



## **Board of County Commissioners - Staff Report**

<b>Meeting Date:</b>	February 15, 2022	<b>Submitting Dept:</b>	Planning & Building Services
<b>Presenter:</b>	Chandler Windom	<b>Agent:</b>	Hal Hutchinson, HH Land Strategies
<b>Property Owner:</b>	J&J Wilson, LTD		
<b>Subject:</b>	CUP2021-0004 J&J Wilson/ Double Diamond Bar Ranch Assembly Reception Hall		

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### **REQUESTED ACTION**

A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations (LDRs) to allow for an Assembly Reception Hall at the Double Diamond Bar Ranch.

### **BACKGROUND/DESCRIPTION**

#### ***PROJECT DESCRIPTION***

The proposal is for a new reception hall at 140 Alta North Road, i.e., the Double Diamond Bar Ranch, in Alta. The site, owned by the Wilson Family (J&J Wilson, LTD), is currently under agricultural use, and the owner wishes to dedicate part of the southern area adjacent to Alta Ski Hill Road to build a reception hall to host assembly events such as weddings. The purpose is to provide an additional revenue to supplement the existing agricultural use. Maintaining the agricultural operation is of primary importance to the Wilson Family. The applicant has also submitted a second Conditional Use Permit application, CUP2021-0003, for an Outdoor Reception Site on the same property, which will run concurrently with this application.

#### ***EXISTING CONDITIONS***

There are four existing agricultural buildings on the southern edge of the parcel adjacent to Alta Ski Hill Road. The rest of the site is primarily agricultural meadow. The site also includes the 34.70-acre parcel that is adjacent to the northwest part of 140 Alta North Rd. The easternmost edge of that parcel contains a waterbody identified as the Pratt Canal.

#### ***LOCATION***

140 Alta North Road is situated northeast of the intersection of Alta Ski Hill Road and Alta North Road. The proposed reception hall location is on the southern end of the property near the existing agricultural buildings.

