

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

The Teton County Board of Commissioners met in regular meeting on **August 1, 2023** in the Commissioners Chambers located at 200 S. Willow in Jackson, Wyoming. The meeting was called to order at 9:00 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

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

ADOPTION OF AGENDA

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

MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to approve the 7-10-2023, 7-11-2023 (Contested Case), 7-17-2023, and 7-18-2023. minutes. Chair Propst called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

1. Consideration of an Amendment to the Memorandum of Understanding (MOU) and a new MOU with the Wyoming Department of Health to provide Public Health Nursing Services
3. Consideration of Amendment to Medical Services Agreement – County Jail
4. Consideration of Amendment to Annual UW Extension Compensation Agreement
5. Consideration of HVAC Commissioning for General Services Addition
6. Consideration of Amendment 1 to Department of Family Services Agreement
7. Consideration of Housing Database Consultant Selection
8. Consideration of Contract with WSP for Trash Transfer Station Storm Water Plan
9. Consideration of Change Order No. 2 for the Wilson to Stilson Pathway Construction Project (BUILD Comp. 6)
10. Consideration of Turf Utility Vehicle and Sprayer Purchase
11. Consideration of Pick-up Replacement
12. Consideration of Recreation Center COR-006, Existing Lobby Re-Roof
13. Consideration of Dasher Board Purchase

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

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

Note: Item #14 was continued to this meeting and it has been withdrawn:

14. Consideration of a Cooperative Agreement with WYDOT for paving Swinging Bridge Road – **CONTINUED FROM JULY 11, 2023 - WITHDRAWN / NO ACTION NEEDED**

MATTERS FROM COMMISSION AND STAFF

1. Consideration of an Amendment to the Memorandum of Understanding (MOU) and a new MOU with the Wyoming Department of Health to provide Public Health Nursing Services

To approve Amendment One to the existing Memorandum of Understanding Between Wyoming Department of Health, Public Health Division and Teton County and to also approve the new Memorandum of Understanding Between Wyoming Department of Health, Public Health Division and

3. Consideration of Amendment to Medical Services Agreement – County Jail

To approve the First Amendment to the Agreement for Medical services at the Teton County Jail with Kenneth C. Tubbs, M.D. LLC.

4. Consideration of Amendment to Annual UW Extension Compensation Agreement

To approve both Annual Compensation Agreements with the University of Wyoming for the the 4-H Educator.

5. Consideration of HVAC Commissioning for General Services Addition

To approve the sole source contract with CRA for HVAC Commissioning services at the General Services Building in the amount of \$17,500.00 plus reimbursable expenses.

6. Consideration of Amendment 1 to Department of Family Services Agreement

To approve the submission of a grant application amendment to the Community Juvenile Services Board for a grant for Teton County Community Juvenile Services Board in the amount of \$50,000.

7. Consideration of Housing Database Consultant Selection

To award the contract for housing database software to Yardi Systems, inc.

8. Consideration of Contract with WSP for Trash Transfer Station Storm Water Plan

To approve a sole-source contract with WSP USA, Inc for the Storm Water Drainage Improvement Plan and Engineer's Cost Estimates in an amount not to exceed \$49,807.

9. Consideration of Change Order No. 2 for the Wilson to Stilson Pathway Construction Project

To approve Change Order No. 2 to the Wilson to Stilson Pathway construction contract with Westwood Curtis.

10. Consideration of Turf Utility Vehicle and Sprayer Purchase

To approve the purchase of one (1) Turfco T5000 Comercial Grader Spreader/Sprayer from Turf Equipment and Irrigation in the amount of \$19,995.

11. Consideration of Pick-up Replacement

To approve the contract for the purchase of a Chevy Silverado ½ ton truck from Teton Motors in Jackson, WY in the amount of \$35,974.00.

12. Consideration of Recreation Center COR-006, Existing Lobby Re-Roof

To approve change order 006 with GE Johnson Construction for the replacement of the existing lobby roof system in the amount of \$315,837.00.

