

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

The Teton County Board of Commissioners met in regular Meeting on **February 16, 2021** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:02 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

County Commission via Zoom: Natalia Macker, Chairwoman, Luther Propst, Vice-Chairman, and Greg Epstein were present. Mark Newcomb joined during roll call, and Mark Barron joined the meeting at 9:07 a.m.

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adopt today's agenda as presented. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

CONSIDERATION OF COUNTY CENTENNIAL

Chairwoman Macker recognized the 100-year anniversary of the Creation of Teton County, Wyoming.

Commissioner Barron joined the meeting at 9:07 a.m.

CONSIDERATION OF PAYMENT OF COUNTY VOUCHERS

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the February 1, 2021 county voucher run in the amount of \$771,195.18. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the 1-25-21, 2-1-21, 2-2-21, and 2-8-21 minutes. Chairwoman Macker 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 Propst to place the following Matters from Staff on a Consent Agenda:

1. Consideration of SLIB Draw Down Request for Horsethief Canyon Landfill Closure
2. Consideration of a Special Restriction for Two Accessory Residential Units at Teton Raptor Center
3. Consideration of a Lease for 1120 Meadowlark Lane
4. Consideration of a Lease for 804 Powder horn Unit E
5. Consideration of a Contract Amendment for HVAC Engineering at CLC Rafter J
8. Consideration of License Agreement with US Courts to Use the Hansen Courthouse
11. Consideration of Letter to TCSD No. 1 Regarding Lease in Alta

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

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

MATTERS FROM COMMISSION AND STAFF

1. Consideration of SLIB Draw Down Request for Horsethief Canyon Landfill Closure

To approve the Draw Down Requests for the Horsethief Canyon Landfill Closure Project as presented.

2. Consideration of a Special Restriction for Two Accessory Residential Units at Teton Raptor Center

To approve the Special Restrictions for Workforce Rental Housing Located at 5450 W HWY 22, Wilson, Teton County, Wyoming.

3. Consideration of a Lease for 1120 Meadowlark Lane

To approve the Lease Agreement for 1120 Meadowlark Lane with Brandon Hernandez.

4. Consideration of a Lease for 804 Powder horn Unit E

To approve the Lease Agreement for 804 E Powderhorn Lane with Justin Miller.

5. Consideration of a Contract Amendment for HVAC Engineering at CLC Rafter J

To approve the contract amendment with Quantum Engineering Group for the Phase 4 work in the amount of \$8,080.00.

8. Consideration of License Agreement with US Courts to Use the Hansen Courthouse

To approve the License Agreement with the U.S. Courts to allow use of the Hansen Courthouse two days per month.

11. Consideration of Letter to TCSD No. 1 Regarding Lease in Alta

To approve the letter to the Teton County School District No. 1 to request an extension of the current lease agreement for 15 Alta Schoolhouse Lane in Alta, Wyoming.