**Legal Description:** E1/2 NE1/4, NE1/4 SE1/4, PT. SE1/4 SE1/4, SEC. 20. TWP. 44, RNG. 118

**PIDN:** 22-44-18-20-1-00-001 & 22-44-18-21-2-00-004

**Site Size:** 134.72 ac + 34.70 ac = 169.42 acres

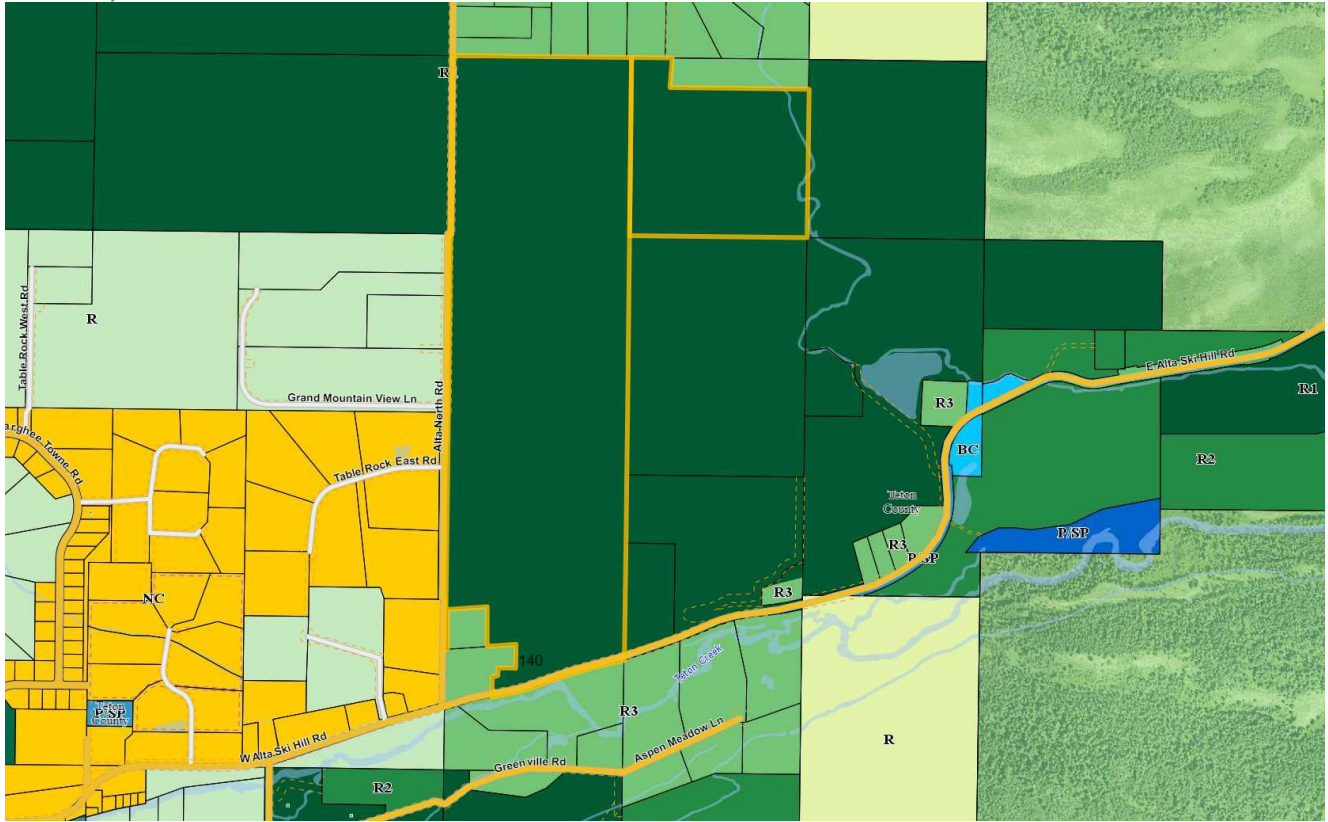
**Character District:** 14: Alta

**Subarea:** 14.1: Alta Farmland

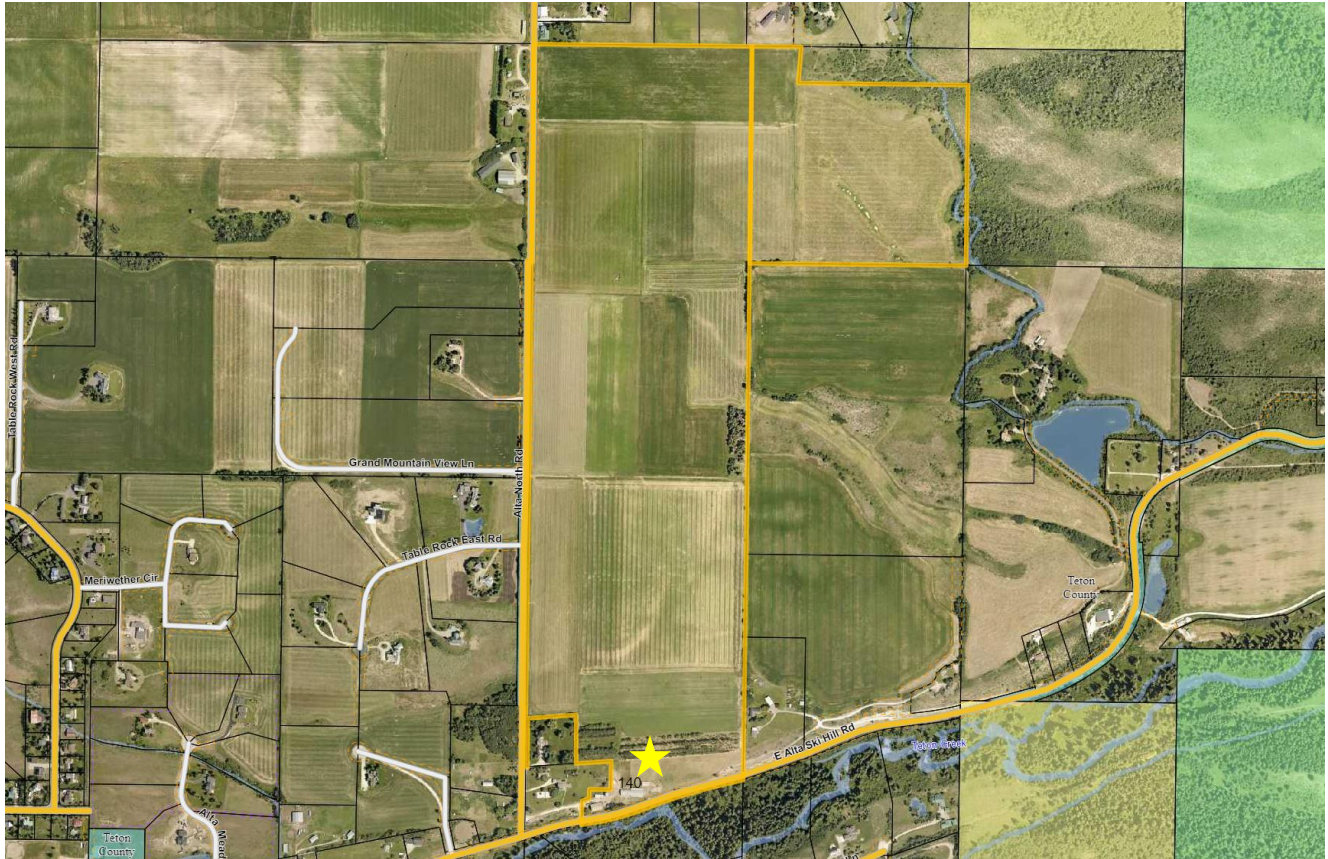
**Zone:** Rural-1

**Overlay:** Natural Resources Overlay (partially)

*ZONING/VICINITY MAP*



*AERIAL MAP*



★ = Approximate reception hall location

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## ***SITE PLAN***



## **STAFF ANALYSIS**

Conditional Uses in the Rural-1 zone are required to meet the zone-specific standards in addition to the use specific standards in Section 6.1.3. The application does not include a definitive size for the assembly hall, but it is not anticipated to exceed 5,000 sf of floor area. The maximum size of an individual building per the zone is 10,000 sf. The building will contain a reception space, bathrooms, kitchen facilities, and storage. The intent is for this to be used as an indoor gathering space often following the use of the outdoor reception site by the same party.

## **RELATIONSHIP TO THE CHARACTER DISTRICT**

- Character District: 14- Alta
- Subarea: 14.1- Alta Farmland
  - *Classification:* Preservation
  - *Neighborhood Form(s):* Agriculture, Clustering & Conservation Forms

## **Existing and Future Desired Characteristics:**

The Alta District contains predominantly larger lot agricultural operations, with some clustered residential near the core of Alta and resort development at the base of Grand Targhee Resort. The desired future character of this district is to maintain the agricultural character with a focus on new development being within the Alta Core.

Development should be clustered, and when possible, pedestrian connectivity should be improved. This proposed Reception Hall will allow for a new business opportunity while retaining all the open space to the north and character that the existing agricultural operation provides.

Policy Objectives:

This proposal is for an Assembly use that will support the existing agricultural operation and provides an indoor gathering area for potential community events. It will also support the simultaneously proposed Open Space use (Outdoor Reception Site CUP2021-0003). See the attached analysis of the Policy Objectives for the Alta Farmland Character District.

Subarea Character Defining Features:

Per the Jackson/Teton County Comprehensive Plan, Alta Farmland is a preservation subarea that should support the preservation of agricultural lands and uses. Other uses that do not detract from the agricultural character of the subarea but facilitate the continued viability of agriculture may be appropriate. Development outside of the Core should be clustered near existing development and protect the agricultural character, scenic vistas, and wildlife permeability. Development should be at a scale that is consistent with the historic rural character and agricultural compounds.

***RELATIONSHIP TO THE APPLICABLE LAND DEVELOPMENT REGULATIONS***

**Rural-1 Zone Specific Standards**

**2. Conditional Principal Uses**

- a. **Compatibility.** *The compatibility of one or more principal conditional uses on a site shall be defined through the CUP review. In evaluating whether a particular use is appropriate, the Board shall consider the following:*
  - i. *The extent to which the proposed use promotes or sustains the site's open space; and*
  - ii. *The cumulative impact of all permitted uses and development options on the site's open space, as compared to the use of the site at its base residential density.*

**Complies.** This additional Assembly use continues to sustain the existing open space on the site by utilizing an area that is previously disturbed and developed. The reception hall will be close to the access and parking. The use of this reception site will not deter from the agricultural character of the property.

- b. **Prohibited in the NRO.** *The following conditional uses permitted in the R-1 zone are prohibited within the NRO:*
  - i. *Campground*
  - ii. *Assembly*
  - iii. *Daycare/Education*
  - iv. *Aviation*

**Complies.** The site for the Assembly use is outside of the mapped NRO. The application includes the neighboring parcel that is partially in the NRO for the purposes of meeting the minimum lot size for the Outdoor Reception Site, however it not needed to meet the minimum lot size for Assembly, nor is any development or use proposed within that area.

- c. **Maximum Intensity of Use.** *The intensity of the use shall be limited to maintain the rural character of the area and the State or County road from which access is taken. If the proposed use is of a continuous nature, the intensity shall be limited by restricting the maximum occupancy. If the proposed use involves discrete occurrences, the intensity shall be limited by restricting the*

*frequency of occurrence. Depending on the nature of the use, the Board shall impose conditions based on one or both of the standards below:*

- i. **Maximum Occupancy.** The Board shall establish a maximum occupancy to protect community character.*
  - a) The maximum occupancy shall not result in a change in the classification of the road from which access is taken.*
  - b) The maximum occupancy may be exceeded for discrete occurrences, pursuant to the standards of Subsection E.2.c.ii. below.*
  - c) The Board may impose a maximum occupancy restriction that is stricter than the limits established in the standards above to mitigate potential impacts other than traffic, such as impacts to wildlife. Stricter standards may be imposed on a seasonal or periodic basis.*
- ii. **Frequency.** If the proposed use involves discrete occurrences, the Board shall limit the frequency of occurrence to protect community character. The Board may limit the number of overall occurrences in a year, or the number and frequency of occurrences during a specific season or time period.*
  - a) Total Occurrences. The total number of discrete events or occurrences, defined as being no more than one calendar day in duration, shall not exceed 30 per year.*
  - b) Traffic Demand Management. The applicant shall demonstrate traffic demand management to maintain the rural character of the area and the access to the use.*
- iii. **Seasonal Limitations.** The Board may limit a use to a particular season or time period. If an Environmental Analysis was prepared in advance of the project, the Board shall consider the recommendations of the EA in establishing seasonal limitations.*
- iv. **Use Areas.** Proposed outdoor or temporary storage or use areas, such as tents, shall be evaluated as part of the CUP process, and conditions may be imposed to minimize impacts.*

