

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

The Teton County Board of Commissioners met in regular session on **January 16, 2018** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00am and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Mark Newcomb Chair, Smokey Rhea, Greg Epstein, and Paul Vogelheim were present. Natalia Macker was absent.

MINUTES

Commissioner Epstein moved to approve the **1/2/18 and 1/8/18** minutes. Commissioner Vogelheim seconded, and the motion passed unanimously.

ADOPTION OF AGENDA

Commissioner Vogelheim moved and seconded by Commission Epstein to postpone MFS #15 Consideration of a Retire-Rehire Employee Policy to a date uncertain with a request for a workshop we would host and invite other County Electeds. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Rhea and seconded by Commissioner Vogelheim to adopt today's agenda as presented with the changes as noted. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

9. Consideration of Lease Agreement for 3180 Adams Canyon for TCSO Employee
10. Consideration of Community Foundation of Jackson Hole Grant for JH Fire/EMS Paramedic Student
11. Consideration of Approval of Credit Application for 10ZiG to Purchase Computer Equipment
12. Consideration of a Grant Agreement with the Community Foundation of Jackson Hole for RRR Funding FY2018
13. Consideration of Attorney Fee Agreement for Representation of Deputy County and Prosecuting Attorney
14. Consideration of Approval of Two Grant Agreements with the State Lands and Investment Board to Accept Funds for Public Health Flooring Replacement and Old Library Repairs
16. Consideration of Master Site Planning for Hoback Fire Station 3

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

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

MATTERS FROM COMMISSION AND STAFF:

9. Consideration of Lease Agreement for 3180 Adams Canyon for TCSO Employee

To approve the Lease Agreement for 3180 South Adams Canyon Drive between Teton County and Amanda Owen, a Teton County Sheriff Office employee, for \$750.00 per month and a \$500.00 security deposit.

10. Consideration of Community Foundation of Jackson Hole Grant for JH Fire/EMS Paramedic Student

To approve the grant contract award for \$23,417.00 from the Community Foundation of Jackson Hole to Jackson Hole Fire/EMS for the education of one paramedic student.

11. Consideration of Approval of Credit Application for 10ZiG to Purchase Computer Equipment

To approve and sign the 10Zig End User Credit Application.

12. Consideration of a Grant Agreement with the Community Foundation of Jackson Hole for RRR Funding FY2018

To approve the Grant Contract with the Community Foundation of Jackson Hole for receipt of FY2018 funding in the amount of \$1,336.00 for the RRR in a Box project.

13. Consideration of Attorney Fee Agreement for Representation of Deputy County and Prosecuting Attorney

To approve the Fee Agreement with Kline, McCorker, Pilger for representation of Beckett Hinckley, Teton County Deputy County and Prosecuting Attorney, for a Bar Counsel Review.

14. Consideration of Approval of Two Grant Agreements with the State Lands and Investment Board to Accept Funds for Public Health Flooring Replacement and Old Library Repairs

To approve State Lands and Investment Board Grant Agreement CWC-15412 for the Public Health project and State Lands and Investment Board Grant Agreement CWC-15413 TE for Old Library Repairs.

16. Consideration of Purchase of Extrication Tools

To approve the purchase of Hurst extrication tools from Curtis Tools in the amount of \$39,688.00.