DIRECT CORRESPONDENCE

1. Hilary Flint 1/27/2021 email regarding WUIC
2. Lisa Friesecke 1/27/2021 email regarding Northern South Park
3. Maria Wry 1/27/2021 email regarding Covered Tennis Courts
4. Clare Stumpf 1/28/2021 email regarding Shelter.JH Sketch Plan Comment
5. Linda Aurelio 1/28/2021 email regarding NSP Sketch Plan
6. Matthew Hall 1/28/2021 email regarding SKC2020-0001
7. Geoff Gottlieb 1/28/2021 email regarding SKC2020-0001
8. Diane Hazen 1/28/2021 email regarding SKC2020-0001
9. Whitney Oppenhuizen 1/28/2021 email regarding NSP Development
10. Rose Caiazzo 1/28/2021 email regarding NSP Sketch Plan SKC2020-0001
11. Druil 1/28/2021 email regarding SKC2020-0001
12. Paul Hansen 1/28/2021 email regarding SKC2020-0001
13. Nancy Shea 1/28/2021 email regarding SKC2020-0001
14. Chris McKinney 1/28/2021 email regarding SKC2020-0001
15. Kristin Combs 1/29/2021 email regarding Wildlife Feeding
16. Leslye Hardie 1/29/2021 email regarding SKC2020-0001
17. Shirley Thomas 1/29/2021 email regarding SKC2020-0001
18. Karen Jerger 1/29/2021 email regarding SKC2020-0001
19. Holly Balough 1/29/2021 email regarding SKC2020-0001
20. Mark memmer 1/29/2021 email regarding Pathways Plowing
21. Justin Adams 1/29/2021 email regarding SKC2020-0001
22. Jason Wright 1/29/2021 email regarding NSP/SKC2020-0001
23. James Goralski 1/29/2021 email regarding SKC2020-0001
24. Gloria Courser 1/29/2021 email regarding Comments Regarding COVID-19
25. Paul Lehmann 1/29/2021 email regarding WUIC
26. Andy Hall 1/29/2021 email regarding WUIC Support
27. Amberley Baker 1/29/2021 email regarding SKC2020-0001
28. Katherine Dowson 1/29/2021 email regarding Teton Mobility Project
29. Kristian Berge 1/29/2021 email regarding SKC2020-0001
30. Lauren Olson 1/29/2021 email regarding SKC2020-0001
31. Kevin Stirn 1/29/2021 email regarding SKC2020-0001
32. Henry Phibbs 1/29/2021 email regarding SKC2020-0001
33. Bob Wemple 1/29/2021 email regarding SKC2020-0001
34. Cory Curtis 1/29/2021 email regarding SKC2020-0001
35. Kathy Buchner 2/1/2021 email regarding SKC2020-0001
36. Andrew Salter 2/1/2021 email regarding SKC2020-0001
37. Mark Houser 2/1/2021 email regarding SKC2020-0001
38. Beth Senior 2/1/2021 email regarding SKC2020-0001
39. Mary Bergeron 2/1/2021 email regarding Skiing on Pathways
40. Roger Smith 2/1/2021 email regarding SKC2020-0001
41. Armond Acri 2/1/2021 email regarding SKC2020-0001
42. Charles Daval 2/1/2021 email regarding SKC2020-0001
43. Shirley Timmerman 2/1/2021 email regarding SKC2020-0001
44. Louis Wang 2/1/2021 email regarding SKC2020-0001
45. Linda Goralski 2/1/2021 email regarding SKC2020-0001
46. Kevin Patno 2/1/2021 email regarding SKC2020-0001
47. Kirk Davenport 2/1/2021 email regarding SKC2020-0001
48. Renee Glick 2/1/2021 email regarding SKC2020-0001
49. Jeffrey McDonald 2/1/2021 email regarding SKC2020-0001
50. David Adams 2/1/2021 email regarding SKC2020-0001
51. Michelle Dickson 2/1/2021 email regarding SKC2020-0001
52. Marge Glick 2/1/2021 email regarding SKC2020-0001
53. Jennifer Ross 2/1/2021 email regarding SKC2020-0001
54. Adriane Croke 2/1/2021 email regarding Non Discrimination Policies
55. Michael Keegan 2/1/2021 email regarding SKC2020-0001
56. Robin and Bob Paulson 2/1/2021 email regarding SKC2020-0001/NSP
57. Mike May 2/1/2021 email regarding SKC2020-0001/NSP
58. Michael Stern 2/1/2021 email regarding SKC2020-0001
59. Kathy Tompkins 2/1/2021 email regarding SKC2020-0001
60. Ken Taylor 2/1/2021 email regarding SKC2020-0001
61. Bob Peters 2/1/2021 email regarding SKC2020-0001
62. Kathryn Steele 2/1/2021 email regarding SKC2020-0001
63. Jason Berezay 2/1/2021 email regarding SKC2020-0001
64. Kirk Stone 2/1/2021 email regarding SKC2020-0001
65. Phil Leeds 2/1/2021 email regarding Vaccination Schedule / COVID-19
66. Perk Perkins 2/1/2021 email regarding SKC2020-0001
67. Barbara and John Simms 2/1/2021 email regarding SKC2020-0001
68. Danny Bennett 2/1/2021 email regarding SKC2020-0001
69. Adrian Croke 2/1/2021 email regarding SKC2020-0001
70. Kevin Cochary 2/1/2021 email regarding SKC2020-0001
71. Evelyn Rhodes 2/1/2021 email regarding SKC2020-0001
72. Doreen Ward 2/1/2021 email regarding SKC2020-0001
73. Pamela Weiss 2/1/2021 email regarding SKC2020-0001
74. Lorie Cahn 2/1/2021 email regarding SKC2020-0001
75. Joshua Griffith 2/1/2021 email regarding Resolution Regarding Equity, Diversity, Inclusion
76. Jim LaRoe 2/1/2021 email regarding SKC2020-0001
77. Dan Leemon 2/1/2021 email regarding SKC2020-0001
78. Valerie Brown 2/2/2021 email regarding SKC2020-0001
79. Kerri Ratcliffe 2/2/2021 email regarding SKC2020-0001
80. R Farrow 2/2/2021 email regarding SKC2020-0001
81. Mary Wendell Lampton 2/2/2021 email regarding SKC2020-0001