**Complies.** The Road & Levee Division has no concerns with the existing accesses from Alta North Road and Alta Ski Hill Road being used for this new use. The classification of those roads will not be affected. As the use involves discrete occurrences, staff recommends limiting the frequency to 30 per year, to protect the community character. As the reception hall use will be primarily indoors, staff does not see a need for seasonal limitations. Separate events shall not occur simultaneous at the outdoor reception site (CUP2021-0003) and this Assembly Reception Hall. If one event utilizes both the outdoor reception site and the Assembly Reception Hall consecutively, it will count as one discrete event for each use. The updated Operations Plan also proposes a maximum occupancy of 200 guests. This same limit will be applied to the outdoor reception site (CUP2021-0003). This occupancy limit is intended to eliminate adverse impacts from potential traffic and inform parking requirements.

**d. Setbacks and Location.**

- i. Uses shall be clustered adjacent to an existing ranch compound or physical development, unless the applicant can demonstrate to the satisfaction of the Board that either,*
  - a) The proposed use is dependent on or requires location adjacent to a natural feature; or*

- b) *An alternate location on the property better sustains or promotes the open space of the property or minimizes potential impacts to neighboring properties.*
- ii. *Setbacks for the use shall be established through the CUP process, and may vary for daily staff functions and public events, and between indoor and outdoor activities.*

**Complies.** The Reception Hall location is adjacent to existing agricultural buildings on the south end of the property. This complies with the required clustering and ranch form.

**e. Hours of Operation.**

- i. **Outdoor use setback less than 300 feet.** *An outdoor public event that is located less than 300 feet from a property line, which is adjacent to an occupied or vacant residential site that is not part of the conditional use, shall be limited to hours of operation of 9:00 a.m. to 9:00 p.m. Hours of staff activities shall be established through the CUP process*
- ii. **Other uses.** *Uses other than those regulated by Subsection e.i. above, shall be limited to the following hours of operation:*
  - a) *Daycare and Education 7:00 A.M. to 10:00 P.M.*
  - b) *Dude Ranches, Campgrounds, and Hospitals, 24—hours operations with curfew hours set during the CUP process.*
  - c) *All other conditional principal uses allowed in the Use table shall be limited to the hours of 9:00 AM to 11:00 PM*
  - d) *Hours of Staff activities for all conditional principal uses shall be established through the CUP process.*
- iii. *Music. All music shall end no later than 10:00 p.m.*
- iv. *The Board may establish separate hours of operation that are more strict for amplified music or sound associated with the use.*
- v. *The Board may impose hours of operations that are more strict than those established above should site-specific or neighborhood conditions warrant additional limitations.*

**Complies.** The reception hall will be subject to the operational hours of 9 AM to 11 PM. If there is music associated with an event in the hall, the music shall end by 10 PM. Recommending stricter hours for operation or music within the reception hall did not seem necessary to staff. No additional hours of operation for staff activities have been requested by the applicant for the use.

- f. **Parking.** *All standards of Div. 6.2. shall apply, except that Commercial uses subject to this Subsection shall be exempt from Subsection 6.2.5.A.2.*

**Complies as conditioned.** While the use is exempt from the requirement of paving the parking area, the parking provided shall still provide a durable surface to avoid erosion. A minimum of 50 parking spaces are required per the applicant's independent calculation. A parking area to accommodate these vehicles spaces shall be provided, in a manner that complies with the Compaction and Drainage standards of LDR Section 6.2.5.A.1 to the satisfaction of the County Engineer, prior to the start of operations. This parking area will serve both the outdoor reception site (CUP2021-0003) and the Assembly Reception Hall. According to the applicant, different events will never occur simultaneously at both sites. One event may utilize both sites consecutively. The applicant shall be required to record a parking agreement for the parking area proposed on the adjacent 130 Alta North, which is owned by the family of this proposal. On-street parking is not permitted on either Alta Ski Hill Road or Alta North in this area. In addition, the applicant has removed the 1-acre overflow parking east of Grand View Mountain Road. 6-8 event support parking spaces are proposed adjacent to the future reception hall building for event staff and/or



guests with special access needs. The number of guests is limited to 200, and the event staff will facilitate shuttles or carpooling for guests to and from the site if necessary. A parking attendant will be on duty for any outdoor reception site or reception hall event.

- g. **Access.** Uses subject to the standards of this Subsection shall be exempt from Section 7.6.2.C.1., provided all other standards of Div. 7.6. are met and the access is approved by the Fire Marshal.*

**Complies as conditioned.** The applicant stated there will be no changes to the existing accesses from Alta North Road and Alta Ski Hill Road. However, the property does not have existing direct access to those County roadways, and there is not yet an access permit on record with the Clerk's Office for the access on 130 Alta North Road. Prior to permit issuance the applicant shall demonstrate, through an access easement recorded in the Teton County Clerk's Records, that the owner has legal access through the neighboring property 130 Alta North Road.

#### **Affordable Workforce Housing Standards.**

**Complies as conditioned.** Assembly uses require an independent calculation to determine the amount of required affordable workforce housing mitigation. The original application did not include an independent calculation and instead requested the calculation be delayed until the building permit application is submitted. This is contrary to the requirement that affordable workforce housing mitigation be supplied prior to the issuance of a use permit if it precedes a physical development permit. The applicant later supplied supplementary information, which is attached to this report, which included an independent calculation. Some errors were made in the translation of the theory to the method of calculation.

Staff has instead recommended a modification of the independent calculation supplied by the applicant. The method of calculation utilizes the requirement for a Restaurant/Bar Use but compensates for the reduction in use (maximum 30 days per year) and the Alta Reduction (25% of usual amount). The values for Post-Construction Employees, Law Personnel, and Fire/Emergency Medical Personnel for Restaurant/Bar were altered to compensate for the less frequent use of the reception hall. See attached affordable housing calculator.

The result is an affordable housing requirement of 0.06 units, which equates to a fee-in-lieu of \$12,498.97. This is based on the habitable square footage of the Reception Hall being 5,000 sf as suggested in the application. As recommended, this fee-in-lieu will be due prior to the issuance of this permit. If, when the building permit for the hall is submitted, the habitable floor area is less than 5,000 sf then a partial refund of the fee may be processed. However, if the hall is expanded in the future, affordable workforce housing mitigation will be applied to that expansion per the LDRs applicable at the time.

#### **Environmental Standards**

**Complies.** The reception hall location and primary site are completely outside of the mapped Natural Resources Overlay. The use was exempted from requiring an Environmental Analysis through the review of MSC2021-0041, based upon LDR Section 8.2.2.B.1g.i *"The lot of record is outside the NRO and the application demonstrates compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2."* The site is almost entirely agricultural hayfield and the use will not result in any mature vegetation removal.

