

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

The Teton County Board of Commissioners met in regular session on **July 21, 2020** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:03am and the Pledge of Allegiance was recited.

**ROLL CALL**

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

**ADOPTION OF AGENDA**

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

**MINUTES**

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the **07/06/2020, 07/07/2020, and 07/13/2020** 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 Epstein to place the following Matters from Staff on a Consent Agenda:

1. Consideration of Approval of a Contract for Phone System Upgrade
2. Consideration of Approval of a Contract with CenturyLink for Phone Service
3. Consideration of Approval of the Purchase of Additional Hardware to Support Virtual Desktops on Premise
6. Consideration of Approval of a Contract with Golder Associates, Inc. for Groundwater Monitoring Well and Methane Probe Installation at the Transfer Station
9. Consideration of Approval of Community Juvenile Services Grant from Wyoming Department of Family Services
11. Consideration of Approval of MOU with State of Wyoming for UW Extension Service
12. Consideration of Approval of Agreement with University of Wyoming for Clerical Staff at Extension Office
13. Consideration of Approval of Agreement with University of Wyoming for 4-H Educator at Extension Office
14. Consideration of Approval of Treatment Court Contract with the State of Wyoming
15. Consideration of Approval of Online Learning Management System

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

A motion was made by Commissioner Epstein 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 Approval of a Contract for Phone System Upgrade**

To approve the proposal for the County Phone System Upgrade from ConvergeOne in the amount of \$30,236.22.

**2. Consideration of Approval of a Contract with CenturyLink for Phone Service**

To accept the SIP phone contract with CenturyLink for 36 months.

**3. Consideration of Approval of the Purchase of Additional Hardware to Support Virtual Desktops on Premise**

To approve the proposal from Worldwide Technology for Virtual Desktop Infrastructure in the amount of \$41,623.68.

**6. Consideration of Approval of a Contract with Golder Associates, Inc. for Groundwater Monitoring Well and Methane Probe Installation at the Transfer Station**

To approve a sole-source contract with Golder Associates for engineering and installation of landfill monitoring infrastructure and for assistance with post closure monitoring procurement for the Little Horse Thief Canyon Landfill in an amount not to exceed \$156,806.00, and the addition of a force account in the amount of \$15,680.00, for a total project cost not to exceed \$172,486.00.

**9. Consideration of Approval of Community Juvenile Services Grant from Wyoming Department of Family Services**

To approve the grant agreement contract with the Wyoming Department of Family Services on behalf of the Community Juvenile Services Board in the amount of \$22,500 for FY2021.

**11. Consideration of Approval of MOU with State of Wyoming for UW Extension Service**

To approve the MOU with the University of Wyoming for the Extension Office.

**12. Consideration of Approval of Agreement with University of Wyoming for Clerical Staff at Extension Office**

To approve the Annual Compensation Agreement with the University of Wyoming for the UW Extension Clerical position.

**13. Consideration of Approval of Agreement with University of Wyoming for 4-H Educator at Extension Office**

To approve the Annual Compensation Agreement with the University of Wyoming for the 4-H Educator position.

#### 14. Consideration of Approval of Treatment Court Contract with the State of Wyoming

To approve 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 \$46,193.05.

#### 15. Consideration of Approval of Online Learning Management System

To approve the Order from for annual subscription to Learning Management System with Ascentis.