DIRECT CORRESPONDENCE

- 1.Mary Bergeron 12/26/2017 email regarding Pathway Plowing
- 2.Joan Anzelmo 12/27/2017 email regarding Tribal Trails, Spring Gulch Road, and Cattleman's Bridge
- 3.Jim Speyer 12/28/2017 email regarding Teton Raptor Development Proposal
- 4.Loren Nelson 12/28/2017 email regarding Karns Meadow Development
- 5.Sheri Crosby Brown 12/28/2017 email regarding Teton Raptor Center
- 6.Darren Brugmann, START 12/28/2017 email regarding 1 MILLION RIDERS!
- 7.Thomas Turiano 12/28/2017 email regarding Cheney HR4697
- 8.Kim Springer 12/29/2017 email regarding Cheney HR4697
- 9.James Springer 12/29/2017 email regarding Cheney HR4697
- 10.Rob and Abbey Hardeman 12/29/2017 email regarding Teton Raptor Center
- 11.Jerry and Diana Kitchen 12/29/2017 email regarding Teton Raptor Center
- 12.Jon Mobeck, Jackson Hole Wildlife Foundation 12/29/2017 email regarding Teton Raptor Center
- 13.Chris Mommsen 12/29/2017 email regarding Teton Raptor Center
- 14.Hank Phibbs 12/29/2017 email regarding Cheney HR4697
- 15.Ben Musser 12/29/2017 email regarding Teton Raptor Center
- 16.Ann Dwan 12/29/2017 email regarding Teton Raptor Center
- 17.Ann Harvey 12/29/2017 email regarding Cheney Bill HR 4697 Wyoming Wilderness Act
- 18.April Landale 12/29/2017 email regarding Teton Raptor Center
- 19.Patrice Kangas 12/29/2017 email regarding Teton Raptor Center
- 20.Camille Musser 12/29/2017 email regarding Teton Raptor Center
- 21.Frances Clark 12/29/2017 email regarding Teton Raptor Center
- 22.Stephanie Hardeman 12/29/2017 email regarding Teton Raptor Center
- 23.Len Carlman 12/30/2017 email regarding Teton Raptor Center
- 24.Arcelia Hawks 12/30/2017 email regarding Teton Raptor Center
- 25.Bernie McHugh 12/30/2017 email regarding Teton Raptor Center
- 26.Katrina Ryan 12/30/2017 email regarding Teton Raptor Center
- 27.Andrew Salter 12/30/2017 email regarding Teton Raptor Center
- 28.Robbin Levy 12/30/2017 email regarding Teton Raptor Center
- 29.Sarah Kellogg 12/31/2017 email regarding Snake River Management Plan
- 30.Leslie Petersen 12/31/2017 email regarding Teton Raptor Center
- 31.Libby Crews Wood 12/31/2017 email regarding Teton Raptor Center
- 32.Keith Benefiel 12/31/2017 email regarding Teton Raptor Center
- 33.Brot Coburn 12/31/2017 email regarding Teton Raptor Center
- 34.Loring Woodman 12/31/2017 email regarding Teton Raptor Center
- 35.David Hoster 12/31/2017 email regarding Teton Raptor Center
- 36.Jerry and Diana Kitchen 12/31/2017 email regarding Teton Raptor Center
- 37.Roger Smith 12/31/2017 email regarding Teton Raptor Center
- 38.Kelland Dave French 12/31/2017 email regarding Teton Raptor Center
- 39.Tracy Poduska 1/1/2018 email regarding Teton Raptor Center
- 40.Ann Harvey 1/1/2018 email regarding Teton Raptor Center
- 41.Samantha Cadenhead 1/1/2018 email regarding Teton Raptor Center
- 42.Leon and Abby Campbell 1/1/2018 email regarding Teton Raptor Center
- 43.Laura Opler 1/1/2018 email regarding Teton Raptor Center
- 44.Patty and Dick Jaquith 1/1/2018 email regarding Teton Raptor Center
- 45.Charlie Hamilton James 1/1/2018 email regarding Teton Raptor Center
- 46.Margaret Creel 1/1/2018 email regarding Teton Raptor Center
- 47.Patricia Hardemen and Heidi Hardeman Hopkins 1/1/2018 email regarding Teton Raptor Center
- 48.Matt Proett 1/2/2018 email regarding Teton Raptor Center
- 49.Aly Courtemanch, Wyoming Game & Fish Department 1/2/2018 email regarding Jackson Sheep Captures –
January 4
- 50.Are Friesecke 1/2/2018 email regarding Teton Raptor Center
- 51.Beedee Ladd 1/2/2018 email regarding Teton Raptor Center
- 52.Loren Nelson and Nancy St. Clair 1/3/2018 email regarding Karns Meadow
- 53.Debra Patla 1/3/2018 email regarding Cheney HR4697 Wyoming Wilderness Act
- 54.State of Wyoming Department of Audit 1/3/2018 letter regarding Report of Financial Information
- 55.Aly Courtemanch, Wyoming Game & Fish Department 1/3/2018 email regarding Jackson Sheep Captures - Jan 4
- 56.Aly Courtemanch, Wyoming Game & Fish Department 1/3/2018 email regarding Jackson Sheep Captures - Time
Change
- 57.Lauren McClees 1/4/2018 email regarding Teton Raptor Center
- 58.Concerned Citizens Opposed to Cell Tower 1/4/2018 regarding Opposition to Cell Tower at Hoback Junction South
Road
- 59.Judy Bernstein Bunzl and Nick Bunzl 1/4/2018 email regarding Teton Raptor Center
- 60.Kristina Gedgudas 1/5/2018 email regarding Teton Raptor Center
- 61.Maureen Murphy, Jackson Hole Chamber of Commerce 1/5/2018 email regarding Sustainable Destination Public
Comment
- 62.Susan Mick 1/5/2018 email regarding START JIM Presentation
- 63.Lauren Dickey 1/5/2018 email regarding Take Action on START Funding
- 64.Eric McClees 1/5/2018 email regarding Teton Raptor Center
- 65.Mike Rheam 1/5/2018 email regarding Snake River Management Plan
- 66.Steve Feldman 1/5/2018 email regarding Snake River Ranch Giltner Annual Review
- 67.Melissa Turley, Teton Village Association 1/5/2018 email regarding START Funding Working Group
Recommendations
- 68.Gardell Yancey 1/6/2018 email regarding Fraud, Waste, Abuse and National Security
- 69.Joy Watson 1/7/2018 email regarding Karns Meadow
- 70.David Hardie 1/7/2018 email regarding Teton Raptor Center
- 71.Lisa Paddleford 1/7/2018 email regarding Cell Phone Tower
- 72.Teton County Democrats 1/7/2018 email regarding START Funding Recommendations
- 73.Jeff and Penny Gilbert 1/7/2018 email regarding Teton Raptor Center