13. Consideration of Dasher Board Purchase

To approve the purchase of one (1) portable Pro-Wall Ice Rink System from Sports Resource Group in the amount of \$71,400.

DIRECT CORRESPONDENCE

1. Sarah Wiese 7/11/2023 email regarding Fire in the Mountains
2. Edwin Fowler 7/11/2023 email regarding Fire in the Mountains
3. Vicky Odonoghue 7/11/2023 email regarding Fire in the Mountains
4. Tyler Fischbeck 7/11/2023 email regarding Fire in the Mountains
5. Adam Mugford 7/11/2023 email regarding Fire in the Mountains
6. Kathy Tompkins 7/11/2023 email regarding High School Road
7. Will Skarstad 7/11/2023 email regarding Fire in the Mountains
8. Darcy Rodenbach 7/11/2023 email regarding Fire in the Mountains
9. Casey Jillson 7/11/2023 email regarding Fire in the Mountains
10. Erich Fowler 7/11/2023 email regarding Fire in the Mountains
11. Carter Moe 7/11/2023 email regarding Fire in the Mountains
12. Madison Kennedy 7/11/2023 email regarding Fire in the Mountains
13. Chase Johansen 7/11/2023 email regarding Fire in the Mountains
14. Chase Tiglas 7/12/2023 email regarding Fire in the Mountains
15. Darcy Rodenbach 7/12/2023 email regarding Fire in the Mountains
16. Travis Skiles 7/12/2023 email regarding Fire in the Mountains
17. Shelter JH 7/11/2023 email regarding Housing Mitigation
18. Andre, P. 7/11/2023 email regarding Fire in the Mountains
19. Cheryl J. 7/11/2023 email regarding Fire in the Mountains
20. Kathlene Chandler 7/11/2023 email regarding Fire in the Mountains
21. Tom and Joy Getler 7/11/2023 email regarding Fire in the Mountains
22. Margaret Barrie 7/11/2023 email regarding Fire in the Mountains
23. Steve Landis 7/11/2023 email regarding Fire in the Mountains
24. Peter Wood 7/11/2023 email regarding Fire in the Mountains
25. Paul S. 7/11/2023 email regarding Fire in the Mountains
26. Davis & Cannon, LLP 7/12/2023 email regarding Grand Targhee Resort
27. Tom Licata 7/12/2023 email regarding Fire in the Mountains
28. Robert Mack 7/12/2023 email regarding Fire in the Mountains
29. Micah Tippit 7/12/2023 email regarding Fire in the Mountains
30. Tyler Harris 7/12/2023 email regarding Fire in the Mountains
31. Karen Shea 7/12/2023 email regarding Fire in the Mountains
32. Brett Hills 7/12/2023 email regarding Jackpine Summer Homes
33. Kristie Latimore 7/12/2023 email regarding Fire in the Mountains
34. Dustin Fuentes 7/12/2023 email regarding Fire in the Mountains
35. Walker Thompson 7/13/2023 email regarding Fire in the Mountains
36. Walker Thyompson 7/13/2023 email regarding Fire in the Mountains
37. Brian Detweiler 7/13/2023 email regarding Fire in the Mountains
38. Liz S 7/13/2023 email regarding Fire in the Mountains
39. Molly manson 7/13/2023 email regarding Fire in the Mountains
40. Tim Wilkins 7/13/2023 email regarding Fire in the Mountains
41. Tom Segerstrom 7/13/2023 letter regarding Fire in the Mountains
42. Susie Caspar 7/13/2023 email regarding Fire in the Mountains
43. JT Wynn 7/13/2023 email regarding Fire in the Mountains
44. Adam McCarthy 7/13/2023 email regarding Fire in the Mountains
45. Heather Loop 7/13/2023 email regarding Fire in the Mountains
46. Palmer "Chip" Jenkins 7/13/2023 letter regarding Fire in the Mountains
47. Nicholas Carozza 7/13/2023 email regarding Fire in the Mountains
48. Jessa Watkins 7/13/2023 email regarding Fire in the Mountains
49. Taber Hersum 7/13/2023 email regarding Granite Creek Schedule A Road Program
50. Mark and Emily Cox 7/13/2023 email regarding Jack Pine Summer Home
51. Amy Kuszak 7/13/2023 email regarding Fire in the Mountains
52. Dow Logan 7/14/2023 email regarding Fire in the Mountains
53. Becky Hawkins 7/14/2023 email regarding Fire in the Mountains