#### **Physical Development Standards**

**Complies as conditioned.** This proposal will result in the construction of a reception hall, following the submittal and issuance of future building permits. According to the expiration standards in LDR Section 8.4.2, the approved conditional use permit will expire within 1 year, except if the physical development permits necessary for the use have been issued and are active. The proposal complies with the maximum scale of development and setbacks for the zone. This will be reconfirmed at time of building permit. The Planning Commission has recommended an additional restriction of the size of the Reception Hall at 5,000 sf to limit impacts on the community character.

## **STAKEHOLDER ANALYSIS**

### **DEPARTMENTAL REVIEWS**

The application was sent to the following departments for review:

- Teton County Road & Levee, Dave Gustafson (comments attached)
- Jackson Hole Fire/EMS, Kathy Clay (comments attached)
- Teton County Engineering, Ted VanHolland (comments attached)
- Jackson/Teton County Affordable Housing Department, Stacy Stoker (comments attached)
- Teton County Sherriff, Matt Carr (no response)

### **PUBLIC COMMENT**

Notice of this hearing was mailed to property owners within 800 feet of the site on October 8, 2021. A notice was also posted on the site on December 11, 2021. As of the publishing of this report 40 comments have been received, all of which are attached to this report, and the report for CUP2021-0003.

## **LEGAL REVIEW**

Gingery

### **PLANNING COMMISSION ANALYSIS**

This item was originally scheduled for the November 8<sup>th</sup>, 2021 Planning Commission meeting. Due to timing constraints, this item was continued to the next meeting. At their November 22<sup>nd</sup>, 2021 meeting the Planning Commission voted 4-1 (with Commissioner Lurie opposed) to recommend Approval of CUP2021-0004 with 10 conditions. The conditions included the first 9 as recommended by staff but also includes one additional condition limiting the size of the Reception Hall building. The Planning Commission felt that limiting the size would essentially set a guest occupancy limit since building and fire code limit the occupancy of assembly buildings relative to the floor area. It was discussed that limiting occupancy would reduce potential effects on neighbors and traffic on the roadways. Commissioner Lurie stated that her concerns regarding the proposed parking led to her opposition to the motion. There was some discussion regarding the affordable housing mitigation fee-in-lieu, but the Commissioners choose to keep the condition as recommended by staff.

## **RECOMMENDATIONS**

### **PLANNING DIRECTOR RECOMMENDATION**

Planning Director recommends **APPROVAL** of **CUP2021-0004** dated July 30, 2021, for the proposed Reception Hall, with the following conditions, based on the findings recommended below.

1. Prior to this permit issuance the Property Owner shall demonstrate, through an access easement recorded in the Teton County Clerk's Records, that the owner of 140 Alta North Road has legal access through the neighboring property 130 Alta North Road.
2. Prior to the start of operations, the Property Owner shall demonstrate, to the satisfaction of the County Engineer, that an adequate parking area is provided for the required 50 parking spaces, including the recording of a parking agreement for 130 Alta North Road in the Teton County Clerk's Records.
3. The hours of operation for the reception hall shall be 9:00 AM to 11:00 PM.
4. The Property Owner shall ensure that all music on the site shall end no later than 10:00 PM.
5. No more than 30 individual events shall take place at the reception hall each calendar year.
6. Separate events shall not occur simultaneously at the Outdoor Reception Site and the Reception Hall.
7. Special Event Permits may be required from Teton County for discrete events, specifically if tents over 400 square feet are to be erected on the site.
8. The Property Owner shall be required to submit, concurrent with their application for a building permit, an application showing compliance with the Teton County Small Wastewater Facility Standards, or



Wyoming Department of Environmental Quality standards for wastewater disposal, whichever is applicable.

9. Prior to this permit issuance, an affordable housing fee of \$12,498.97 shall be paid by the Property Owner to Teton County. Should the reception hall proposed in the future be less than 5,000 sf of habitable floor area, a partial refund of this fee may be approved by the Planning Director.

#### ***PLANNING COMMISSION RECOMMENDATION***

The Planning Commission recommends **APPROVAL** of **CUP2021-0004** dated July 30, 2021, for the proposed Reception Hall, with the following conditions, based on the findings recommended below.

1. Prior to this permit issuance the Property Owner shall demonstrate, through an access easement recorded in the Teton County Clerk's Records, that the owner of 140 Alta North Road has legal access through the neighboring property 130 Alta North Road.
2. Prior to the start of operations, the Property Owner shall demonstrate, to the satisfaction of the County Engineer, that an adequate parking area is provided for the required 50 parking spaces, including the recording of a parking agreement for 130 Alta North Road in the Teton County Clerk's Records.
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8. The Property Owner shall be required to submit, concurrent with their application for a building permit, an application showing compliance with the Teton County Small Wastewater Facility Standards, or Wyoming Department of Environmental Quality standards for wastewater disposal, whichever is applicable.
9. Prior to this permit issuance, an affordable housing fee of \$12,498.97 shall be paid by the Property Owner to Teton County. Should the reception hall proposed in the future be less than 5,000 sf of habitable floor area, a partial refund of this fee may be approved by the Planning Director.
10. **The reception hall shall not exceed 5,000 square-feet of gross floor area.**

#### ***PLANNING DIRECTOR RECOMMENDED FINDINGS***

Pursuant to Section 8.3.2 of the Land Development Regulations:

1. *Is compatible with the desired future character of the area;*

**Can be made.** This proposed use complies with the desired future character of the Alta Farmland Subarea. The new use will allow for the continued facilitation of the historic agricultural operations. The reception site will result in very little permanent physical development and supports the preservation of the existing open spaces. See Relationship to Character District above for more details.

2. *Complies with the use specific standards of Div. 6.1 and the zone;*

**Can be made.** This proposed use complies with the standards for an Assembly Use and the Rural-1 Conditional Use specific standards as stated in Section 3.1.1.E. See the Relationship to Applicable Land Development Regulations above.

3. *Minimizes adverse visual impacts;*

**Can be made.** The proposed use is not anticipated to have any adverse visual impacts. The events will be conducted within the proposed structure and clustered near existing agricultural buildings.

4. Minimizes adverse environmental impacts;

**Can be made.** The proposed use is not anticipated to have any environmental impacts. There will be minimal physical impacts to the site, such as the addition of a structure in a previous disturbed area, which is also outside of the Natural Resources Overlay. There are no wetland or waterbody resources in the project vicinity.

5. Minimizes adverse impacts from nuisances;

**Can be made.** All proposed use will minimize all potential nuisance impacts. There should be no obtrusive noise, odor, or impacts to air quality. Limits on hours of operation and frequency of events will minimize impacts from nuisances. Refuge and recycling will all be contained. Storage of materials and use will be within the proposed structure.

6. Minimizes adverse impacts on public facilities;

**Can be made.** The proposed use is not anticipated to have any impact on public facilities. The use is not anticipated to substantially increase vehicle traffic on the public roadways, Alta Ski Hill Road or Alta North Road. The future structure will need to include a potable water supply and wastewater disposal. The proposed use should have little to no direct impact on emergency response facilities such as police, fire and EMS.

7. Complies with all other relevant standards of these LDRs and all other County Resolutions; and

**Can be made.** All relevant standards of these LDRs have been met by this proposal for an Assembly Reception Hall on this site. No County Resolutions are applicable to this project.