- 74. Michael Yin 1/7/2018 email regarding START Funding Working Group Recommendations
- 75. Scott Fossell 1/8/2018 email regarding START Funding Working Group Recommendations
- 76. Mary Bergeron 1/8/2018 email regarding Correction for the Planet
- 77. Lisa Paddleford 1/8/2018 email regarding Cell Phone Tower
- 78. Carol Poole 1/8/2018 email regarding Teton Raptor Center
- 79. Ryan Stanley 1/8/2018 email regarding START Funding Working Group
- 80. Shalese Evertsen 1/8/2018 email regarding Managing Short Term Rentals
- 81. Jack Krouskup 1/8/2018 email regarding Teton Raptor Center
- 82. Susan Mick 1/8/2018 email regarding START Funding Working Group

PUBLIC COMMENT

Public comment was given by Tim Young of Wyoming Pathways to invite the Board of County Commissioners to the Bike/Walk Trail Summit to be held at Snow King on May 21-23, 2018.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Payment of County Vouchers

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the January 16, 2018 county voucher run in the amount of \$545,759.84 and an inter-fund transfer in the amount of \$438,965.82. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

2. Consideration of Adoption of Six Month Budget amendment to FY2018 budget

Sherry Daigle, County Clerk, presented to the Board for consideration the six-month budget amendment for FY2018.

Discussion between the Board and staff included expenditures offset revenues.

There was no public comment.

A motion was made by Commissioner Rhea and seconded by Commissioner Vogelheim to adopt the proposed 6-month budget amendment for FY18 as noticed on the Teton County Website and Jackson Hole News and Guide as presented today. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

3. Consideration of Snake River Management Plan 5-Year Adoption

Steve Ashworth, Director of Parks and Recreation, presented to the Board for to review and consider approving the updated Snake River Management Plan and initiate a three (3) year management term. The objectives of the plan are to provide diversity of high quality river recreation opportunities; develop appropriate facilities to provide for recreation use on the river; ensure that recreation development is consistent with the river's natural setting, scenery, and recreation opportunities; establish capacities that protect high quality recreation opportunities; minimize conflicts between different types of recreation uses; minimize congestion and conflict at boat launches and other public use areas; manage commercial use to provide diversity of high quality opportunities; allocate commercial use fairly and within capacities to provide trip diversity, competition, new entries, and to maintain public resource values; develop a patrol/enforcement presence that protects resource values, enhances river stewardship, and promotes public safety; develop a fee program to help support management of the Snake River in Jackson Hole; maintain a positive relationship with private land owners and seek collaborative ways to meet the interests of landowners and river users; and work cooperatively with local, county, state and federal agencies to support their programs and achieve this plans objectives. Staff gave recommendations for capacities on maximum boats per day per outfitter. Mr. Ashworth talked about the weekly allocations. He also spoke of options A and B for pool boats. Option A: Pool boats are point of sale and non-refundable. Pool boats will be available January 1 for the upcoming season. Registration of a pool boat is contingent upon certification. (Potential refunds for pool reservations are at the discretion of the department based upon circumstances beyond the control of the outfitter). Option B: Pool boats are point of sale. Pool boats will be available January 1 for the upcoming season. Registration of a pool boat is contingent upon certification. Refunds are available for registered pool boats upon placement back into the pool system by 12:00AM, 72 hours prior to launch date.

Discussion between the Board and staff included recommendation that the Forest Service approach be used, capacities of boats, impact on administration of cancellations, fees, large groups and launch times, number of boats vs. clients, allocations and clarification of 15% rule, fundamentals of community issues – transportation and housing, Von Gontard's Landing, reservation software program, 10% deduction if over number of boats/day, speculation for the month of June.

The meeting was recessed at 10:48am and reconvened at 10:58am.

Public comment was given by Jeff Tibbitts, Len Carlman on behalf of James Peck and Karen Youngblood, Len Carlman, Mike Rheam, Casey Bess, Butch Adam, John Wasson, and AJ DeRosa.