54. Brian Brooks 7/14/2023 email regarding Fire in the Mountains
55. Jeff Stein 7/14/2023 email regarding Fire in the Mountains
56. Joshua Patten 7/14/2023 email regarding Fire in the Mountains
57. Kevin Byrne 7/14/2023 email regarding Grand Targhee Development
58. David Missildine 7/14/2023 email regarding Fire in the Mountains
59. Joe Glazner 7/14/2023 email regarding Fire in the Mountains
60. Ellis Ray 7/14/2023 email regarding Fire in the Mountains
61. Casey Graser 7/15/2023 email regarding Fire in the Mountains
62. Stefan Raduta 7/15/2023 email regarding Fire in the Mountains
63. Monica Gould 7/15/2023 email regarding Fire in the Mountains
64. Jonathan Schechter 7/15/2023 email regarding Comments from Monday Meeting 7-10
65. Tim Jones 7/15/2023 email regarding Fire in the Mountains
66. Armando Aguilar 7/15/2023 email regarding Fire in the Mountains
67. David Villarroel 7/16/2023 email regarding Fire in the Mountains
68. Dean Mcfadden 7/16/2023 email regarding Fire in the Mountains
69. Jason Langfield 7/16/2023 email regarding Fire in the Mountains
70. Rebecca Wood 7/16/2023 email regarding Fire in the Mountains
71. Steve Osikowicz 7/16/2023 email regarding Fire in the Mountains
72. Sean Burke 7/16/2023 email regarding Fire in the Mountains
73. Matt Sheldon 7/16/2023 email regarding Fire in the Mountains
74. Terry Romero 7/16/2023 email regarding Fire in the Mountains
75. Danielle Petriccione 7/16/2023 email regarding Fire in the Mountains
76. Sarah Trahan 7/16/2023 email regarding Fire in the Mountains
77. Aaron Spack 7/16/2023 email regarding Fire in the Mountains
78. Dorthea Fonsman-Cecil 7/16/2023 email regarding Fire in the Mountains
79. Robert Carbaugh 7/16/2023 email regarding Fire in the Mountains
80. Lauren Griffin 7/16/2023 email regarding Targhee Resort Development
81. Ashok Sudan 7/16/2023 email regarding Wilson Boat Ramp
82. Madalina Berlea 7/17/2023 email regarding Fire in the Mountains
83. Hamilton Smith 7/17/2023 email regarding Planning Letters: Fire in the Mountains
84. Willie Rosenthal 7/17/2023 email regarding Fire in the Mountains
85. Doran Robischon 7/17/2023 email regarding Fire in the Mountains
86. Timothy Broman 7/17/2023 email regarding Fire in the Mountains
87. Nikos Patelis 7/17/2023 email regarding Fire in the Mountains
88. Michael Stafford 7/17/2023 email regarding Fire in the Mountains
89. Jason Harding 7/17/2023 email regarding Fire in the Mountains
90. Nova Hawkins 7/17/2023 email regarding Fire in the Mountains
91. Kent Clements 7/17/2023 email regarding Fire in the Mountains
92. Todd Stafford 7/17/2023 email regarding Fire in the Mountains
93. Forestt Guinn 7/17/2023 email regarding Fire in the Mountains
94. Sara Highbarger 7/17/2023 email regarding Fire in the Mountains