#### DIRECT CORRESPONDENCE

1. Rebecca Hawkins 6/30/2020 email regarding COVID-19
2. Charlie Ross 7/1/2020 email regarding COVID-19
3. Kathy Karahadian 6/30/2020 email regarding COVID-19
4. Drew Myers 6/30/2020 email regarding Rec Center Expansion
5. Peri Sasnett 7/1/2020 email regarding COVID-19
6. Alex Stevens 7/1/2020 email regarding COVID19
7. Timothy Day, Ninth Judicial District Court 7/1/2020 email regarding COVID19
8. Todd Seeton 7/1/2020 email regarding Planning Commission
9. Hal Hutchinson 7/1/2020 email regarding Northern South Park
10. Sandy Shuptrine 7/1/2020 email regarding Fwd: Jackson Hole/Teton County Receive Earthcheck Silver Sustainable Destination Certification
11. Andrea Riniker 7/2/2020 email regarding AMD2020-0001
12. Si Matthies 7/2/2020 email regarding AMD2020-0001
13. Chuck Parquet 7/2/2020 email regarding COVID19
14. Erin Abel 7/2/2020 email regarding AMD2020-0001
15. Mickey Babcock 7/2/2020 email regarding AMD2020-0001
16. Perrin Rutter 7/2/2020 email regarding AMD2020-0001
17. Elizabeth Kelleher 7/2/2020 email regarding COVID19
18. Trent Abel 7/3/2020 email regarding AMD2020-0001
19. John Miller 7/3/2020 email regarding AMD2020-0001
20. Jamie Young 7/3/2020 email regarding AMD2020-0001
21. Grace Barca 7/3/2020 email regarding COVID19
22. Heather Rogers 7/3/2020 email regarding COVID19
23. Lorna Miller 7/3/2020 email regarding Wildlife Crossings
24. Karen Etchandy 7/3/2020 email regarding AMD2020-0001
25. Ann Smith 7/3/2020 email regarding AMD2020-0001
26. Ross MacIntyre 7/3/2020 email regarding Wildlife Crossings
27. Jane Folgeman 7/3/2020 email regarding AMD2020-0001
28. Robert Aland 7/3/2020 email regarding AMD2020-0001
29. Virginia Lynch Dean 7/3/2020 email regarding AMD2020-0001
30. Gloria Polis 7/3/2020 email regarding AMD2020-0001
31. Dick Beck 7/4/2020 email regarding AMD2020-0001
32. Len Carlman 7/4/2020 email regarding AMD2020-0001
33. Sarah Kraemer 7/5/2020 email regarding AMD2020-0001
34. Stephania Conrad 7/5/2020 email regarding AMD2020-0001
35. Roger Altman 7/5/2020 email regarding AMD2020-0001
36. Judd Grossman 7/5/2020 email regarding 2020-2025 START Route Plan
37. Debra Patla 7/5/2020 email regarding AMD2020-0001
38. Dean Erickson 7/5/2020 email regarding 2020-2025 START Plan
39. Lisa Robertson 7/6/2020 email regarding AMD2020-0001
40. Kristina Nealis 7/6/2020 email regarding AMD2020-0001
41. Ernest Cockrell 7/6/2020 email regarding AMD2020-0001
42. Jared Baecker, Snake River Fund 7/6/2020 email regarding Wilson Boat Ramp/R Park Hold Harmless Agreement County Road Access/Flat Creek Restoration
43. Joe Larrow 7/6/2020 email regarding Detrimental erosion to a beautiful beach and entry road
44. Maggie Fellner Hunt 7/6/2020 email regarding AMD2020-0001
45. Tim Young 7/6/2020 email regarding Wildlife Crossings
46. Anne Cresswell, Jackson Hole Community Housing Trust 7/6/2020 email regarding LDR Cleanup
47. Elizabeth Wright-Clark 7/6/2020 email regarding AMD2020-0001
48. Jon Stuart 7/6/2020 email regarding COVID19
49. Sonia Reid 7/6/2020 email regarding AMD2020-0001
50. Gloria Courser 7/6/2020 email regarding COVID19
51. Kaitlin Doolittle 7/7/2020 email regarding Budget
52. Pete Jorgensen 7/8/2020 email regarding COVID19
53. Paul Hansen 7/8/2020 email regarding COVID19
54. Jean Barash 7/8/2020 email regarding COVID19
55. Yves Desgouttes 7/8/2020 email regarding COVID19
56. Paul Beaupre, St. Johns Health 7/8/2020 email regarding COVID19
57. Phil Stevenson 7/8/2020 email regarding COVID19
58. Alexandra Altman 7/8/2020 email regarding AMD2020-0001
59. Jim Lewis 7/8/2020 email regarding COVID19
60. Susan Berger 7/8/2020 email regarding COVID19
61. Brian King 7/9/2020 email regarding Budget
62. Devra Davis 7/9/2020 email regarding COVID19
63. Chris Colligan, Greater Yellowstone Coalition 7/9/2020 email regarding Wildlife Crossings
64. Jackson Hole Masons 7/9/2020 email regarding Budget
65. Anton Wahlman 7/9/2020 email regarding COVID19
66. Mary Bergeron 7/10/2020 email regarding COVID19
67. Melissa Shinkle, County Assessor 7/10/2020 email regarding 2020 State Abstract
68. Dolores Bernardo 7/10/2020 email regarding COVID19
69. Mary Bergeron 7/12/2020 email regarding COVID19
70. Candra Day 7/12/2020 email regarding COVID19
71. Annette Osnos 7/12/2020 email regarding COVID19