82. David Hardie 2/2/2021 email regarding SKC2020-0001
83. Mary Wendell Lampton 2/2/2021 email regarding SKC2020-0001
84. Aaron Pruzan 2/2/2021 email regarding SKC2020-0001
85. Emy Farrow-German 2/2/2021 email regarding SKC2020-0001
86. Seana Minuth 2/2/2021 email regarding SKC2020-0001
87. Roger Adams 2/2/2021 email regarding SKC2020-0001
88. Courtney Cedarholm 2/2/2021 email regarding SKC2020-0001
89. Warren Gardner 2/2/2021 email regarding SKC2020-0001
90. Nikki Kaufman 2/2/2021 email regarding SKC2020-0001
91. Geneva Chong 2/2/2021 email regarding SKC2020-0001
92. Caribou Targhee National Forest 2/2/2021 email regarding WUIC Amendment Comments
93. Julien Hass 2/2/2021 email regarding SKC2020-0001
94. Margaret Creel 2/2/2021 email regarding SKC2020-0001
95. Anna Kerr 2/2/2021 email regarding SKC2020-0001
96. Mary Wendell 2/2/2021 email regarding SKC2020-0001
97. Nancy Shea 2/2/2021 email regarding Requests for Retreat Topics
98. Kristin Reville 2/3/2021 email regarding Water Quality
99. John Branca 2/3/2021 email regarding Feedgrounds
100. Perk Perkins 2/3/2021 email regarding SKC2020-0001 and Wastewater
101. Valerie G. Brown 2/3/2021 email regarding SKC2020-0001
102. Tyler Sinclair 2/3/2021 email regarding SKC2020-0002
103. Mack McFarland 2/3/2021 email regarding WUIC
104. Howard Schirmer 2/3/2021 email regarding WUIC
105. Sunrise JH 2/5/2021 email regarding Jackson Climate Action Plan
106. Robert Frodeman 2/5/2021 email regarding Northern South Park
107. TJ McCann 2/5/2021 email regarding COVID-19 Vaccination
108. Bailey Collins 2/5/2021 email regarding Climate Action Plan
109. Howard Schirmer 2/8/2021 letter regarding WUIC
110. Walter Schopfer 2/8/2021 letter regarding WUIC
111. Amberley Baker 2/5/2021 email regarding SCK2020-0001
112. Scales English 2/8/2021 email regarding Ordinance 473
113. Megan Kohli 2/8/2021 email regarding Support for Resolution Regarding Diversity
114. Evan Molyneaux 2/9/2021 letter regarding WUIC

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF

6. Consideration of a MOU with the Wyoming Department of Health, Public Health Division and Teton County for COVID-19 Vaccination Campaign Activities

Jodie Pond, Health Director, presented to the Board for consideration of approval an agreement to set forth the terms and conditions by which the County shall utilize grant funds in the amount of \$237,789 for COVID-19 vaccination campaign activities.

