

**Teton County Board of Commissioners  
Regular Meeting Agenda  
Commissioners Chambers - 200 S Willow  
Tuesday, April 19, 2022, 9:00 a.m.**

*PLEASE SILENCE ELECTRONIC DEVICES DURING THE MEETING*

**TO WATCH THE MEETING ONLINE:**

Video Streaming Link (no participation): <https://tetoncountywy.gov/1185/Meeting-Video>

**TO MAKE PUBLIC COMMENT VIRTUALLY:**

DIAL 1.669.900.6833 WEBINAR ID: 898 4587 9760

OR

LINK TO JOIN WEBINAR: <https://us02web.zoom.us/j/89845879760>

**CALL TO ORDER / PLEDGE OF ALLEGIANCE**

**ADOPTION OF AGENDA**

**APPROVAL OF MINUTES:** None

**CONSENT AGENDA**

**CORRESPONDENCE REPORT**     [Report](#)     [Detail](#)

**PUBLIC COMMENT**

*Public comment for Action Items is taken at the time the item is presented. This section is reserved for public comment on all other agenda items, or for items not included on today's agenda. Public comment is limited to 3 minutes. As a general practice, the Commission will not hold discussion or respond to these comments. If you are attending the meeting via Zoom phone call and wish to make public comment, **please dial \*9**. You can also submit public comment at any time by sending an email to [commissioners@tetoncountywy.gov](mailto:commissioners@tetoncountywy.gov).*

**MATTERS FROM COMMISSION AND STAFF**

1. Consideration of [Transfer of Ownership of a Retail Liquor License](#)
2. Consideration of [Request to Issue a New Retail Liquor License](#)
3. Consideration of [9-Month Budget Amendment](#)
4. Consideration of [Approval of TANF Climb Grant](#)
5. Consideration of [Approval of Interagency Agreement with SOS](#)
6. Consideration of [Redistricting Resolution](#)
7. Consideration of [Increase of Salaries for Certain Elected Officials](#)
8. Consideration of [Increase of Salary for the County and Prosecuting Attorney](#)
9. Consideration of [Contract for Fairground Paving](#)
10. Consideration of [Contract for Fair Concert](#)
11. Consideration for Purchase of Fire Engine Clean Exhaust Filter – **CONTINUE TO MAY 3, 2022 BCC MEETING**
12. Consideration of [a Contract with Independent Contractor, Adair Flint, Nurse Practitioner Services for Family Planning](#)
13. Consideration of [a Contract with Independent Contractor, Kim Mellick, Nurse Practitioner Services for Family Planning](#)
14. Consideration of [a Contract for Transportation Indicator Baseline Data and Suggested Monitoring](#)
15. Consideration of [Change Order No. 1 for the Wilson-Stilson Pathway Vegetation and Wetlands Mitigation Construction Contract](#)

**MATTERS FROM PLANNING & DEVELOPMENT**

- Permit:** AMD2021-0001 – **CONTINUE TO THE OCTOBER 18, 2022, BCC HEARING**     [Memo](#)  
**Applicant:** ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL, DOROTHY  
ROBERTSON, ROBERT D. ET UX  
ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES  
**Presenter:** Rian Rooney  
**Request:** Notice is hereby given pursuant to Wyoming Statute §16-3-103 and §18-5-202(b) and (c) that Y2 Consultants, LLC (applicant) has submitted a request for amendments to the Teton County Land Development Regulations (LDRs) to create a new zone, called Neighborhood Home Business-1 (NHB-1), and zoning standards. The proposed amendment would create a new section in the Land Development Regulations, which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards. These are new Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Dept. has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Dept.  
**Location:** Countywide
- Permit:** ZMA2021-0001 - **CONTINUE TO THE OCTOBER 18, 2022, BCC HEARING**     [Memo](#)  
**Applicant:** ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL, DOROTHY  
ROBERTSON, ROBERT D. ET UX  
ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES  
**Presenter:** Rian Rooney  
**Request:** An amendment to the Teton County Official Zoning Map to rezone approximately 53.3 acres currently zoned Rural (R-TC) to Neighborhood Home Business-1 (NHB-1). This zoning map amendment is proposed by Y2 Consultants, LLC (applicant). The proposed rezone covers all or part of three parcels:  
1. 7695 S HIGHWAY 89 (PIDN: 22-39-16-03-4-00-031)  
2. 7685 S US HIGHWAY 89 (PIDN: 22-39-16-03-3-00-035)

*Please note that at any point during the meeting, the Chair and Commissioners may change the order of items listed on this agenda. To ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.*

**Location:** 3. 7675 S HIGHWAY 89 (PIDN: 22-39-16-03-3-00-030); partial, consisting of 49.3 acres  
7695 S HIGHWAY 89, 7685 S US HIGHWAY 89, and 7675 S HIGHWAY 89

- 1. Permit:** **GEC2021-0197R** [Staff Report](#)  
**Applicant:** GRAND TETON POLO RANCH, LLC (Agent: Hans Schuldt)  
**Presenter:** Amy Ramage  
**Request:** Construct a wildlife habitat pond, berms, and associated grading with total disturbance of 554,700 square feet.  
**Location:** 3000 Spring Gulch Road N.
- 2. Permit:** **ADJ2021-0009** [Staff Report](#) [Application](#)  
**Applicant:** GOAT PEN LLC, MV FARMS I, LLC & 1545-1565 BERGER LANE, LLC  
**Presenter:** Hamilton Smith  
**Request:** Administrative Adjustment pursuant to Section 8.8.1 of the Teton County Land Development Regulations for adjustment to the parking requirement for a mini-storage warehouse.  
**Location:** The subject property is Lot 4, Valley View Subdivision, located at 605 W Deer Drive. The Lot is zoned Business Park and lies within the Natural Resources Overlay.
- 3. Permit:** **DEV2021-0005** [Staff Report](#) [Application](#)  
**Applicant:** GOAT PEN LLC, MV FARMS I, LLC & 1545-1565 BERGER LANE, LLC  
**Presenter:** Hamilton Smith  
**Request:** Development Plan pursuant to Section 8.3.2 of the Teton County Land Development Regulations, for the development of a 44,125 sf mini-storage warehouse.  
**Location:** The subject property is Lot 4, Valley View Subdivision, located at 605 W Deer Drive. The Lot is zoned Business Park and lies within the Natural Resources Overlay.
- 4. Permit:** **CUP2021-0007** [Staff Report](#) [Application](#)  
**Applicant:** BUFFALO VALLEY LAND & CATTLE LLC  
**Presenter:** Hamilton Smith  
**Request:** A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow an Outdoor Reception Site for a multi-day music and arts festival.  
**Location:** Pt. Lots 1 & 2, Sec. 21, Twp. 45, Rng. 113, being two parcels accessed by Buffalo Valley Rd, being part of the Heart 6 Ranch, 1.2 miles NE of the junction with U.S. Hwy 26/287. The parcels are entirely within the Natural Resources Overlay and the Scenic Resources Overlay.

**MATTERS FROM COMMISSION – No Public Comment Taken**

**EXECUTIVE SESSION**

**WORKSHOP**

**ADJOURN**