- 72. Bonny Hershberger 7/13/2020 email regarding COVID19
- 73. Shelby Schields, Legislative Assistant, Senator John Barrasso 7/13/2020 email regarding BLM Parcels / Snake River Corridor Management Ownership Transfer Plan
- 74. Nancy Shea 7/13/2020 email regarding COVID19
- 75. Amanda Flosbach 7/13/2020 email regarding COVID19
- 76. Kathy Tompkins 7/13/2020 email regarding Comp Plan
- 77. Amberley Baker 7/13/2020 email regarding Northern South Park
- 78. Joe Larrow 7/14/2020 email regarding Hoback Beach
- 79. Director Luke Reiner, Wyoming Department of Transportation 7/6/2020 letter regarding WYDOT Funding – Strategic Redirection
- 80. Evie Lewis 7/14/2020 email regarding COVID19
- 81. William Rode 7/14/2020 email regarding Concerns in Hoback Junction
- 82. Pam Winters 7/14/2020 email regarding COVID19
- 83. Sarah Platt 7/14/2020 email regarding Additional Special Events

**PUBLIC COMMENT**

There was no public comment.

**MATTERS FROM COMMISSION AND STAFF:**

**4. Consideration of Approval of a Contract for Courthouse Architect**

Paul Cote, Facilities Manager, presented to the Board for consideration of to award and approve an agreement for architectural services for the Teton County Courthouse. The Facilities Division opened a Request for Qualifications (RFQ) for Architectural Design Services on February 12, 2020, in adherence to County procurement procedures for professional services. Five firms submitted proposals for evaluation.

Six members from the Court Security Management Committee (CSMC) formed a subcommittee to review and rank the written proposals and live presentations.

The firms submitting proposals were:

- 1. AndersonMasonDale/CLB
- 2. Dubbe Moulder/Lombard Conrad
- 3. RATIO/GYDE
- 4. TreanorHL/Hoyt
- 5. Ward & Blake/JRCA

The firm rating the highest in Level 1 review is AMD/CLB.

The firm rating the highest in Level 2 review is AMD/CLB.

The firm with the highest combined ranking in both Levels 1 and 2 is AMD/CLB.