8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

**Can be made.** There are no previous permits or approval on this site that are applicable to this proposed use.

## ATTACHMENTS

- Operations Plan (1/31/22)
- Plan Review Committee Comments
- Supplemental Application Materials (10/19/21)
- Public Comment
- Application: <https://developmentrecords.tetoncountywy.gov/Portal/Planning/StatusReference?referenceNumber=CUP2021-0004>

## SUGGESTED MOTION

I move to **APPROVE CUP2021-0004**, dated July 30, 2021 and updated January 31, 2022, for the proposed Reception Hall, with the following recommended conditions, based on the recommended findings.

1. Prior to this permit issuance the Property Owner shall demonstrate, through an access easement recorded in the Teton County Clerk's Records, that the owner of 140 Alta North Road has legal access through the neighboring property 130 Alta North Road.
2. Prior to the start of operations, the Property Owner shall demonstrate, to the satisfaction of the County Engineer, that an adequate parking area is provided for the required 50 parking spaces, including the recording of a parking agreement for 130 Alta North Road in the Teton County Clerk's Records.
3. The hours of operation for the reception hall shall be 9:00 AM to 11:00 PM.
4. The Property Owner shall ensure that all music on the site shall end no later than 10:00 PM.
5. No more than 30 individual events shall take place at the reception hall each calendar year.
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8. The Property Owner shall be required to submit, concurrent with their application for a building permit, an application showing compliance with the Teton County Small Wastewater Facility Standards, or

Wyoming Department of Environmental Quality standards for wastewater disposal, whichever is applicable.

9. Prior to this permit issuance, an affordable housing fee of \$12,498.97 shall be paid by the Property Owner to Teton County. Should the reception hall proposed in the future be less than 5,000 sf of habitable floor area, a partial refund of this fee may be approved by the Planning Director.
10. The reception hall shall not exceed 5,000 square-feet of gross floor area.
- 11. The owner shall enforce all aspects of The Operations Plan dated January 31, 2022, including the occupancy limit of 200 guests per event.**
- 12. Any guidance signs installed on Alta Ski Hill Road shall be approved by Teton County Road & Levee.**

## Attachment 1: Response to Comprehensive Plan District Policy Objectives.

### ***1.1.b. Protect wildlife from the impacts of development.***

**Complies.** The proposal does not result in any additional development that would impact wildlife. The reception hall is in a previously disturbed area that contains existing agricultural buildings.

### ***1.1.c. Design for wildlife permeability.***

**Complies.** The existing site layout has clustered development to allow for wildlife permeability. All structures are located to the southern end of the parcel. The remainder of the parcel remains in agricultural use, which allows for wildlife movement.

### ***1.2.a. Buffer waterbodies, wetlands, and riparian areas from development.***

**Complies.** There are no waterbodies, wetland or riparian areas on or adjacent to the site and the development meets all applicable natural resource setbacks.

### ***1.4.a. Encourage non-development conservation of wildlife habitat.***

**Complies.** The physical development associated with this use is clustered in a manner that will help preserve the existing open space. There is no identified wildlife habitat, but wildlife movement through the area will be conserved.

### ***1.4.b. Conserve agricultural lands and agriculture.***

**Complies.** This proposed reception hall use is essential to the conservation of the existing agricultural lands. The use will allow for a supplemental income for the family while preserving the open space and allowing for the continued historical agricultural operation.

### ***1.4.c. Encourage rural development to include quality open space.***

**Complies.** The reception hall is clustered near existing rural development. While there is not an open space requirement for this proposal, it allows for the continued conservation of the agricultural open space on the remainder of the parcel.

### ***3.1.b. Direct development toward suitable Complete Neighborhood subareas.***

**Not applicable.** This use on an existing agricultural site proposes very little additional development compared to open space. The Alta Farmland subarea is not considered a Complete Neighborhood. However, Assembly uses can be deemed compatible with larger rural parcels through the Conditional Use Permit process.

### ***3.1.c. Maintain rural character outside of Complete Neighborhoods.***

**Complies.** The proposed use is outside of complete neighborhoods and continues to uphold the existing rural and agricultural character of the site. The conditional uses in the Rural-1 zone, specifically reception sites, are intended to support existing agricultural operations on rural properties.

### ***5.3.b. Preserve existing workforce housing stock.***

**Not applicable.** The site does not contain any existing housing stock. No housing is proposed or affected by this new use.

### ***7.1.a. Increase the capacity for walking, biking, carpooling and riding transit.***

**Complies.** This development does not trigger any increases in our current transportation capacity. Event guests should be encouraged to carpool to the event site.

### ***7.3.d. Develop a land use pattern based on transportation connectivity.***

**Complies.** This development does not result in a change in the land use pattern.



# HH LAND STRATEGIES, LLC

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January 31, 2022

To: Chandler Windom, Senior Planner, Teton County Planning & Development Department

From: Hal Hutchinson, HH Land Strategies, LLC

**RE: J&J Wilson, LTD Conditional Use Permit applications (CUP2021-0003 and CUP2021-0004)  
Operations Plan**

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The J&J Wilson, Conditional Use Permit applications (CUP2021-0003 and CUP2021-0004) were considered by the Teton County Board of County Commissioners during their regularly scheduled meeting on January 4, 2022. Application CUP2021-0003 seeks approval of an Outdoor Recreation (Outdoor Reception) use and CUP2021-0004 seeks approval of an Institutional (Reception Hall) use. Both CUP applications were continued to the Commissioners February 15, 2022, regular meeting with direction from the Commissioners to provide an "Operations Plan" that would serve to govern the operations for both proposed Conditional Uses.

This memo seeks to respond to comments made during the January 4, 2022, Commissioner hearing, amend both Conditional Use applications in a manner that addresses Commissioner comments, and establish specific operational characteristics and methods for both Conditional Uses.

Please accept the following information as our response to Plan Review Committee comments regarding applications for Conditional Use Permits on properties owned by J&J Wilson, LTD (CUP2021-0003 and CUP2021-0004) CUP applications for Outdoor Recreation (Outdoor Reception) and Institutional (Reception Hall) uses. Therefore, this memo acts as a supplement to, and amendment of both the original Conditional Use permit applications submitted on July 28, 2021 and the associated response to Plan Review Committee Comments submitted on October 19, 2021.

## **Maximum Number of Guests Per Event:**

The maximum number of guests for any single event shall not exceed 200 people exclusive of hired staff responsible for holding the event. This includes any event, regardless of whether they are held in the Outdoor Reception site or the Reception Hall. In the case of a single group holding an event at the Outdoor Reception site and the Reception Hall in a single day, the total number of guests attending the Outdoor Reception event and the Reception Hall event shall not exceed 200 total.

## **Outdoor Reception – Noise Abatement**

The owners of the property commit to undertaking decibel monitoring for all events that occur at the Outdoor Reception site. All noise levels will meet or exceed the noise level limitations for special events relative to noise levels at the site property lines. Please note that the Outdoor Reception site is in close

proximity to the eastern property line and the western property line is approximately one quarter of a mile from the Outdoor Reception line.

**Overflow Parking:**

J&J Wilson, LTD eliminates the proposed “Overflow Parking” located off Alta North Road as shown on the application. This “Overflow Parking” area will not be used for parking by guests of either the Outdoor Reception use, or the Reception Hall use, and no guest access to either use will be taken from Alta North Road via the existing agricultural road accessing the Outdoor Reception site with the following, specific and limited exceptions.

