



Board of County Commissioners - Staff Report

Subject: MSC2017-0017: Fee Waiver for Teton Raptor Center rezone and redevelopment

Applicant/Property Owner: Teton Raptor Center

Presenter: Kristi Malone

REQUESTED ACTION

Waive all application fees for the rezone and proposed redevelopment of the Teton Raptor Center, pursuant to finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054).

BACKGROUND/DESCRIPTION

The Teton Raptor Center has submitted several applications and plans to submit additional applications associated with a rezone of the subject parcel and subsequent redevelopment of their facility.

This fee waiver request was previously heard at the November 7, 2017 meeting of the Teton County Board of Commissioners. At that time, Commissioners opted to postpone a decision on the item until after the Teton Raptor Center’s Conditional Use Permit is heard in order to give the applicant opportunity to demonstrate that the applications are for a bona-fide community benefit for the whole of Teton County, Wyoming.

This fee waiver request applies to:

| | | |
|---|-------------------|---------------------------------------|
| Zoning Compliance Verification | ZCV2017-0007 | \$500 |
| Conditional Use Permit | CUP2017-0007 | \$2500 |
| Concurrent Variance | VAR2017-0002 | \$500 |
| Sign Permit | SGN2017-0001 | \$75 |
| Pre-app meeting | PAP2017-0043 | \$300 |
| EA Exemption Request | MSC2017-0027 | \$500 |
| Zoning Map Amendment | ZMA2017-0004 | \$1,500 |
| Visual Resource Analysis | ZCV2017-0025 | \$500 |
| ARU 1 | BUP2017-0036 | \$500 |
| ARU 2 | BUP2017-0037 | \$500 |
| ZMA Neighbor Notices | ZMA2017-0004 | \$207 |
| CUP Neighbor notices | CUP2017-0007 | \$207 |
| Grading (including Pre-App meeting) | Not yet submitted | \$750 |
| Sewer Connection | Not yet submitted | \$100 |
| Building Permit (including mechanical, plumbing, electrical, demo fees) | Not yet submitted | Unknown |
| Total | | \$9,139 + Building Permit fees |

The Teton County Fee Waiver Policy states in pertinent part:

2. *The Board of County Commissioners of Teton County, Wyoming, may consider and approve a request for a full or partial waiver of fees, when one of the following criteria is demonstrated and met:*
 - a. *An application that demonstrates a bona-fide community benefit for the whole of Teton County, Wyoming.*

PIDN: 22-41-17-22-4-00-016
Property Size: 26.82 acres
Character 9: County Valley
Districts: 11: Wilson
Subareas: 9.3: Existing County Valley Subdivisions (Conservation)
 11.4: South Wilson (Stable)
Zone: Rural (R)
Overlay: Scenic Resources Overlays (SRO)

ATTACHMENTS

- BCC Fee Waiver Request History Chart
- Application: <http://weblink.tetonwyo.org/weblink8/6/doc/162580/Page1.aspx>

FISCAL IMPACT

The fees for the previously submitted and anticipated applications associated with the rezone and redevelopment of the Teton Raptor Center are \$9,139 + Building Permit fees.

STAFF IMPACT

Approval of this fee waiver request will result in unpaid review and inspection time for the Planning, Building and Fire Departments.

LEGAL REVIEW

Weisman

RECOMMENDATION

None.

SUGGESTED MOTION

I move to **APPROVE** Teton Raptor Center Fee Waiver request **MSC2017-0017** received March 28, 2017 for the cost of applications associated with rezone and proposed redevelopment, being able to make finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054), for \$9,139.00 plus Building Permit fees including mechanical, plumbing, electrical, demolition fees.