95. Brandon Cromer 7/17/2023 email regarding Fire in the Mountains
96. The Boush 7/17/2023 email regarding Fire in the Mountains
97. Tabor Crumrine 7/17/2023 email regarding Fire in the Mountains
98. Sam Grummon 7/17/2023 email regarding Fire in the Mountains
99. Raina Ratcheson 7/17/2023 email regarding Fire in the Mountains
100. Kristopher Williams 7/17/2023 email regarding Fire in the Mountains
101. Matt Heerdt 7/17/2023 email regarding Fire in the Mountains
102. Krysta Smith 7/17/2023 email regarding Fire in the Mountains
103. Lori Golzar 7/17/2023 email regarding Fire in the Mountains
104. Mike Fenn 7/17/2023 email regarding Fire in the Mountains
105. Jenn Vence 7/17/2023 email regarding Fire in the Mountains
106. Nick Gorogianis 7/17/2023 email regarding Fire in the Mountains
107. Dustin Steinacker 7/17/2023 email regarding Fire in the Mountains
108. Emily Pellegrini 7/17/2023 email regarding Fire in the Mountains
109. Ian Matta 7/17/2023 email regarding Fire in the Mountains
110. Kreg Kalner 7/17/2023 email regarding Fire in the Mountains
111. James Sayers 7/17/2023 email regarding Fire in the Mountains
112. Jeremy Walker 7/17/2023 email regarding Fire in the Mountains
113. Danielle Dekle 7/17/2023 email regarding Fire in the Mountains
114. Samantha Luick 7/17/2023 email regarding Fire in the Mountains
115. Jacob Grant 7/17/2023 email regarding Fire in the Mountains
116. Ben Russo 7/17/2023 email regarding Fire in the Mountains
117. Rebecca Stock 7/17/2023 email regarding Fire in the Mountains
118. Wesley Cooper 7/17/2023 email regarding Fire in the Mountains
119. Jason Timpson 7/17/2023 email regarding Fire in the Mountains
120. Desert Records 7/17/2023 email regarding Fire in the Mountains
121. Colin Ofarrell 7/17/2023 email regarding Fire in the Mountains
122. Sean Ryan 7/17/2023 email regarding Fire in the Mountains
123. Ahmad Saad 7/17/2023 email regarding Fire in the Mountains
124. Duncan Cowan 7/17/2023 email regarding Fire in the Mountains
125. Chelsea Bennett 7/17/2023 email regarding Fire in the Mountains
126. Terrence Williams 7/17/2023 email regarding Fire in the Mountains
127. Alex Chebul 7/17/2023 email regarding Fire in the Mountains
128. Damion B. 7/17/2023 email regarding Fire in the Mountains
129. Carma Miller 7/17/2023 email regarding GIS System
130. Bruce Cook 7/17/2023 email regarding Fire in the Mountains
131. AJ Roeth 7/17/2023 email regarding Fire in the Mountains
132. Bruce Cook 7/17/2023 email regarding Fire in the Mountains
133. Rick Southwick 7/17/2023 email regarding Fire in the Mountains
134. Adam Dowell 7/17/2023 email regarding Fire in the Mountains
135. Nicholas Rolph 7/17/2023 email regarding Fire in the Mountains