- 1) Parking for Outdoor Reception (CUP2021-0003) support vehicles, including catering vehicles, supply vehicles, and other vehicles needed to transport Outdoor Reception supplies to the Outdoor Reception site are permitted to park in an area south of the agricultural road accessing the Outdoor Reception site.
- 2) Parking for Outdoor Reception guests that are handicap or have special needs that prevent them from accessing the Outdoor Reception site via the designated access route from the primary designated parking area fronting Ski Hill Road via the Outdoor Reception guest access plan described in this Operations Plan.
- 3) The Outdoor Reception Support Vehicle Parking Area shall not be paved. Improvements to this area shall be limited to provision of a gravel base sufficient to support vehicles and prevent erosion.
- 4) The Outdoor Reception Support Vehicle Parking Area shall provide a parking area that can accommodate a maximum of 8 vehicles and shall not exceed 5,000 s.f. in area
- 5) The Outdoor Reception Support Vehicle Parking Area is currently screened from neighboring properties to the west by existing, mature vegetation. This vegetative screening shall remain in place or new vegetation sufficient to screen the view of this parking area from properties to the west shall be planted. If this screening is not in place, this area shall not be used for Outdoor Reception support vehicle parking.

**Access to Outdoor Reception Site:**

Access for guests to the Outdoor Reception site shall be taken from the parking area and/or Reception Hall area fronting Ski Hill Road and shall generally follow the existing gravel road that runs from the parking and/or Reception Hall toward the subject property's east boundary and north to the Outdoor Reception site via horse or tractor drawn wagon or similar conveyance or by walking, bicycling or similar modes of travel.

Access to the Outdoor Reception site via Alta North Road by way of the existing agricultural road shall only be used by persons hired to organize or stage the event and/or guests that are handicap or have special needs.

**Primary Parking Area - Capacity and Function:**

The primary parking area fronting Ski Hill Road and shown in the application shall provide a minimum of 50 parking spaces. Access to and from parking will occur in a one-way direction. Entrance will be from Alta North Road and exit will be via an existing access to the property located south of Alta North Road.

At least one parking attendant shall be on duty during any Outdoor Reception or Reception Hall event. Prior to an event, when guests are arriving, the parking attendant will be responsible for directing vehicles to follow an entrance to the parking area via Alta North Road and immediately turn right toward the designated parking area. At the conclusion of events, the parking attendant will be responsible for directing guests to exit the parking area to the east, via an existing access area to the site south of Alta North Road.

The owner or responsible event planner shall post signs, approved by Teton County Road and Levee Department identifying that a special event is occurring. This sign shall include notice that vehicles will be entering and exiting Ski Hill Road. Signs shall be posted on both sides of Ski Hill Road and shall be posted at least 2 hours prior to scheduled beginning of the event and shall be taken down by at least 9:00 AM the day following the event.

**Transportation Demand Management:**

The owner or responsible event planner shall include in any contract for holding an event that parking on the property for guests is limited to 50 spaces (or an amount equal to the number of improved parking spaces). The contract shall include requirements that the event planner and guests shall establish a carpooling or shuttle service plan sufficient to ensure a minimum average occupancy of 4 guests per vehicle traveling to the event. This can include shuttle services that can accommodate occupants in excess of 4 guests. In the event of a shuttle service completing numerous trips to and from the event, the average number of occupants per shuttle shall be established and the overall number of shuttles and average occupants of each shuttle may be counted toward the minimum average of 4 occupants per vehicle accessing the event.

**Reception Hall Parking:**

In addition to the minimum 50 parking spaces at the main event parking area fronting Ski Hill Road, and the 8 event support and handicap parking spaces south of the existing agricultural road off of Alta North Road access in the Outdoor Reception site, the owner proposed to provide 6 to 8 parking spaces at the Reception Hall. These spaces will be used for event support vehicles and provided for handicap or special need guests. These spaces will increase the overall number of parking spaces dedicated to events to between 64 and 66 spaces and alleviate the pressure on the guest parking at the main parking area.

Please contact me with any questions you may have.

Sincerely,

  
Hal Hutchinson

# Plan Review Committee Comments



## Chandler Windom

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**From:** Kathy Clay  
**Sent:** Thursday, August 26, 2021 4:11 PM  
**To:** Chandler Windom  
**Subject:** RE: Request to review CUP2021-0003

Comments Include:

Outdoor Recreation Site: Erecting fabric tents and covering adds risk to the public through the hazards of fire, wind gusts, and exit blockages. Should tents over 400 square feet be erected for events, a site plan showing tent location, a sketch plan of interior layout, and other life safety features must be presented to this department for review.

Assembly Reception Hall: This occupancy defines out to be an Assembly A-2. The International Fire Code requires fire sprinklers in A-2 assemblies with 100 or more occupant load (IFC 903.2.1.2). The fire sprinkling will be required to be installed per NFPA 13. All other provisions for life safety shall be applied to this project as well.

No further comments at this time.

Kathy Clay  
Battalion Chief Fire Marshal  
Jackson Hole Fire/EMS  
(desk) 307-732-8506  
Facebook JHFireEMS  
[www.jhfire-ems.org](http://www.jhfire-ems.org)



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**From:** Chandler Windom <cwindom@tetoncountywy.gov>  
**Sent:** Wednesday, August 18, 2021 4:52 PM  
**To:** Kathy Clay <kclay@tetoncountywy.gov>  
**Subject:** Request to review CUP2021-0003

Hello Kathy,

Teton County Planning has received two applications for Conditional Use Permits at 140 Alta North Road. You are receiving this email as a member of the Plan Review Committee, and if you have any comments or concerns with the proposal please return them to me by September 3<sup>rd</sup>. The first application, CUP2021-0003 is for an Outdoor Reception/Event Site. The second application, CUP2021-0004, is for an Assembly Reception Hall, on the same property. The details for both uses are included in the one application attached to this email. Please let me know if you have any questions or need any additional information from the applicant. If you make comments please specify if they pertain to the Outdoor Reception Site or to the Assembly Reception Hall.

Thank you,  
Chandler

## Chandler Windom

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**From:** Dave Gustafson  
**Sent:** Thursday, August 19, 2021 8:43 AM  
**To:** Chandler Windom  
**Subject:** RE: Request to review CUP2021-0003

Hi Chandler,

Road & Levee, with respect to County Roads, has no concerns. I did not note any new access points to Alta North in the application.

Thank you for the opportunity to review.

Dave

David Gustafson, PLS  
Teton County Road & Levee  
307-732-8586

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**From:** Chandler Windom <cwindom@tetoncountywy.gov>  
**Sent:** Wednesday, August 18, 2021 4:53 PM  
**To:** Dave Gustafson <dgustafson@tetoncountywy.gov>  
**Subject:** Request to review CUP2021-0003

Hello Dave,

Teton County Planning has received two applications for Conditional Use Permits at 140 Alta North Road. You are receiving this email as a member of the Plan Review Committee, and if you have any comments or concerns with the proposal please return them to me by September 3<sup>rd</sup>. The first application, CUP2021-0003 is for an Outdoor Reception/Event Site. The second application, CUP2021-0004, is for an Assembly Reception Hall, on the same property. The details for both uses are included in the one application attached to this email. It should be noted that the Assembly Reception Hall area will potentially also be accessed from Ski Hill Road. Please let me know if you have any questions or need any additional information from the applicant. If you make comments please specify if they pertain to the Outdoor Reception Site or to the Assembly Reception Hall, or both.