Subsequent to the ratings, Facilities negotiated with the highest rated firm, AMD/CLB, for a scope of services for FY2021 that would pair with the available funding in the FY2021 capital project account (\$250,000.00) as well as Energy Mitigation Program (EMP) funding.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the contract for Phase 1 and 2 architectural services for the Teton County Courthouse with AndersonMasonDale/CLB in the amount of \$77,940.00. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

**5. Consideration of Approval of EMP Funding for Courthouse Planning**

Paul Cote, Facilities Manager, presented to the Board for consideration of approval to utilize EMP funds for architectural services for the Teton County Courthouse.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve the EMP funding request for the as-built drawings and Revit model of the County Courthouse in the amount \$44,400.00. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

**7. Consideration of Approval of a Contract Between the Wyoming Department of Health, Public Health Division and Teton County for Public Health Emergency Preparedness and Response Services**

Jodie Pond, Health Director, presented to the Board for consideration of approval a contract to develop public health emergency preparedness and response capabilities in Teton County and to perform response activities by implementing the Centers for Disease Control and Prevention Public Health Preparedness and Response Capabilities from July 1, 2020 – June 30, 2021.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the Contract between the Wyoming Department of Health, Public Health Division and Teton County for Public Health Emergency Preparedness and Response services for the period July 1, 2020 – June 30, 2021. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

**8. Consideration of Approval of a New County Malt Beverage Permit for Astoria, LLC**

Shelley Fairbanks, Deputy County Clerk, presented to the Board for consideration of approval a new County Malt Beverage Permit by Astoria LLC. Applicant is requesting the approval of a new County Malt Beverage Permit for Astoria LLC at Astoria Hot Springs. County Malt Beverage Permits are for the unincorporated area of Teton County and are issued pursuant to Wyoming Statute §12-4-201 by the Board of County Commissioners of Teton County. An applicant must be located beyond a five (5) mile zone around incorporated cities and town, which the applicant is. Population formulas have no applicability to issuance of malt beverage permits.

Todd Seeton, on behalf of Astoria LLC, addressed the Board regarding processes that will be used to monitor sales, plans for COVID social distancing, and the plans for opening only to locals (Teton, Lincoln, Sublette Counties and Teton County Idaho).

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the issuance of a County Malt Beverage Permit to Astoria LLC for the time period of July 22, 2020 through January 6, 2021. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

### **10. Consideration of Approval to Begin Public Comment Period for Amendments to Title 3, Chapter 3 Regarding Small Wireless Facilities in County Right of Way**

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval to authorize to begin 45-day comment period to potentially amend pursuant to the Wyoming Administrative Procedures Act (Wyo. Stat. §16-6-103) Title 3 Chapter 3 regarding Use of County Right of Way for Small Wireless Facilities.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to authorize to begin the 45-day comment period to potentially amend Chapter 3 to Title 3 regarding Use of County Right of Way for Small Wireless Facilities. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 9:40am and reconvened at 9:45am.

#### **MATTERS FROM PLANNING & DEVELOPMENT:**

1. Findings of Fact and Conclusions of Law: VAR2020-0002 Frodeman, Robert L.

John Graham, Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact, Conclusions of Law and Order granting approval of a Variance (VAR2020-0002) upon the application of landowner Robert Frodeman to vary Section 5.1.1.D.2.a for a reduction to the 150-foot river setback to 110' to permit the construction of a 215 square foot habitable addition and a 100 square foot covered deck.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Findings of Fact, Conclusions of Law and Order granting approval of a Variance (VAR2020-0002). Chair Macker called for the vote. The vote showed all in favor and the motion carried.

2. Applicant: AJL DUERSCH, LLC  
Presenter: Chandler Windom  
Permit No.: DEV2016-0002  
Request: Request for a 4-Unit Subdivision Planned Residential Development pursuant to Section 2320 of the 4<sup>th</sup> Printing of the 1994 LDRs.  
Location: The subject property is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.

Chandler Windom, Planning Staff, presented to the Board for consideration of approval a Development Permit pursuant to Section 2320 of the 2015 Teton County Land Development Regulations (LDRs) for a 4-unit Subdivision Planned Residential Development. The applicant, Y2 Consultants, on behalf of the property owners, AJL Duersch, LLC and PWD Duersch, LLC, are requesting a Development Permit to subdivide a 48.03-acre parcel into 4 lots using the Planned Residential Development (PRD) option. This original application was submitted in March of 2016. It was put on hold in February of 2017 in order for the applicant to work on outstanding requirements and to collaborate with neighbors to address their concerns. It was deemed that the applicant was not unresponsive, and instead was actively working on resubmittal requirements. The applicant waived the timeline for review of the application as outlined in the LDRs. Since this application was deemed sufficient on March 26, 2016 the project is to be reviewed under the PRD standards effective at that time. This was prior to the adoption of the most recent Teton County Land Development Regulations on April 1<sup>st</sup>, 2016.