136. Erin Kath 7/18/2023 email regarding Fire in the Mountains
137. Kai Filipczak 7/17/2023 email regarding Fire in the Mountains
138. Landom Sachs 7/17/2023 email regarding Fire in the Mountains
139. Mark Mikkelsen 7/17/2023 email regarding Fire in the Mountains
140. Cheyenne Syvertson-Hagestuen 7/17/2023 email regarding Fire in the Mountains
141. Garth Purkett 7/17/2023 email regarding Fire in the Mountains
142. Nicole DiPonziano 7/17/2023 email regarding Fire in the Mountains
143. Tamra Movold 7/17/2023 email regarding Fire in the Mountains
144. Bethany Bertoch 7/17/2023 email regarding Fire in the Mountains
145. Robin Peterson 7/17/2023 email regarding Fire in the Mountains
146. Alan Canchola 7/17/2023 email regarding Fire in the Mountains
147. Ryan Mount 7/17/2023 email regarding Fire in the Mountains
148. Arthur Rizk 7/17/2023 email regarding Fire in the Mountains
149. Taylor Rullo 7/17/2023 email regarding Fire in the Mountains
150. Greg Nelson 7/17/2023 email regarding Fire in the Mountains
151. Paul Golyer 7/17/2023 email regarding Fire in the Mountains
152. Patrick Glen 7/17/2023 email regarding Fire in the Mountains
153. Glint Hoon 7/17/2023 email regarding Fire in the Mountains
154. Steve Clay 7/17/2023 email regarding Fire in the Mountains
155. Josh Lortie 7/17/2023 email regarding Fire in the Mountains
156. Cara Magoon 7/17/2023 email regarding Fire in the Mountains
157. Kelly Schilling 7/17/2023 email regarding Fire in the Mountains
158. Kendall Fischer 7/17/2023 email regarding Fire in the Mountains
159. Jon Sorensen 7/17/2023 email regarding Fire in the Mountains
160. Adam Work 7/17/2023 email regarding Fire in the Mountains
161. Gage Wayland 7/17/2023 email regarding Fire in the Mountains
162. Julie Dion 7/17/2023 email regarding Fire in the Mountains
163. Kelsey Greenlake 7/17/2023 email regarding Fire in the Mountains
164. tony Bailey 7/17/2023 email regarding Fire in the Mountains
165. Christina Hatcher 7/17/2023 email regarding Fire in the Mountains
166. Thyomas Oloughlin 7/17/2023 email regarding Fire in the Mountains
167. Staci Spillers 7/17/2023 email regarding Fire in the Mountains
168. Jessica Rogowski 7/17/2023 email regarding Fire in the Mountains
169. Stefan Muller 7/18/2023 email regarding Fire in the Mountains
170. Jake Fuller 7/18/2023 email regarding Fire in the Mountains
171. Theo Dumont 7/18/2023 email regarding Fire in the Mountains
172. Soren Weiss 7/18/2023 email regarding Fire in the Mountains
173. Jessica Milbourn 7/18/2023 email regarding Fire in the Mountains
174. Brian Detweiler 7/18/2023 email regarding Fire in the Mountains
175. Julia Johari 7/18/2023 email regarding Fire in the Mountains
176. Stewart Howorth 7/18/2023 email regarding Fire in the Mountains
177. Jesse Britten 7/18/2023 email regarding Fire in the Mountains
178. Brendon Gumpert 7/18/2023 email regarding Fire in the Mountains
179. Alex Blackwelder 7/18/2023 email regarding Fire in the Mountains
180. Keiri Elmore 7/18/2023 email regarding Fire in the Mountains
181. Fandi Hartl 7/18/2023 email regarding Fire in the Mountains
182. Cenna L:ainer 7/18/2023 email regarding Property Taxes
183. Steve Alden 7/18/2023 email regarding Fire in the Mountains
184. Lee Reese 7/18/2023 email regarding Fire in the Mountains
185. Daniel D. 7/18/2023 email regarding Fire in the Mountains
186. Dane Corry 7/18/2023 email regarding Fire in the Mountains
187. Garrett Gonzales 7/18/2023 email regarding Fire in the Mountains
188. Jonathan Shuffield 7/19/2023 email regarding Center for Public Lands Counties Update
189. Conor Long 7/19/2023 email regarding Fire in the Mountains
190. John Culbertson 7/19/2023 email regarding Fire in the Mountains
191. Rodney Braman 7/19/2023 email regarding Fire in the Mountains
192. Wade Hirschi 7/19/2023 email regarding Fish Creek ISD Adopted Budget
193. Wade Hirschi 7/19/2023 email regarding Adopted Budget Wilson Sewer District
194. Mickey Babcock 7/19/2023 email regarding Fire in the Mountains Outcome
195. Wade Hirschi 7/19/2023 email regarding Hoback Junction WSD Approved Budget
196. Rodney Braman 7/19/2023 email regarding Fire in the Mountains
197. Wade Hirschi 7/19/2023 email regarding Fish Creek ISD
198. Wade Hirschi 7/19/2023 email regarding Wilson Sewer District
199. Wade Hirschi 7/19/2023 email regarding Hoback Junction WSD Budget
200. Robert Mack 7/20/2023 email regarding Fire in the Mountains
201. Diana Osuna 7/20/2023 email regarding Final Budget Squaw Creek Road
202. Theryn Kollyns 7/22/2023 email regarding Fire in the Mountains
203. Lesley Beckworth 7/22/2023 email regarding HWY 22 Pathway Construction
204. Jess Erwin 7/22/2023 email regarding Fire in the Mountains
205. Renee Glick 7/23/2023 email regarding Broadway Road Lines
206. Carlin Girard 7/24/2023 email regarding Teton Conservation Dist. Budget
207. Alan Svalberg 7/24/2023 email regarding Schedule A Road Agreement
208. Susan Frankewich 7/25/2023 email regarding Tax Appeal Letter
209. Chris Peck 7/25/2023 email regarding GIS