Thank you,  
Chandler

### Chandler Windom

Senior Planner / [Teton County Planning and Building](#)  
PO Box 1727 / 200 S. Willow St.  
Jackson, Wyoming  
307-733-3959





## MEMORANDUM

To: Chandler Windom  
*Senior Planner, Teton County Planning and Building*

From: Stacy Stoker  
*Housing Manager, Teton County Housing Department*

Re: CUP2021-0003  
140 Alta North Road

Date: September 7, 2021

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The applicant is requesting two Conditional Use Permits for an Outdoor Reception/Event Site and an Assembly Reception Hall at 140 Alta North Road, Alta Wyoming.

The Independent Calculation provided for Outdoor Reception/Events is not for the Maximum Use being requested in the application. There is no way to anticipate how many major events and how many minor events will take place. To allow for the maximum number of events requested, the Independent Calculation should be for the maximum allowed in the permit. The calculation for the Assembly Reception Hall should also be for the maximum size of building requested and allowed in the permit.

The applicant is also requesting that the Fee in Lieu for the Outdoor Reception Use be waived stating that no additional full-time employees outside of the Wilson Family will be generated, which may be the intent but is often not the case in these situations. It is an unknown how many employees may actually be generated, which is the reason for the Independent Calculation. Given that the Independent Calculation is allowed to provide for a fee that is appropriate to the Use, the applicant has not given a reasonable basis for waiving the fee.

Thank you for the opportunity to review this application. Please contact me with any questions.



# ENGINEERING

*Ted Van Holland, PE, Sanitarian*

August 30, 2021

To: Chandler Windom, Senior Planner  
From: Ted Van Holland, Environmental Permitting Technician  
Re: Plan Review from Engineering on CUP2021-0003 & 0004

Chandler,

I have reviewed this combined application for two reception/ event sites on a parcel in Alta, WY. Overall the applications fail to address, or address in very superficial way, the issues of required utilities and transportation/ parking. Further confusing this review is that there are descriptions of the two sites operating for a single event, but it is not explicitly stated that the two sites will not be operated at the same time for two unrelated events. Therefore, my assumption is that they could operate simultaneously for two distinct events.

CUP2021-0003

Essential Utilities:

The application narrative describes electrical power as being supplied from portable generators. Such generators require flammable fuels for operation. The proposed hours of operation (until 9 P.M. and length of operating season (May through October) indicated that lighting will be necessary avoid conducting the event in the dark.

Water supply is not addressed for this use. Presumably all water for drinking, cooking, cleaning, and sanitary facilities will be hauled in as needed. Volumes are not estimated in application.

Wastewater collection and disposal is addressed only to the extent of providing portable sanitary facilities for each event. No estimates were given regarding the generation volumes for the largest anticipated event, nor the capacity of corresponding portable facilities. No information at all is given regarding wastewater generated from cooking, catering, and cleaning. Access for servicing portable facilities is relevant to this method of wastewater handling, but is not addressed in the application.

Parking/ transportation

The application proposes to contain all parking in the vicinity of existing agricultural support buildings at the southern end of the parcel. No direct access from any paved roads currently serves this parking location. Access to this area appears to currently come through an adjacent residential lot separate from this application and proposed use. Any access should conform to the durable, all-weather access typical for driveways. The existing buildings and proposed event hall will constrain this portion of the site considerably. Slopes of up to 15% prevail in the undeveloped spaces in this vicinity. Parking requirements include durable, all-weather surfacing and snow storage, but are not addressed in the application. The area required for parking is proposed at 0.5 acres (21,780 sqft). A proposed area for this parking should be identified for further review. It should be stated explicitly whether the 50 spaces of parking proposed for this conditional use will at any time overlap in time with an estimatee 50 spaces for a separate event at the reception hall contemplated under CUP2021-0004.



Transportation from the parking area is proposed for routing on an existing two-track agricultural travel way along the eastern property boundary. Since this is the only access route proposed, then it is assumed in this review that all event support vehicles, which likely include moving-van size vehicles, will solely use this access. No improvements for this access are proposed, and up to 30 events per year are proposed. Additionally, all guests/ participants of the events are proposed to access the event site on wagons that pulled from the parking area to the event site. Attendance at events is proposed at over 200 persons for up to 7 events, with fewer persons for another 23 events. Soils in this area are known for being generally fine grained, and not well suited for frequent vehicle travel in their un-improved state. When combined with the potential need for emergency access for fire and rescue vehicles, a durable, all-weather access driveway is necessary to ensure safe travel and prevent erosion. Portions of the eastern property boundary come within 35' of an existing residence, so the proposed use could become a nuisance condition, depending on routing. The proposed route should be clearly depicted in the application for proper review.

CUP2021-0004:

As with the previous comments on CUP2021-0003, the application does not explicitly state that two unrelated events would occur simultaneously. This would qualify not only for the time of the attended event, but for the support activities as well. Assuming that two independent events would occur at the same time, the parking at this reception hall may be far undersized if it proposes to use the same 50-space parking as the Grove site. Otherwise, the same comments over access from a paved road, and suitability and location of a parking area are relevant to this application.

From a utility standpoint, electrical power to the structure seems routine. Water and wastewater, on the other hand, seem more concerning.

The application does not discuss water demands or supply source. Estimates should be developed based on the full range of anticipated activities (kitchen prep, laundry and dishwashing, restrooms) for the greatest potential length of event in hours, and the greatest anticipated number of attendees and staffing (cooks, servers, bands, etc.).

Wastewater collection and treatment is not addressed for the reception hall. If portable sanitary facilities are proposed, then the number, location(s) and capacity should be explained. If permanent restrooms will be installed, then it is presumed that an on-site wastewater facility will be proposed. No estimates of the maximum day demand were provided. This is a critical factor in determining whether a Teton County-issued Small Wastewater Facility permit can be authorized, or if a WYDEQ-issued Underground Injection Control (UIC) permit will be applicable. Wastewater generation from the full range of activities (food preparation, dishwashing, laundry, restrooms) must be considered. Understanding this aspect of the application is essential to evaluate the suitability of this property for the desired conditional use.

Respectfully,  
Ted Van Holland, PE  
Teton County Engineering Department

# Supplemental Application Materials

# HH LAND STRATEGIES, LLC

*PO Box 1902, Wilson, WY 83014*

*307-699-0265 – HAL@HHLANDSTRATEGIES.COM*

October 19, 2021

Chandler Windom  
Teton County Planning Division  
Teton County Administration Building, 2nd Floor  
200 S Willow Street  
Jackson, WY 83001

RE: Response to Plan Review Committee Comments for CUP2021-0003 and CUP2021-0004

Dear Chandler,

Please accept the following information as our response to Plan Review Committee comments regarding applications for Conditional Use Permits on properties owned by J&J Wilson, LTD (CUP2021-0003 and CUP2021-0004) CUP applications for Outdoor Recreation (Outdoor Reception) and Institutional (Reception Hall) uses.