This Statement of Work (SOW) defines the use of funding from the Wyoming Department of Health, Public Health Division and Teton County's public health response to the COVID-19 pandemic for vaccination campaign activities. These funds will allow the Health Department to provide vaccine clinics and campaign activities.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve the MOU with the Wyoming Department of Health, Public Health Division and Teton County for COVID-19 vaccination campaign activities for the period December 31, 2020 – December 30, 2021. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

7. Consideration of 105 Mercill Avenue Commercial Space

April Norton, Housing Director, presented to the Board for consideration of approval the purchase of a future commercial space at 105 Mercill Avenue, a public-private partnership project that will result in 30 permanently deed restricted homes and 6,861 square feet ("SF") of commercial space.

On February 18, 2020, the Board executed a ground lease with Mercill Partners to develop 105 Mercill Avenue. The finished project will include 30 condominiums with Workforce Ownership deed restrictions and four commercial units that are not restricted, although Teton County has the first right to purchase the units at \$800/square foot if desired. The development also includes five First Rights of Purchase for Teton County Employees. The Board also voted to allow the developer to sell up to 12 of the units to local businesses that can then rent them to employees who qualify (work full time locally, earn 75% of household income locally, do not own property within 150 miles). The ground lease with the developer states: Section 2.4 (o) Option for Purchase of Commercial Space. Developer hereby grants Teton County the option and right to purchase any and all commercial space at the "Development" at a price of \$800 per square foot, so long as Teton County both provides written notice to Developer of Teton County's intent to exercise this option and a sales contract is executed between Teton County and Developer within eighteen (18) months of the execution of this Lease. If, however, Teton County provides notice of its intent to exercise its option before the eighteen (18) month period has expired, but a sales contract has not been executed due to Developer's lack of diligence, Teton County shall have the continuing right to purchase the commercial space at the price specified in this Lease. Developer shall be responsible for furnishing the space in shell form, unless the parties negotiate a separate requirement at the time the option is executed. The 18-month deadline to exercise the first option will not expire until June 18, 2021.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to direct staff to exercise the option on the non-residential space at 105 Mercill. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

PUBLIC COMMENT (CONTINUED)

Due to a report of technical issues, the floor was reopened to public comment in order to allow for any missed public comment to be heard.

There was no public comment.

The meeting recessed at 9:52. a.m. and reconvened at 9:59 a.m.

9. Consideration of Resolution Valuing Diversity, Equity, and Inclusion in Teton County, Wyoming

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval a resolution valuing diversity, equity, and inclusion in Teton County, Wyoming.

BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY TETON COUNTY, WYOMING RESOLUTION # _____

RESOLUTION VALUING DIVERSITY, EQUITY, AND INCLUSION IN TETON COUNTY, WYOMING

WHEREAS, the United States of America is a nation founded on principles of liberty and justice for all. We treasure our freedom, our commitment to equality, and our democratic values; and

WHEREAS, individual Americans can, and often do, agree to disagree with each other on issues large and small. Differences should be celebrated. And our freedom of speech and the other rights enshrined in the First Amendment are among our most cherished freedoms; and

WHEREAS, our diverse and pluralistic nation has endured and thrived because we have been able to reject the forces of extremism and bigotry that could tear us apart. Our country has a long history of striving to be a more perfect union. In the face of challenges and division, we have stood together – Americans of different races, ethnicities, religions, sexual orientations, gender identities, nationalities, and political persuasions – and we have found ways to move forward; and

WHEREAS, Teton County is committed to good governance, quality customer service, nondiscrimination, equal employment opportunity, equal pay, safe and healthy work environments, and cultural awareness; and

WHEREAS, Teton County welcomes all people to its places of work and service. Everyone should feel welcome at County public facilities and events; and

WHEREAS, the Teton County Board of County Commissioners are committed to supporting and participating in training opportunities as they pertain to best practices in diversity awareness, equity, workplace harassment prevention, employment law, disability awareness, and fair housing.

NOW, THEREFORE, having duly met at a regular meeting and considered the matter, the Teton County Board of County Commissioners, do hereby resolve on **February 16, 2021** the following:

1. To affirm as matters of principle the values of diversity, equity and inclusion in every aspect of County governance, operations and services rendered to county residents and the public at large; and
2. To establish by example and leadership the County's commitment to these principles.
3. Teton County is a hate-free zone.