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF

2. Consideration of Contract Amendment with OneDigital, Classification and Compensation Consultants

Scott Miller, Director of Human Resources, presented to the Board for consideration of approval an amendment to the Classification and Compensation Study Agreement with OneDigital Classification Consultants.

On August 30, 2022, Teton County Board of County Commissioners approved an agreement with OneDigital Classification and Compensation to provide a comprehensive classification and compensation study for Teton County. An additional amendment is being requested to compensate OneDigital Classification Consultants for work performed outside of the scope of the original agreement. The details of the amendment, according to the proposed amendment document, are:

1. Fifteen additional County Administrator, HR Director, EO and DD meetings to vet position and employee placements in new structure
2. Ten additional analyses for positions flagged by elected officials or directors for reconsideration and adjustments
3. Three additional cost scenarios for new structure

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to approve Addendum 3 to the agreement with OneDigital Compensation Consultants. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

1. CUP2023-0001 – Fire in the Mountains, LLC

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for CUP2023-0001. This matter was heard on July 18, 2023, upon the application of Fire in the Mountains, LLC on behalf of landowner Buffalo Valley Land & Cattle LLC, for approval of a Conditional Use Permit for a music festival. This application was denied.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to approve the Findings of Fact and Conclusions of law denying CUP2-23-0001. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

2. VAR2023-0001 – Fire in the Mountains, LLC

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for VAR2023-0001. This matter was heard on July 18, 2023, upon the application of Fire in the Mountains, LLC on behalf of landowner Buffalo Valley Land & Cattle LLC, for a Variance, pursuant to Section 8.8.2., Variances, of the Teton County Land Development Regulations (LDRs) to vary Section 5.1.1.D.2.a., the 150-foot River setback, applicable to the Buffalo Fork River. This application was denied.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to approve the Findings of Fact and Conclusions of Law denying VAR2023-0001. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

3. VAR2023-0002 – Fire in the Mountains, LLC

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for VAR2023-0002. This matter was heard on July 18, 2023, upon the application of Fire in the Mountains, LLC on behalf of landowner Buffalo Valley Land & Cattle LLC, for a Variance, pursuant to Section 8.8.2., Variances, of the Teton County Land Development Regulations (LDRs) to vary Section 6.4.3., Noise, to increase the maximum permitted sound level at the site boundary lines from 55 dBA to 68 dBA over 1-minute averages during the Fire in the Mountains Music and Arts Festival. This application was denied.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to approve the Findings of Fact and Conclusions of law denying VAR2023-0002. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

The following applications were presented concurrently as related applications in two parts:

1. **Permit:** BDJ2022-0006
Staff Report Application
Applicant: Y2 Consultants
Presenter: Chandler Windom
Request: A boundary adjustment request pursuant to Section 8.5.5 of the Land Development Regulations to adjustment the internal property lines between Lots 1-7 of the Ranches at Spring Creek.
Location: Lots 1-7 of the Ranches at Spring Creek with street addresses 970, 985, 945, 935 W Polo Place, 2925 N Spring Gulch, 785 & 1115 W Polo Place respectively. The subdivision is located to the west of Spring Gulch Road. The lots are zoned Planned Unit Development-Neighborhood Conservation and are in the Scenic Resources Overlay and partially in the Natural Resources Overlay.