Discussion between the Board and staff included allocation system, BTNF rules, daily vs weekly allocation system, and large groups for fishing.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Rhea to continue the discussions on the Snake River Management Plan to our February 6, 2018 meeting with the understanding that staff is going to prepare and deliver a draft staff report for the scenic and fishing community by January 26th and that the fishing and scenic community also has an opportunity to make their comments available to you by the end of this week and that you will take some of the direction that you have heard from this Board and from the public comment and weave that into an updated staff report. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

The meeting was recessed for lunch at 12:07pm and reconvened at 1:31pm.

4. Consideration of updates to the BCC Rules of Meeting Procedures

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval the proposed updates to the Teton County Board of County Commissioners (BCC) Rules of Meeting Procedures.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the Resolution regarding an amendment to Meeting Procedures – Agenda Timeline and Duties of Board Officers. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

5. Consideration of Notice of Award and Contract to C&A Cleaning

Paul Cote, Facilities Manager, presented to the Board for consideration a notice of award and contract to C&A Cleaning for janitorial services for the Detention Center Offices, Emergency Operations Center, and the Road and Levee Offices in the amount of \$35,942.40 annually.

Discussion between the Board and staff included process of obtaining bids, only one bid received, previous year's contract amounts, and has not been re-bid since 2009.

There was no public comment.

A motion was made by Commissioner Rhea and seconded by Commissioner Epstein to approve the awarding of the contract for Janitorial Services for the above-named facilities to C&A Cleaning in the amount of \$2,995.20 monthly, for the term from execution of the contract through June 30, 2020. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

6. Consideration of Notice of Award and Contract to White Glove Cleaning

Paul Cote, Facilities Manager, presented to the Board for consideration a notice of award and contract to White Glove Professional Cleaning for janitorial services for the Administration Building, Attorney's Office, Coroner's Office, Hansen Courthouse, Fire/EMS Administration, General Services Building, Huff Old Library, Public Health Building, Search and Rescue Offices, and Teton County Courthouse in the amount of \$240,505.80 annually.

Discussion between the Board and staff included different plans (gold, silver, bronze) – is bronze compatible with the cleanliness we expect or are used to, what does silver plan include for increase in price, current vs silver plan services, hourly fees for additional services, upgrade contract at later date would be amendment, increase in costs if change in plans.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve the awarding of the contract for Janitorial Services for the above-named facilities in the amount of \$20,042.15 monthly, for the term from execution of the contract through June 30, 2020. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

7. Consideration of Government Agency Shared Solar Customer Agreement with Town of Jackson

Lauren Long, Director of General Services, presented to the Board for consideration to enter into the Government Agency Shared Solar Customer Agreement with the Town of Jackson to sponsor new electrical energy output from a Solar Power Facility (SPF) with a contribution level from the Energy Mitigation Fund of \$250,000.00 and an amendment to the Energy Mitigation Fund Policy to accommodate on-going expenses related to the Solar Power Facility.

Discussion between the Board and Staff included annual insurance and maintenance costs, contributor voting rights and decision-making rights, ECW Board funding from SPET, recoup contribution over 20 years – kilowatt rate of 6.7 cents, partner vs. contributor, formula for figuring amount to contributor, and future scalability of facility to be built.

Johnny Ziem, Town of Jackson, addressed the Board regarding maintenance and insurance costs.

Public comment was given by Phil Cameron – Energy Conservation Works.

Discussion among the Board included variable costs of maintenance and insurance,

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to amend Energy Mitigation Policy to include "Ongoing maintenance and insurance premium expenses for the Solar Power Facility at the Town of Jackson Water Transfer Station" as an approved use. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Rhea and seconded by Commissioner Epstein to approve the Government Agency Shared Solar Customer Agreement with the Town of Jackson to sponsor new electrical energy output from a Solar Power Facility and provide a contribution of \$250,000 from the Energy Mitigation Fund. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to request and require the town provide maintenance and insurance premium expenses to the Board of County Commissioners which will be reviewed and approved annually. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

8. Consideration of Rodeo Grounds Management Agreement with Town of Jackson

Lauren Long, Director of General Services, presented to the Board for consideration of approval the Rodeo Grounds Management Agreement (RGMA) with the Town of Jackson for a term of four years. The RGMA is unique in that the Town as Lessor reserves the right to select the Rodeo Concessionaire which limits the use of the property and

infrastructure (Rodeo and Heritage Arena) by the County as the Lessor. Per the agreement, administration of the grounds including scheduling of facilities and maintenance is the responsibility of the Teton County Fair Division.

Discussion between the Board and Staff included deficit in annual funding, town preferred to hear individually vs jointly, history of rodeo grounds agreement – selection of rodeo concessionaire, not asking for capital improvements – maintenance on rodeo arena, lease of land through 2026 at \$100/year, Roxanne Robinson with TOJ spoke of the rodeo concessionaire and money made on concessionaire.

There was no public comment.