**Fee Waiver
Request History**

| Project Number | Application Name | Status | Comments |
|----------------|---|--------|--|
| MFS2006-0014 | Board of County Commission Fee Waiver Policy | APPR | |
| MFS2006-0015 | Fee waiver request for day care application fee | DEN | Private Day Cre in Rafter J |
| MFS2006-0016 | Fee Waiver for Teton Science School | DEN | Lot 60 Indian Springs Ranch DEV and COU applications |
| MFS2006-0021 | Sally Rains fee waiver request | DEN | Sally Rains 2-lot subdivision |
| MFS2007-0010 | Fee waiver request Jackson Hole Thearapeutic Riding Association | DEN | |
| MFS2007-0012 | Teton Science School fee waiver request for final plat | DEN | |
| MFS2007-0021 | Fee Waiver - South Park Pathway | APPR | Fee Waiver request for GEC and NRR |
| MFS2007-0022 | Fee waiver for Teton County Weed and Pest | APPR | \$3000 |
| MFS2007-0023 | Fee Waiver - Teton Science School Connector Pthwy | APPR | Connect Indian Springs Pathway with Science School |
| MFS2007-0027 | Fee waiver. Parks and Rec to construct bathroom on Emily's Pond. | APPR | |
| MFS2007-0029 | Targhee Towne Water District Fee Waiver for new pump house | APPR | \$450.66 |
| MFS2008-0005 | Fee waiver request for 3 Creek-Middle School Connector Pathway | APPR | \$300 |
| MFS2008-0008 | Jackson Hole Community Housing Trust Fee Waiver Request | APPR | Glory View PUD-AH |
| MFS2008-0010 | Fee Waiver for Jackson Hole Golf and Tennis Club Affordable Housing | DEN | |
| MFS2008-0021 | Teton Raptor Center Fee Waiver Request | APPR | BCC approved fee waiver for full amount of \$4304 |
| MFS2008-0022 | 3 Creek-Middle School Connector Pathway GEC fee waiver | APPR | 3 Creek-Middle School Connector Pathway GEC fee waiver |
| MFS2008-0023 | Fee Waiver Request from TVA | APPR | \$5550 plus BP of \$? |
| MFS2008-0024 | Fee waiver request for TC Search & Rescue | APPR | TCS&R Fee Waiver Request |
| MFS2008-0027 | Fee waiver for EA for TC Search & Rescue | APPR | See MFS 08-0024. |
| MFS2008-0031 | TCSD--Schwabacher Meadows Employee Housing Fee Waiver | APPR | Approved for all, estimated at \$4700 |
| MFS2008-0032 | Old Wilson School Community Center BP Fee Waiver | APPR | Estimated at \$262 (County-owned property) |
| MFS2008-0043 | Fee Waiver Request for new Alta Library | APPR | All associated fees waived (except outside reviewers that co has to pay) |
| MFS2008-0052 | BP Fee Waiver Request for house in Solitude destroyed by fire | DEN | (BP 08-0222) Denied by BCC 1/27/9 |
| MFS2008-0054 | Fee Waiver for Rezoning and DEV/CUPs for Trash Transfer Station | APPR | |
| MFS2009-0001 | Fee Waiver for Emerg Ops Center | APPR | Approved fee waiver in the amount of \$19,968 for BP, PAP and Minor DEV costs.See DEV 09-0002. |
| MFS2009-0023 | Fee Waiver- JH Airport | APPR | Renovation/addition at JH Airport - Building & Planning Review Fees |
| MFS2009-0027 | Simonton Building Permit Fee Waiver | DEN | Fee Waiver for building permit |
| MFS2009-0040 | Fee Waiver - Phase I North Highway 89 Pathway | APPR | |
| MFS2009-0046 | Amended Airport Fee Waiver | APPR | Amended fee waiver amount to include electrical permit amounts. |
| MFS2009-0054 | Fee waiver - Moran Elementary School Bldg Permit | APPR | Fee Waiver request for Building Permit BDC 09-0003 for Moran School. |
| MFS2009-0072 | TCSD--Schwabacher Meadow Fee Waiver request | APPR | Plng waiver request includes: Pre-app, Major FDP, CUP, Sewer, GEC, Engineering, Plat |
| MFS2010-0015 | Fee Waiver of DEV and BP Fees for TVA Ranch Lot Structures | APPR | Waiver of \$2,150 approved. |
| MFS2010-0016 | Fee waiver for airport restaurant remodel | APPR | Waiver of \$3,427.30 approved. |
| MFS2010-0021 | TC Recycling Fee waiver request (Honeywell Energy Reduction) | APPR | Waiver of \$250 approved by the Board. |
| MFS2010-0022 | Fee Waiver- Flat Creek path and vehicular bridge So. Park Loop | APPR | Waiver of \$2,587.62 approved. |
| MFS2010-0026 | Fee Waiver Request Teton Science School PRD Sketch Plan | DEN | Mad Dog Ranch Campus |
| MFS2010-0029 | Poole Fee Waiver Request for APL2010-0001 | APPR | |
| MFS2011-0003 | Adam's Canyon Youth Shelter Fee Waiver | APPR | |
| MFS2011-0018 | Fee Waiver Request -- TVA Bus Shelter, Road Realignment | APPR | |
| MFS2011-0023 | Fee Waiver Request --Parks and Rec | APPR | |
| MFS2012-0002 | Schatz PRD Fee Waiver Request | DEN | Requesting waiver of 1/2 (\$150) of fee due to County delays in processing application. |
| MFS2012-0007 | Adams' Canyon Crisis Shelter Fee Waiver Request | APPR | |
| MFS2012-0014 | Fee Waiver Request--Habitat for Humanity at Teton Village | APPR | Four Building Permits |
| MFS2012-0016 | Fee Waiver Request - Variance application fro Millie Parks | APPR | |
| MFS2012-0023 | Fee Waiver Request for Alta Park restrooms and Owen Bircher Park Storage Building | APPR | |
| MFS2012-0025 | Teton Raptor Center - Fee Waiver | DEN | |
| MFS2013-0001 | Jackson Hole Community Pathways fee waiver request | APPR | \$3,000 for pathway review fees Emily's pond to Stilson Ranch |
| MFS2013-0006 | Fee waiver for Jackson Hole Airport baggage claim area expansion | APPR | \$13,865 for building permit fees |
| MFS2013-0020 | Fee waiver for TC Weed and Pest DEV condition amendment | APPR | \$100 |
| MFS2014-0010 | Fee waiver request for DEV2014-0013 and CUP2014-0007 for TC Weed and Pest | APPR | |
| MFS2014-0012 | Fee waiver request for recycling center - serving EOC | ? | Building Permit |