Adopted on the _____ day of _____, 2021.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Natalia D. Macker, Chairwoman

(Seal)

Attest:

Maureen E. Murphy, Teton County Clerk

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adopt the Resolution as presented. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

10. Public Hearing and Potential Adoption of Amendment to Wildland-Urban Interface Code Eliminating Wood Shakes/Shingles from Roof Materials

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval an amendment to the Wild land Urban Interface Code regarding wood shingles.

The current Teton County Wild land Urban Interface Code allows for wood shingles and shakes that have been treated with fire retardant. Even with the treated fire-retardant materials, there are concerns with the continued use of wood shingles and shakes within the wild land urban interface. The Teton Area Wildland Protection Coalition and the Jackson Hole Fire/EMS Department have suggested eliminating wood shakes and shingles from new construction within the wild land urban interface. The amendment would delete Paragraph 4 of Section 503.2 of the WUIC Code. Notice was placed in the Jackson Hole News and Guide on December 23, 2020 for public comment to be given. The new amendment would go into effect on March 1, 2021.

Kathy Clay, Fire Marshal, and Brady Hansen, Fire Chief, commented on the benefits of adopting the amendment.

Public comment was made by Jordan Craig, Steve Markason, Bill Hendricks, Erich Tucker, Tom Taylor, Howard Schirmer Jr, Katie Beech, and Rolland Crawford.

Kathy Clay and Brady Hansen responded to public comments.

Heather Overholser, Director of Public Works, provided clarity regarding the non-recyclability of treated wood.

A motion was made by Commissioner Propst and seconded by Commissioner Newcomb to adopt the resolution and approve the amendment eliminating all wood shakes/shingles as roof coverings in new construction within the wild

land urban interface, specifically to delete Paragraph 4 of Section 503.2 of the Teton County Wild land Urban Interface Code.

Chairwoman Macker called for a vote. The resolution was approved 3-2 with Commissioners Barron and Epstein opposed.

12. Consideration of Updated Planning and Building Services Fee Schedule - CONTINUED FROM JANUARY 25, 2021

Rian Rooney, Associate Long-Range Planner, Planning and Building Services, presented to the Board for consideration of approval revisions to the Teton County Planning & Building Services Department Schedule of Fees and for the update to be effective March 1, 2021.

At the October 20, 2020 Board of County Commissioners meeting, the Board authorized the commencement of the comment period for an update to the Planning & Building Services Department Schedule of Fees, which began on October 28, 2020. Pursuant to the Wyoming Administrative Procedures Act, a 45-day comment period must be advertised and comments invited prior to adoption of new rules. Following receipt of public comment and additional internal review, staff released an update to the initial draft for consideration on December 2, 2020. At the December 15, 2020 Board of County Commissioners meeting to review the proposed update, the Board moved to continue the item to a workshop on January 25, 2021 for further discussion, specifically on the Planning Review of Building Permit fee and Exaction for Residential Subdivision Fee-in-Lieu, as well as the relationship between Planning Division fees and costs. At the January 25, 2021 Fee Schedule Workshop, staff provided additional information on the history of the Planning Review of Building Permit fee, the 2019 amendment to the Land Development Regulations regarding Exactions for Residential Subdivisions, and an analysis of Planning Division costs and fees assessed since 2018. Staff made a recommendation to maintain the changes to the Fee Schedule presented in the December 2, 2020 draft, with two exceptions:

1. Add the Exaction for Residential Subdivision Fee-in-Lieu as a line item on the Fee Schedule (applies to both Subdivision Plat and Exempt Land Division applications) but remove the proposed dollar value and replace with the formula for calculation. This recommendation was made because this fee's value varies with changes to the Assessor's data annually and including a fixed dollar value would require more frequent updates of the Fee Schedule.
2. Standardize the Planning Review of Building Permit fee for all development, both residential and nonresidential. Whereas this fee for nonresidential development had historically been 65% of the Building Permit fee, staff's recommendation is to make this fee \$100 + \$50 for every 1,000 sf above 5,000 sf for all development, which is the historical rate for Residential Structures on Unplatted Parcels.