Chandler Windom, Senior Planner, presented to the Board for consideration of approval a Boundary Adjustment, pursuant to Section 8.5.5 of the Teton County Land Development Regulations to reconfigure the Ranches at Spring Creek subdivision. The application proposes to adjust the internal property lines of all the lots in the subdivision, along

with a request to amend the existing Teton County Scenic Preserve Trust (TCSPT) easement, EAS2022-0003. The subdivision, which is part of the Spring Creek Ranch Planned Unit Development, currently contains five (5) vacant residential lots, a single (1) equestrian center lot, and a single (1) vacant clubhouse lot. The application clusters the “clubhouse lot” adjacent to the existing equestrian center and relocates the residential building envelopes relative to the TCSPT open space. A Zoning Compliance Verification (ZCV2021-0039) review of Land Development Regulations (LDR) compliance was completed for the proposed reconfiguration of Lots 1-7 of the Ranches at Spring Creek (Plat No. 1072). In addition, an Environmental Analysis update (EVA2022-0003) and a scenic resources analysis (ZCV2022-0005) were both completed for the proposed adjustment. This will result in a new plat map (the 2 nd Filing) of Ranches at Spring Creek Subdivision.

- 2. Permit:** EAS2022-0003 - **SCENIC PRESERVE TRUST**
- Staff Report** Application
- Applicant:** Y2 Consultants
- Presenter:** Erin Monroe
- Request:** A request pursuant to the Teton County Open Space Resources Resolution for an amendment to be made to a Teton County Scenic Preserve Trust Conservation Easement associated with a Boundary Adjustment request.
- Location:** Lots 1-7 of the Ranches at Spring Creek with street addresses 970, 985, 945, 935 W Polo Place, 2925 N Spring Gulch, 785 & 1115 W Polo Place respectively. The subdivision is located to the west of Spring Gulch Road. The lots are zoned Planned Unit Development-Neighborhood Conservation and are in the Scenic Resources Overlay and partially in the Natural Resources Overlay.

Erin Monroe, Associate Long-Range Planner, presented to the Board for consideration of approval an amendment request pursuant to the Teton County Open Space Resources Resolution to the Spring Creek Ranch conservation easement held by the Teton County Scenic Preserve Trust (TCSPT) due to a Boundary Adjustment (BDJ2022-0006) request. The amendment would impact five (5) building envelope locations within six (6) parcels and expand the size of the easement. The request includes an amendment to the northwestern portion of the Spring Creek Ranch open space easement, held by the Teton County Scenic Preserve Trust (TCSPT) at 945 W Polo Place. The request is for the following two changes: 1. Adjust the location of the building envelopes within the open space easement boundaries and, 2. Expand the size of the TCSPT open space easement by approximately ±4.5 acres. The Applicant simultaneously submitted a request to adjust the internal property lines of the lots in the subdivision through BDJ2022-0006 which is being processed concurrently by Senior Planner Chandler Windom. Consideration of approval of the Boundary Adjustment is reliant on the approval of this easement amendment request.

Public comment for the items was given by Amy Kuszak with the Jackson Hole Conservation Alliance, Brenda Younkin of Y2 Consultants, and

MOTION FOR BDJ2022-0006

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to continue BDJ2022-0006 to the next regular meeting on the 15th of August. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to enter Scenic Preserve Trust to consider EAS2022-0003. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

The Board convened as the Scenic Preserve Trust at: 10:06 a.m.

MOTION FOR EAS2021-0003

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to continue EAS2021-0003 to the regular Board of County Commissioners meeting on August 15th, 2023. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to exit Scenic Preserve Trust. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

The Board exited Scenic Preserve Trust at: 10:07 a.m.

ADJOURN

A motion was made by Commissioner Epstein and seconded by Commissioner Gardner to adjourn. Chair Propst called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:07 a.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Luther Propst, Chair

ATTEST:

Maureen E. Murphy, County Clerk