A motion was made by Commissioner Rhea and seconded by Chair Newcomb to approve the Rodeo Grounds Management Agreement between Teton County and Town of Jackson. Chair Newcomb called for the vote. The vote showed 2-2 and the motion failed with Commissioners Epstein and Vogelheim opposed.

17. Consideration of Master Site Planning for Hoback Fire Station 3

Matt Redwine, Battalion Chief, presented to the Board for consideration of approval of an agreement for consultant services with Y2 Consultants to produce a master site plan for Hoback Fire Station #3.

Discussion between the Board and staff included discrepancy in bids,

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Rhea to approve the agreement with Y2 consultants to produce a master site plan on Teton County Horse Creek property for Time & Materials not to exceed \$2,500.00. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 2:40pm and reconvened at 2:46pm.

MATTERS FROM PLANNING & DEVELOPMENT

1. Finding of Fact and Conclusion of Law: DEV2017-0010 – Y2 Consultants

Erin Weisman, Deputy County Attorney, presented to the Board for consideration of approval the findings of fact and conclusions of law and order granting approval of a Development Plan for Cedar Canyons, Inc.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve the Findings of Fact, Conclusions of Law and Order granting approval of a Development Plan DEV2017-0010. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

- 2. Applicant:** SRS CLUB, LLC
Presenter: Hamilton Smith
Permit No.: MSC2017-0037 **POSTPONED TO FEBRUARY 6, 2017 BCC HEARING**
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 26/89 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 Resources and Scenic Resources Overlay.
- 5. Applicant:** FOUR SHADOWS LLC
Presenter: Susan Johnson
Permit No.: BUP2017-0059
Request: Basic Use Permit pursuant to Section 8.4.1 of the Teton County Land Development Regulations for a Temporary Construction Staging Area that will be reviewed and decided upon by the Board of County Commissioners.
Location: Teton Village Area Two, east of Teton Village Area One at the following property with legal description as: GOV, LOTS 2, 3 & 4 S19, T42, R116 & PT. NW 1/4SE1/4, GOV. LOTS 3, 4, 5 & 6 S24, T42, R117 & PT. N1/2NE1/4 S25 T42, 4117. More specifically the 2.7-acre site is located east of the Snake River Lodge and Spa, south of the Cabins at Granite Ridge and the Timbers at Granite Ridge. The property is zoned Planned Unit Development-Planned Resort and is within the Scenic Resources Overlay.

Susan Johnson, Planning Manager, presented to the Board for consideration a Basic Use Permit, pursuant to Teton County Land Development Regulations (LDR) Section 8.4.1 for approval of a temporary use for a construction storage and staging area in what is referred to as the Granite Ridge site to be used for approved projects within all areas of the Teton Village Resort (Areas 1 and 2). The current basic use permit expires on January 19, 2018. The new proposal requests the continued use of the site for out of doors construction and staging activity to occur Monday through Saturday from 6:30am to 6:30pm with no pets allowed on the site. The site is proposed to be used for a duration of four years for any approved construction project with Teton Village Area 1 or Area 2.

Discussion between the Board and staff included condition changes proposed vs previously approved, and proposed development from applicant in supplemental materials.

Amberley Baker, representative the co-applicant – Four Shadows LLC, addressed the Board regarding the application, request for the permit for four (4) years, and public comment of alternative sites.

Melissa Turley, representative of the co-applicant – Teton Village Association, addressed the Board regarding the application, human safety, traffic flow, and difficulty of new construction and remodels without staging area.

Public comment was given by Mark Sullivan on behalf of Claire and Phillip Tayback, Claire Tayback on behalf of Granite Ridge Homeowners Association, Beth Burrough on behalf of The Timbers at Granite Ridge, Stan Zaist of Zaist Construction Management, and Darin Heiter on behalf of Caldera House.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve BUP2017-0059, a Basic Use Permit for temporary use of the Granite Ridge site area for a construction storage and staging area for approved projects within Teton Village Resort, Areas 1 and 2, of the application dated November 16, 2017 and revised December 14, 2017 subject to the 9 conditions recommended by the Planning Director, being able to make all three (3) findings of Section 8.4.1 of the Teton County Land Development Regulations as recommended by the Planning Director. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

- 3. Applicant:** TETON COUNTY
Presenter: Jennifer Kocher-Anderson
Permit No.: MSC2017-0066
Request: Annual review of the Snake River Ranch Giltner Event site, as required by Condition of Approval #4 of Conditional Use Permit 2015-0001.
Location: 5700 Snake River Ranch Road. Generally located on the west side of Moose-Wilson Road, approximately 2.5 miles South of Teton Village (T41N, R117W, S1). The property is zoned Rural and is partially in the Scenic and Natural Resources Overlay.