The Planning & Building Services Department has not updated its Schedule of Fees for Planning Permits and Building Permits since 2014, when a revised Schedule was adopted to match the restructured Teton County Land Development Regulations (LDRs) that went into effect January 1, 2015. This Fee Schedule, which was adopted in 2014, incorporated fees related to Planning and Building Permits that are processed and reviewed by other departments and divisions, including Jackson Hole Fire/EMS (Electrical Permit Fees) and the Teton County Engineering Services Division (Engineering Permit Fees). The Teton County Engineering Department updated the Engineering Permit Fees section of the Schedule in 2020, with changes effective July 1, 2020. The intent of the changes proposed in this update to the Fee Schedule is not a comprehensive reexamination of Planning and Building Permit fees, but rather a basic update to list fees that were not included in the 2014 update and to reflect current procedures and administrative processes since that update.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the update to the Teton County Planning & Building Services Department Schedule of Fees, as reflected in the draft dated February 1, 2021, to become effective on March 1, 2021. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 11:16 and reconvened at 11:20 a.m.

MATTERS FROM PLANNING AND DEVELOPMENT

Chairwoman Macker requested that the 2nd planning agenda item be heard first.

- 2. Permit:** ADJ2020-0005
Applicant: JHHR HOLDINGS I LLC
Presenter: Amy Ramage
Request: An elevated Administrative Adjustment pursuant to Section 8.8.1 of the Teton County Land Development Regulations, to allow for a reduction in the dedicated public right-of-way on multiple portions of interior roads as proposed by SKC2020-0001.
Location: The subject properties are located at 1500 South Park Loop Road. The area to be subdivided is located on the SE corner of the South Park Loop Road and High School Road intersection. The parcels are zoned Suburban and lie within the Scenic Resources Overlay.

Amy Ramage, Engineering Services Manager, presented to the Board an administrative adjustment to allow for a reduction in the public right-of-way on multiple portions of the interior roads as proposed by SKC2020-0001. The applicant is pursuing a residential development per SKC2020-0001 for a new 84 lot subdivision on undeveloped land. The property is zoned Suburban. The applicant has requested an exception to the 60' road right-of-way for a portion of their proposed road network.

Reed Armijo, for the applicant, answered questions from the Board.

Public comment was made by Kevin Cochary.

Reed Armijo responded to public comment.

Andrew Bowen, Senior Long-Range Planner, Planning and Building services, answered questions from the Board.

The meeting recessed at 12:02 p.m. and reconvened at 1:32 p.m.

Chris Neubecker, Director of Planning and Building services, answered questions from the Board.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to recommend APPROVAL of Administrative Adjustment ADJ2020-0005 to allow a decrease of portions of a proposed 84 lot subdivision's rights-of-ways from 60' to 40' at parcel PIDNs 22-40-16-06-3-00-005 and 22-40-16-06-3-00-012, dated September 15, 2020 being able to make all five (5) findings of Section 8.8.1.C of the Teton County Land Development Regulations.

Chairwoman Macker called for a vote. The motion failed 2-3 with Commissioners Macker, Newcomb and Propst opposed.

- 1. Permit:** SKC2020-0001 – CONTINUED FROM FEBRUARY 2, 2021
- Applicant:** JHHR HOLDINGS I LLC
- Presenter:** Andrew Bowen
- Request:** Sketch Plan pursuant to Section 8.3.1 of the Teton County Land Development Regulations, to propose a sketch plan to develop an 84 Unit subdivision (One existing) at parcel PIDNs 22-40-16-06-3-00-005 and 22-40-16-06-3-00-012.
- Location:** The subject properties are located at 1500 South Park Loop Road. The area to be subdivided is located on the SE corner of the South Park Loop Road and High School Road intersection. The parcels are zoned Suburban and lie within the Scenic Resources Overlay.

Susan Johnson, SJ Planning Solutions, for the applicant, presented to the Board updates to the findings and conditions required for the approval of SKC2020-0001 as discussed at the February 2, 2021 Board of County Commissioners meeting.

Amberley Baker, legal counsel for the applicant, presented arguments in favor of approval of the Sketch Plan.

Nicole Gill, Applicant, provided arguments in favor of approval of the Sketch Plan.

Public comment was made by Brooke Sausser and Kevin Cochary.

Andrew Bowen, Senior Long-Range Planner answered questions from the Board.