The applicant is proposing 4 lots, three of which will be 13 acres and a fourth lot of 9.05 acres. The open space proposed is a majority of each lot, totaling 35.24 acres or 74.68% of the base site area. The applicant has requested a new conservation easement from the Teton County Scenic Preserve Trust, EAS2019-0002, which will be brought before the Board of County Commissioners concurrent with this application. The open space is valued for its agricultural activities and scenic views.

The recommended findings, pursuant to Section 5100 of the Land Development Regulations:

1. The proposed Development Plan shall be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use. – Can be made.
2. The proposed Development Plan shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities. – Can be made.
3. The proposed Development Plan shall achieve the standards and objectives of both the NRO, pursuant to Division 3200, Natural Resources Overlay (NRO), and the SRO, pursuant to Division 3300, Scenic Resources Overlay (SRO) District. – Can be made.
4. The proposed Development Plan shall comply with all standards imposed on it by all other applicable provisions of these Land Development Regulations for use, layout, and general development characteristics. – Can be made.
5. The proposed Development Plan shall comply with the conditional or special use standards, as applicable, pursuant to Section 5140.b, Conditional Use Standards, if the proposed use is specified as a Conditional or Special use in Table 2200, Use Schedule. – Not applicable.

Hal Hutchinson, on behalf of the applicant, addressed the Board regarding the application.

Public comment was given by Michael Scheller, Greg Such, and Allen Lynch.

Chris Neubecker, Director of Planning and Building Services, addressed the Board regarding past and current regulations and how they pertain to the application.

Stacy Stoker, Housing Manager, addressed the Board regarding past and current regulations and how they pertain to the housing fees-in-lieu.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue DEV2016-0002 and EAS2019-0002 to the August 25, 2020 regular meeting. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to direct staff to look into other solutions regarding the access from Targhee Towne at Table Rock West to the actual property. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

3. Applicant: AJL DUERSCH, LLC & PWD DUERSCH, LLC  
Presenter: Chandler Windom  
Permit No.: EAS2019-0002  
Request: Request to accept a new easement to the Teton County Scenic Preserve Trust to allow approval of a Planned Residential Development  
Location: The subject property is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.

This item was continued to the August 25, 2020 BCC hearing.

The meeting was recessed at 12:12pm and reconvened at 1:30pm.

4. Applicant: HARRIS, SCOTT  
Presenter: Andrew Bowen  
Permit No.: CUP2020-0001  
Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations, to permit a paragliding landing zone.  
Location: Teton County Village Exaction Parcel, bordering State Highway 390 and accessed from Apres Vous Road. The property is zoned Public/Semi-Public and is located within the Scenic Resources Overlay.

Andrew Bowen, Planning Staff, presented to the Board for consideration of approval of a Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations (LDR), to permit a paragliding landing zone that will be a termination point for all Jackson Hole Mountain Resort (JHMR) private and commercial flights.

**Note:** Jackson Hole Paragliding is not a commercial venture of JHMR.

The proposed paragliding zone is Open Space Uses/Outdoor Recreation Use un LDR Section 6.1.3.C , as it is a passive use of land that requires no permanent and/or physical development. The only physical impacts on the property that will result from the proposed use will be grass mowing when required for safety purposes.