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|--------------|--|------|----------------------|
| MFS2014-0013 | EOC Fee waiver request | ? | Building Permits |
| MFS2014-0020 | Fee Waiver for BDC2014-0015 and DEV2014-0017 (animal shelter) | APPR | Building Permit fees |
| MFS2014-0021 | Fee waiver for Teton Village Park Playground GEC2014-0059 | APPR | |
| MFS2014-0022 | Fee waiver request for PAP2014-0046 (land fill/trash transfer) | APPR | |
| MFS2014-0027 | Fee waiver for Stilson pathways project | APPR | |
| MFS2014-0032 | fee waiver request for the South Park Boat Ramp restroom facility. | APPR | |
| MSC2015-0003 | Fee waiver request for a solar array at the Town of Jackson's wastewater treatment facility | APPR | |
| MSC2015-0019 | Jackson Hole Wildlife Foundation is requesting a fee waiver to construct wildlife ramps on the Teton County levee system. | APPR | |
| MSC2015-0021 | Fee waiver request for electrical permits at the Town of Jackson's wastewater treatment facility | APPR | |
| MSC2015-0027 | Fee waiver request for BDC2015-0034 (Kelly School) | APPR | |
| MSC2015-0035 | fee waiver request for a Formal Interpretation to determine a use classification for a proposed Wildlife Rehabilitation Center. | APPR | |
| MSC2015-0040 | Fee waiver request for LDR Text Amendment (ext. lighting) | APPR | |
| MSC2015-0048 | Fee waiver request for MIS2015-0075 and ELT2015-0518 associated with the installation of solar panels | DEN | |
| MSC2016-0039 | application fees for LDR Text Amendment AMD2016-0006 (BP-TC Building Size Exemption for Recreation Use) | APPR | |
| MSC2016-0044 | application fees for LDR Text Amendment AMD2016-0007 (AC-TC Reduction of Minimum Base Site Area for Uses) | APPR | |
| MSC2017-0004 | Building, Grading & Erosion Control, and all other associated County permits for the Munger Mountain Elementary School construction project. | APPR | |
| MSC2017-0016 | Teton Village Association Improvement and Service District is requesting a fee waiver of building permit fees associated with the construction of a storage and bus parking facility on the maintenance parcel at Teton Village. | APPR | |
| MSC2017-0024 | Fee Waiver Request for FPR2017-0007 WYDOT | APPR | |
| MSC2017-0025 | Fee Waiver Request for FPR2017-0008 WYDOT | APPR | |
| MSC2017-0039 | fees associated with variance application VAR2017-0003 for relief from the river setback requirements | DEN | |
| MSC2017-0043 | fees associated with final plat application S/D2017-0009 to vacate the word "Ancillary" from Plat No. 757 regarding any references to Lot 58, Indian Spring Ranch | DEN | |
| MSC2017-0050 | Fee Waiver Request for new Lift Station. BDC2017-0022 | APPR | |