Jennifer Anderson, Code Compliance Officer, presented to the Board for consideration of approval of the 2017 annual review of the Snake River Ranch/Giltner Event Site Conditional Use Permit, pursuant to the Teton County Land Development Regulations subsection 6.1.11.K.3.n, in effect when this permit was issued and in conformance with Condition #4 of CUP2015-0001, which requires annual review of the approved event site by Teton County to ensure compliance with the conditions of the permits.

Discussion between the Board and staff included noise charts, violation reports at time of event, error in dates of events, and review standards of exceedance of decibels.

Liz Brimmer, representative of the Snake River Ranch, addressed the Board regarding paradigm of measurement, compliance, county standards followed by third party monitor, events held 3% of year, county does not regulate audibility, and changing the date of the annual monitoring report.

Public comment was given by Steve Feldman, Maureen Faris, Andrew Chekian, and Kristeen Hand.

Discussion among the Board included sound monitoring for each event, recordings and data available from Cross Spectrum – Teton County gets a summary, decibel limit, decibel levels and number of events, monitoring is condition of CUP, SRR has been in compliance per county set standards and LDRs.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to accept and acknowledge that the 2017 Snake River Ranch annual review of the Giltner Event site, approved under CUP2015-0001, as amended in MSC2015-0053 with six (6) conditions, is compliant for the year 2017 with the requirements and conditions of the approved Conditional Use Permit with no further conditions or requirements amending for 2018 Condition #1 to strike Sheriff and replace with Administration, and Condition #4 striking December replacing with end of October, and January replaced with December. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

- 4. Applicant:** RIDGELINE DEVELOPMENT, LLC
Presenter: Kristi Malone
Permit No.: DEV2017-0011
Request: Development Plan, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, to permit construction of a 9,050-square foot structure in the Business Park zone.
Location: Lot 1, Cornerstone Business Park; 3500 S. Cornerstone Road. Generally located 2.2 miles south of Town of Jackson on the east side of Highway 89 (T40N, R116W, S17). The property is zoned Business Park and is entirely within the Natural Resources Overlay.

Kristi Malone, Associate Planner, presented to the Board for consideration of approval of a Development Plan, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, to permit construction of a 9,050-square foot structure in the Business Park zone.

Discussion between the Board and staff included LDRs that are use specific,

Liv Dalebout, applicant addressed the Board regarding flow testing per Fire Code.

There was no public comment given.

A motion was made by Commissioner Rhea and seconded by Commissioner Epstein to approve DEV2017-0011, a Development Plan for Lot 1 Cornerstone Business Park as set forth in the application dated October 6, 2017, for construction of a 9,050-square foot structure, subject to the six (6) conditions as amended below, being able to make all five (5) findings of Section 8.3.2.C. of the Teton County Land Development Regulations as recommended by the Planning Commission and Planning Director.

1. Prior to issuance of Certificate of Occupancy/Completion for a Building Permit, the following conditions are required to be satisfied and verified by final inspection by the Fire Department per the letter dated January 23, 2017 for identical construction on Lot 2:
 - a. Required building—as determined by County Building Official - will have an automatic fire sprinkler system in accordance with NFPA 13 standard for occupancy type. (IFC 903.2.7)
 - b. Fire apparatus access shall be provided. (IFC Section 503)

- c. A Knox Box shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
 - d. Visible address numbers, a minimum of 4 inches in height and 0.5-inch stroke width, shall be installed on all structures. (IFC 505.1)
 - e. Fire flow requirements shall meet Appendix B of the International Fire Code.
 - f. Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with NFPA 13 requirements and may require addition protection (IFC 903.3.1.1.1 and 903.3.1.1.2)
 - g. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).
 - h. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).
 - i. Room which houses riser shall be no less than 5' x 7' dimensions.
 - j. A horn/strobe shall be installed above the fire department connection above FDC (IFC 903.4.2)
 - k. Water main line shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydrotesting. (IFC 901.4.1)
 - l. Portable fire extinguishers shall be placed in accordance with IFC 906.
 - m. Building shall have a complete alarm system per most current edition of NFPA 72.
 - n. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.
 - o. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.
 - p. Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607)
 - q. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
 - r. Means of egress shall meet fire code requirements. (IFC Chapter 1008.1, 1008.3)
 - s. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1006.1)
 - t. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 5001) u. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1)
2. Prior to issuance of any physical development permits, a complete analysis of water flow and water pressure, in the form of a pitot test, may be performed and approved by the Fire Marshal. The Fire Marshal or allocated staff shall be in attendance during the test. A water flow and pressure test performed for another of the Cornerstone lots on the same water line may be considered in-lieu of this requirement, at the discretion of the Fire Marshal.
 3. Prior to issuance of Certificate of Occupancy for a Building Permit, one accessible parking space shall be posted and marked with both a ground-mounted sign and pavement marking as accessible parking in compliance with Section 6.2.2.C of the LDRs and federal ADA requirements. The designated accessible parking space shall be located as close as possible to an entrance to the facility which allows such persons to enter and leave the parking area without assistance and shall be a minimum of 8 feet wide by 20 feet long with an adjacent parallel access aisle 5 feet wide.
 4. Prior to issuance of Certificate of Occupancy for a Building Permit, a "No Parking" sign shall be installed on each side of the access drive to ensure that no parked vehicles encroach into Cornerstone Road or the access easement. It is the responsibility of the land owner to enforce this parking restriction.
 5. The forthcoming grading permit application for physical development shall include run-off calculations and appropriate detention areas to alleviate the increase in timing and pattern of storm water runoff.
 6. The forthcoming grading permit application for physical development shall include the plans for all district utilities and a copy of any DEQ permits.

