in ZCV2019-0022 for pathway maintenance. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Propst to exit as the Teton County Scenic Preserve Trust. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

EXECUTIVE SESSION

There was no executive session held today.

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:14am.

Respectfully submitted,

Shelley Fairbanks
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chair

Greg Epstein, Vice-Chair

Mark Barron

Mark Newcomb

ATTEST:

Luther Propst

Sherry L. Daigle, County Clerk