Ted Van Holland, County Sanitarian, answered questions from the Board.

Amberley Baker responded to the Board regarding the suggestion of a continuance.

The meeting recessed at 2:51 p.m. and reconvened at 2:56 p.m.

A motion was made by Commissioner Epstein to continue SKC2020-0001 for 60 days at which point there will be re-evaluation based on information from the Town. Commissioner Barron seconded.

Commissioner Epstein amended his motion to continue SKC2020-0001 to the April 20, 2021 Regular Board of County Commissioners meeting.

Commissioner Barron, the second, accepted the amendment.

Chairwoman Macker called for a vote. The motion was approved 3-2 with Commissioners Macker and Propst opposed.

MATTERS FROM COMMISSION

- 1. Discussion of Liaison Expectations and Assignments – CONTINUED TO THE NEXT MEETING.

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:00 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

**TETON COUNTY CLERK'S OFFICE
02-16-2021 WARRANTS**

Warrant Number	Name	Amount
395611	ACE HARDWARE	164.50
395612	AIRGAS USA LLC	148.64
395613	ALAN'S WELDING	78.50
395614	AMAZON CAPITAL SERVICES, INC.	1,281.74
395615	AMERIGAS	109.00
395616	APP UNIPATH LLC	75.00
395617	ARCHITECTURAL BUILDING SUPPLY	65.00
395618	ARTHUR & RHONDA BAINES	5,500.00
395619	ARBOR WORKS TREE SERVICE	800.00
395620	ASPEN AUTOMOTIVE/NAPA	242.05
395621	ASCENTIS CORPORATION	25,588.98
395622	AXIS FORENSIC TOXICOLOGY INC.	980.00
395623	BIG O TIRES	112.39
395624	BLUE SPRUCE CLEANERS, INC.	426.59
395625	TETON DIGITAL MEDIA LLC	550.00
395626	CENTURYLINK	1,672.33
395627	CHARTER COMMUNICATIONS	104.98
395628	CLARKS' BROADWAY AUTO PARTS, LLC	72.88
395629	CLAYTON KAINER	40.00
395630	CONRAD AND BISCHOFF, INC.	1,678.98
395631	COUNTY CLERKS' ASSOC OF WYOMING	300.00
395632	COUGAR FUND	60.00
395633	CONVERGEONE INC.	7,992.00
395634	COPY WORKS LLC	483.75
395635	DBR, INC.	688.64
395636	DICK MAY WELDING INC.	1,200.00
395637	JACKSON HOLE THERAPY INC.	240.00
395638	ELISABETH M W TREFONAS	2,480.00
395639	ELECTRICAL WHOLESALE SUPPLY CO,INC.	396.18
395640	ENERGY 1 LLC	673.92
395641	EPI-USE AMERICA INC.	44,963.75
395642	E.R. OFFICE EXPRESS INC.	349.84
395643	EVANS CONSTRUCTION,INC.	151.50
395644	FEDEX	5.34
395645	FORSGREN ASSOCIATES INC.	30,000.00
395646	GLOBAL EQUIPMENT COMPANY INC	28.95
395647	GRAINGER	249.48
395648	GREG EPSTEIN	60.00
395649	HARRIS MOUNTAIN WEST-IDAHO	11,602.64
395650	HARMONY DESIGN , INC.	2,855.00
395651	HESS D'AMOURS & KRIEGER LLC	240.00
395652	HELICOPTER EXPRESS, INC.	40,899.03
395653	HIGH COUNTRY LINEN SUPPLY LLC	4,019.06
395654	HM-HANSEN MEADOWS HOA	287.83
395655	HUB INTERNATIONAL	50.00
395656	INTERSTATE BATTERY SYSTEM OF IDAHO	264.85
395657	JACK'S TIRE & OIL INC.	1,742.80
395658	JACKSON WHOLE FAMILY HEALTH	380.00
395659	JACKSON HOLE COMMUNITY RADIO	1,080.00
395660	JH HIST.SOCIETY AND MUSEUM	100.00
395661	JH PUBLIC ART	8,502.75
395662	JORGENSEN ASSOCIATES PC	1,628.50
395663	JOANNA VAN OPPEN	52.50
395664	KELLY JO HATCH	320.00
395665	KLINE LAW OFFICE PC	465.30
395666	KUKER RANKEN INC	1,800.00
395667	LARRY H. MILLER FORD	298.57
395668	LASER XPRESS	202.56
395669	LIFTOFF LLC	100.00
395670	LODGES AT FISH CREEK LLC	8,844.00
395671	LOWER VALLEY ENERGY	44,703.04
395672	LSE, INC.	353.00