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

EXECUTIVE SESSION

An executive session was not held.

MATTERS FROM COMMISSION

ADJOURN

Commissioner Epstein moved to adjourn, Commissioner Vogelheim seconded, and the motion passed unanimously. The meeting adjourned at 5:01pm.

Respectfully submitted,

Shelley Fairbanks
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Mark Newcomb, Chair

Natalia D Macker, Vice-Chair

Greg Epstein

January 16, 2018 BCC Regular Meeting Minutes

Paul Vogelheim

ATTEST:

Kathleen "Smokey" Rhea

Sherry L. Daigle, County Clerk

**TETON COUNTY CLERK'S OFFICE
01-16-2018 WARRANTS**

Warrant Number	Name	Amount
353578	ACTION EXCAVATION LLC	660.00
353579	ACE HARDWARE	232.87
353580	AIR CHEK INC.	580.00
353581	AIRGAS USA LLC	524.80
353582	ALBERTSONS/SAFEWAY	460.04
353583	ALEX SEDDON	40.45
353584	AMAZON CAPITAL SERVICES, INC.	3,125.76
353585	ANNETTE SOPHOCLESE	107.77
353586	ASPEN AUTOMOTIVE/NAPA	122.04
353587	ASPEN PINES WATER & SEWER DISTRICT	99.74
353588	AUBREY SMITHER	52.50
353589	BIG O TIRES	1,283.65
353590	BILL MCPEAK	12.08
353591	BILLY NUNN	52.50
353592	BLUE CROSS BLUE SHIELD WYOMING	21.15
353593	BLUE SPRUCE CLEANERS, INC.	661.22
353594	BOUNDTREE MEDICAL	127.35
353595	CENTURYLINK	176.44
353596	CHARLIE'S PLUMBING & SEWER SRVC INC	225.00
353597	CLARION ASSOCIATES, LLC	2,200.01
353598	CLARKS' BROADWAY AUTO PARTS, LLC	92.90
353599	CLARK WIRELESS INC.	2,025.00
353600	C.M. OWEN CONSTRUCTION LLC	37,613.61
353601	CONRAD AND BISCHOFF, INC.	1,005.86
353602	COCA COLA BOTTLING COMPANY	23.70
353603	DBR, INC.	124.62
353604	D.D. TRACTOR & DIESEL LLC	8,765.31
353605	DELCON, INC	334.58
353606	DEAN'S PEST CONTROL LLC	515.00
353607	ELISABETH M. W. TREFONAS	2,480.00
353608	EMS BILLING SERVICES, INC.	3,996.07
353609	ENERGY 1 LLC	1,102.50
353610	E.R. OFFICE EXPRESS INC.	3,395.29
353611	C.O.P.S INC. FIRST RESPONDERS	253.50
353612	FREMONT MOTOR COMPANY	29,576.32
353613	FSI	190.00
353614	GLOBAL STAR USA	152.46
353615	GRAINGER	78.54
353616	GRAINGER	34.56
353617	GREG EPSTEIN	60.00
353618	GREENWOOD MAPPING,INC	175.00
353619	HENRY CADWALADER	392.21
353620	HILLSBORO AVIATION INC.	43,696.00
353621	HIGH COUNTRY LINEN SUPPLY LLC	2,477.25
353622	MARK E ELLIS	234.26
353623	HUB INT'L MOUNTAIN STATES LTD	300.00
353624	INTERSTATE BATTERY SYSTEM OF IDAHO	259.90
353625	INDEPENDENT STATIONERS	44.16