The proposed use would involve silent, non-motorized paragliders touching down on the grass surface of the field, then walking clear of the field to Après Vous Rd once the paraglider materials have been folded and stowed into backpacks. The specified flight path is high over Teton Village, with the paragliders only descending to landing altitude once clear of all residential areas and over unpopulated land east of Moose-Wilson Rd. There are no obstacles, hazards, or overhead utilities along the flight corridor or landing approach.

Pursuant to Section 8.4.2.C of the Land Development Regulations, a Conditional Use Permit shall be approved upon finding the application complies with the following:

1. Is compatible with the desired future character of the area – Can be made.
2. Complies with the use specific standards of Div. 6.1. and the zone – Can be made.
3. Minimizes adverse visual impacts – Can be made.
4. Minimizes adverse environmental impacts – Can be made.
5. Minimizes adverse impacts from nuisances – Can be made.
6. Minimizes adverse impacts on public facilities – Not applicable.
7. Complies with all other relevant standards of these LDRs and all other County Resolutions – Can be made.
8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals – Not applicable.

Scott Harris, Jackson Hole Paragliding, addressed the Board regarding the application.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve Conditional Use Permit CUP2020-0001 for an Outdoor Recreation Use to permit a paragliding landing zone as set forth in the application dated May 1, 2020 being able to make all eight (8) findings of Section 8.4.2.C of the Teton County Land Development Regulations, with one condition of approval as reflected below and in the applicable staff report dated July 21, 2020.

1. The applicant shall obtain a new letter from Four Shadows LLC (or current holder of reverter interest), that extends their non-use of the reverter clause as referred to in this staff report for every year of operation on the subject property. A copy of said letter shall be provided to the Teton County Planning Director no less than one month prior to the initiation of operations for that calendar year.
2. This conditional Use Permit shall not take effect unless and until a lease for the use of this landing site is fully executed by the Teton County Board of County Commissioners (BCC) and the Applicant.
3. This Conditional Use Permit shall expire if a lease for the property is not executed on or before June 1, annually.

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

5. Consideration of the Comprehensive Plan Work Plan

Kristi Malone, Senior Long-Range Planner, presented to the Board for consideration of approval the proposed FY2021 Implementation Work Plan dated June 29, 2020.

Discussion included Northern South Park, Outdoor Reception Sites, and Natural Resource Regulations.

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve the proposed FY21 Implementation Work Plan dated June 29, 2020 with the following amendments:

- To remove the Neighborhood Plans item for now and replace it with a Neighborhood Plan for Northern South Park only, with the details of process, timeframe, and lead agency(ies) to be decided.
- To continue analysis of Outdoor Reception Sites, review and permitting.
- To provide a status update and resource inventory for the Natural Resource Regulations update.

Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to direct staff to prepare a scope of work and request for proposals for a Neighborhood Plan for Northern South Park to be presented to the County Commission and Town Council for review and comment and at a Joint Information Meeting for final consideration. The proposed scope of work may include:

- Defined Project Goals and Objectives
- Density and land use options with complete neighborhood zoning, such as the new Town zoning
- Affordability Options and Analysis
- Job Generation Analysis
- Market Analysis and Projected Population
- Fiscal Impacts to the County, Town, and future residents
- Site design and general bulk and scale characteristics
- Multi-modal transportation connectivity and traffic impacts
- Community amenities and services (parks, schools, playgrounds, open space, etc.)
- Infrastructure (drinking water, sewer, drainage, electricity, etc.)
- Environmental impacts
- Implementation of Comprehensive Plan values
- Community and stakeholder engagement and participation

Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried.

**EXECUTIVE SESSION**

There was no executive session today.

**MATTERS FROM COMMISSION**

**ADJOURN**

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 2:37pm.

Respectfully submitted,

Shelley Fairbanks  
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Natalia D. Macker, Chair

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Greg Epstein, Vice-Chair

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Mark Barron

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Mark Newcomb

ATTEST: \_\_\_\_\_  
Luther Propst

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Maureen E. Murphy, County Clerk