395673	LUTHER PROPST	60.00
395674	MAURENE GUSTAFSON	86.97
395675	MCKESSON MEDICAL- SURGICAL INC.	1,089.75
395676	MOUNTAIN FIRE PROTECTION LLC	180.00
395677	MYERS EMERGENCY POWER SYSTEMS	5,599.72
395678	NATALIA D. MACKER	60.00
395679	NORCO, INC.	22.90
395680	ONE-CALL OF WYOMING	25.75
395681	PLUMBING ANYTIME INC.	1,169.15
395682	HAL JOHNSON JR-PROFESSIONAL EXPRESS	110.00
395683	PRAZMA PAINT & AUTO BODY	295.00
395684	RON'S TOWING LLC	16.00
395685	ROB WATSABAUGH	26.49
395686	R&S NORTHEAST	288.69
395687	SAFARILAND, LLC	820.74
395688	SHANE FLUD	52.50
395689	SHERVIN'S INDEP. OIL	145.70
395690	SILVER STAR COMMUNICATIONS	671.99
395691	SMITHS CUSTOMER CHARGES	666.12
395692	STAPLES ADVANTAGE	183.09
395693	ST JOHN'S MEDICAL CENTER	130.00
395694	ST. JOHN'S MEDICAL CENTER	130.00
395695	ELIOR INC.	3,245.32
395696	TETON COUNTY ENVIRONMENTAL HEALTH	80.00
395697	TCSAR FOUNDATION	4,180.00
395698	TETON COUNTY TREASURER	15,962.36
395699	TETON COUNTY TRANSFER STATION	233.00
395700	TETON COUNTY TREASURER	7,334.95
395701	TERRA FIRMA ORGANICS, INC.	9,613.90
395702	TETON MEDIA WORKS INC.	241.08
395703	TETON MOTORS	1,339.50
395704	TETON MUSIC SCHOOL	80.00
395705	TETON PATHOLOGY PC	6,600.00
395706	TETON RAPTOR CENTER	80.00
395707	TETON ENVIRONMENTAL HEALTH LLC	1,675.40
395708	TETON TRASH REMOVAL INC.	167.00
395709	TETON YOUTH & FAMILY SERVICES	28,133.39
395710	THOMAS L. BENNETT M.D.	2,500.00
395711	THOMSON REUTERS-WEST	262.54
395712	TOWN OF JACKSON	921.58
395713	TOWN OF JACKSON	752.04
395714	TOWN OF JACKSON	737.55
395715	TOWN OF JACKSON	53.90
395716	TOWN OF JACKSON	81.36
395717	TOWN OF JACKSON	24,718.14
395718	TRAM BAR LLC	105.00
395719	VERIZON WIRELESS	1,312.97
395720	VISA	1,963.77
395721	VOIANCE LANGUAGE SERVICES, LLC	296.94
395722	WAPITI CORPORATION	303,284.87
395723	WATSABAUGH EXCAVATION, INC.	1,970.00
395724	WESTERN LAND GROUP INC	75.42
395725	WELLRIGHT	3,500.00
395726	WESTERN RECORDS DESTRUCTION INC.	43.00
395727	WEST BANK SANITATION	1,237.07
395728	WESTERN STATES EQUIPMENT	3,328.75
395729	STEPHEN WESTMORELAND	1,265.00
395730	WHITE GLOVE PROFESSIONAL CLEANING	881.90
395731	WILSON HARDWARE	35.73
395732	WYOMING DEPT OF HEALTH	305.55
395733	WYOMING DOT	25,458.22
395734	WYOMING STATE FORESTRY	41,607.62
395735	XEROX FINANCIAL SERVICES	1,228.76
395736	XEROX CORPORATION	1,664.70