353626	INTERMOUNTAIN AUTO GLASS INC.	917.53
353627	JAMIE S SNYDER	192.18
353628	JB MECHANICAL, INC.	1,504.02
353629	JENNY KRUGER	452.21
353630	JENNIFER SIMMERS	49.17
353631	JESSE WILLCOX	40.00
353632	JH20 WATER CONDITIONING & FILTRATIO	124.00
353633	JH COMMUNITY COUNSELING CENTER	93,750.00
353634	JACKSON HOLE SECURITY LLC	1,134.00
353635	JH TITLE AND ESCROW	250.00
353636	JONES SIMKINS LLC	10,529.14
353637	KENNON C.TUBBS, MD LLC	16,516.00
353638	KIMBERLY JEANNE MCINTYRE	125.00
353639	CHILDREN'S LEARNING CENTER	55,176.67
353640	LINTON'S BIG R	159.98
353641	LLOYD WISER	295.00
353642	L.N. CURTIS & SONS	111.94
353643	LONG BUILDING TECHNOLOGIES, INC.	1,121.00
353644	LOWER VALLEY ENERGY	44,349.25
353645	MAILFINANCE	244.83
353646	MILL IRON TIMBER WORKS	10,416.00
353647	MICHELLE ROBINSON	52.50
353648	MJ ELECTRICAL	2,600.01
353649	M. L. BARTON, P.C.	337.50
353650	MOBILE WIRELESS LLC	350.00
353651	NACDEP MEMBERSHIP	75.00
353652	NATALIA D. MACKER	60.00
353653	NELSON ENGINEERING COMPANY	1,050.00
353654	ONE-CALL OF WYOMING	16.80
353655	ONE22 COMMUNITY RESOURCE CENTER	7,256.32
353656	PAUL VOGELHEIM	60.00
353657	PIPECO IDAHO FALLS	323.40
353658	PORTERS OFFICE PRODUCTS	27.77
353659	PREMIER CLEANING SERVICES LLC	560.00
353660	RECREATION SUPPLY COMPANY	510.36
353661	RAFTER J IMPROVEMENT & SERVICE DIST	732.15
353662	RYAN DEE	683.00
353663	SARA BUDGE	27.98
353664	SHANNON BURNS	21.00
353665	SHERVIN'S INDEP. OIL	263.06
353666	SHERWIN-WILLIAMS CO.	303.14
353667	SMITHS CUSTOMER CHARGES	678.35
353668	SNAKE RIVER MECHANICAL ELECTRICAL	6,292.00
353669	STAPLES BUSINESS ADVANTAGE	108.17
353670	STEPHANIE CROCKETT	42.00
353671	STOTZ EQUIPMENT	193.24
353672	STINKY PRINTS, INC.	235.98
353673	STEPHANIE THOMAS	403.89
353674	TETON COUNTY CLERK'S OFFICE	12.00
353675	TETON COUNTY IDAHO	163.00
353676	TC INTEGRATED SOLID WASTE	204.00
353677	TETON COUNTY TREASURER	63,956.27
353678	TETON COURIER	86.40
353679	TETON MEDIA WORKS INC.	95.40
353680	TETON MOTORS	9,621.98
353681	TETON TRASH REMOVAL INC.	924.00
353682	TETON YOUTH & FAMILY SERVICES	6,450.38
353683	THYSSENKRUPP ELEVATOR CORP.	4,915.08
353684	TIM CIOCARLAN	519.50
353685	TM COMMERCIAL CLEANING LLC	480.00
353686	TODD FLETCHER	52.50
353687	TOWN OF JACKSON	1,500.75
353688	TOWN OF JACKSON	827.20

353689	TOWN OF JACKSON	1,701.49
353690	TOM NEWLAND	52.50
353691	TROY'S DIESEL & EQUIPT REPAIR INC.	136.50
353692	UNIVERSITY OF WYOMING	6,000.00
353693	VENTURE TECHNOLOGIES	2,204.00
353694	VERIZON WIRELESS	1,227.42
353695	VISA	5,714.01
353696	VOIANCE LANGUAGE SERVICES, LLC	66.64
353697	WATSABAUGH EXCAVATION, INC.	1,625.00
353698	WEST PAYMENT CENTER	1,017.30
353699	WEST BANK SANITATION	1,088.10
353700	WHITE GLOVE PROFESSIONAL CLEANING	12,680.80
353701	WILSON HARDWARE	27.57
353702	WILSON SEWER DISTRICT	432.00
353703	WILLIAM R. SMITH M.D.	250.00
353704	WOLTERS KLUWER	1,067.25
353705	WYOMING.COM LLC	18.00
353706	WYOMING DEPARTMENT OF AGRICULTURE	50.00
353707	WY DEPT OF HEALTH ATT:M. DANIEL	533.00
353708	WYOMING PUBLIC HEALTH LABORATORY	1,975.00
353709	WYOMING TAXPAYERS ASSOC.	585.00
353710	XEROX CORPORATION	4,479.29
353711	YELLOW IRON EXCAVATING, LLC	2,050.00
353712	YELLOW IRON EXCAVATING LLC	85.00