In response to comments received directly from you, I offer the following:

## **1. Demonstrate legal access from 130 Alta North Road**

Your comments ask whether we can demonstrate legal access through the property at 130 Alta North Road (PIDN 22-44-18-20-4-00-023) to allow access to the parcel at 140 Alta North Road (22-44-18-20-1-00-001) on which both the Outdoor Reception and the Reception Hall uses are proposed.

Both 130 and 140 Alta North Road are owned and controlled by the same family. Currently, vehicular access to 140 Alta North Road is provided through 130 Alta North Road. However, this is not formally established by an easement. The owner of 130 Alta North Road will provide and record a formal access easement across 130 Alta North Road to establish legal access through that property to 140 Alta North Road. We request that this access easement be a condition of approval of both CUP applications so that the owner of both parcels is required to record this access easement prior to undertaking any of the uses permitted by either of the CUPs.

In addition, I would like to bring to your attention that the 140 Alta North Road parcel is also legally accessed directly from Alta North Road at a point north of the 130 Alta North Road property directly across from Grand Mountain View Lane. I bring this to your attention because this direct access will serve as a secondary access to the proposed Outdoor Reception use for emergency vehicle access and will act as a secondary access for support services related to the Outdoor Reception use.

**2. Clarify how the two separate Conditional Uses will functionally and operationally relate to one another.**

The application for both the Outdoor Reception use and the Reception Hall use includes a discussion that both of these uses, while separate will function in association with one another. To be specific, the owner anticipates that a single event, such as a wedding, at the proposed Outdoor Reception site will occur and a separate event, such as a wedding reception will occur after the wedding at the proposed Reception Hall. While these would be separate events, under separate Conditional Use permits, they would functionally occur on the same day and in close coordination with one another, with operational issues such as parking, overlapping and therefore less intensive.

The application proposes that each conditional use may be completely separate from one another. As such, it is conceivable that a wedding could occur at the Outdoor Reception site at the same time as a banquet, or similar use occurs at the Reception Hall site. We understand and appreciate that this could pose operational and functional challenges for issues such as parking.

In response to these concerns, we propose the following categories and limitations associated with the two sites.

**Separate Events:** These are events that occur only at one of the two conditional use permit sites. When separate events do occur, at no time will another, independent event occur at the same time on the other Conditional Use site. For example, a wedding can occur at only the Outdoor Reception site on a Saturday but on that Saturday, no event may occur at the Reception Hall site. Using that example, this wedding event only counts toward one of the permitted 30 events for the Outdoor Reception site and no event occurs or is counted at the Reception Hall site. Conversely, for example, a banquet can occur only at the Reception Hall site on a Sunday, but on that Sunday, no event can occur at the Outdoor Reception site. In this example, this event counts toward one of the 30 permitted events under the Reception Hall and no event occurs or is counted at the under the Outdoor Reception use.

**Combined Events:** These are events that occur at both the Outdoor Reception site and the Reception Hall site concurrently with one another. These will only occur when the guests for each of the events are the same for both. For example, an afternoon wedding may occur at the Outdoor Reception site, and once concluded, the wedding guests leave the Outdoor Reception site and those same guests will then attend a wedding reception at the Reception Hall site. Under this event type, the wedding at the Outdoor Reception site will count toward one of the 30 events permitted under that use and the wedding reception will count toward one of the 30 events permitted under that use.

We feel that, with this clarification of types of uses, many of the other concerns over operational and functional standards governing Conditional Uses can be alleviated.

**3. Clarify the location and functional plan for parking associated with each site/event.**

In your comments, you indicated that the plan for parking for an event was unclear. One main concern was that you had to assume that both sites could hold an event independently of one another and therefore, each event had independent parking requirements. Based on the above



discussion, with our proposal that at no time can separate events occur at the same time on either of the sites, this concern over separate parking requirements for each individual use can be resolved.

You also indicated that the application was unclear as to where the parking would be provided. In response, I have provided as an attachment to this correspondence a map of the parking area locations that includes parking areas for both uses, and an additional parking area dedicated to overflow and special needs parking.

The area indicated for the primary parking falls, in part on the 130 North Alta Road parcel. As discussed under the issue of access above, the owners of the parcel that is the subject of these CUP applications also own 130 North Alta Road. We request that, as a condition of approval for these uses, you require, in conjunction with the access easement requirement, that a parking easement be placed on the 130 North Alta Road parcel prior to commencement of the proposed conditional uses.

The overflow and special needs parking area shown on the attached exhibit is located north and south of the access to 140 North Alta Road. This area will be used for large events to ensure an adequate area for necessary parking. In addition, this area will be used for special needs parking. This includes parking for guests that require assistance in accessing the Outdoor Reception site and will be available, as needed for event support vehicles, such as caterer trucks or tent event vehicles.

#### **4. Affordable Housing Mitigation – Independent Calculation**

In your Planning Department comments, as well as comments from the Teton County Housing Department, you both indicate that the affordable housing independent calculation provided in the application does not adequately address the affordable housing independent calculation requirements. In addition, in later correspondence from you, you kindly inform us that the Outdoor Reception site does not require affordable housing mitigation. Specifically, you refer to LDR Division 6.3, with states: *“This division only applies to new building and use. A non-building physical development, development option, or subdivision is not employee generating development and not subject to this Division...”*. Based on this, the following response to your comments regarding an affordable housing independent calculation relates only to the proposed Reception Hall use.

The proposed Reception Hall use is to construct a 5,000 building that will serve as a Reception Hall on the property. Based on the independent calculation methodology outlined in LDR Section 6.3.3.B.1.2, which requires a calculations based on the following formula, the total affordable housing requirement for construction and staffing of a restaurant/bar use, the overall housing mitigation requirements is to house .12348 persons.

$$(A/30/X*Y)+(B/X*Y)+(C/X*Y)D/X*Y = .12348$$

Where A is 6.17, B is 19.56, C is .005, D is .015, and Y and X vary based on source amounts based on occupation.

Taking the Alta 25% reduction the mitigation requirement is .039. Considering that the maximum amount of use for the reception hall will be 30 days per year or .082% of the year the mitigation requirement is for .0032 persons. This mitigation requires a fee in lieu of approximately \$544. Considering this will be a family run operation, we request that this mitigation requirement be waived.

In response to Engineering Department comments, I offer the following response:

The Engineering Department divided their comments into two categories, one for CUP 2021-003 and one for CUP2021-004. My responses are divided based on these categories:

### **1. Response to CUP2021-0003**

Electrical power will be provided by portable generators and/or the use of vehicles and/or cooking facilities and and/or portable bathroom facilities. All flammable fuels for powering these energy sources will be contained and stored in accordance with applicable requirements.

Water for potable use, including drinking, cooking and cleaning will be provided by catering companies. These uses will be limited based on the number of guests and catering supply and facility standards.

All sanitary collection facilities will be provided based on volumes required depending on number of guests and duration of event. All sanitary facilities will be removed from site at the conclusion of the event and disposed of off-site.

Engineering parking concerns have been addressed above.

Transportation to and from the Outdoor Reception site will be conducted as outlined in the application. In addition, to the extent that travel ways require updates to avoid concerns over "fine grained soil", upgrades to the travel ways will be implemented utilizing compacted gravel.

In addition, travel to and from the Outdoor Reception site for equipment and special needs, including fire and emergency vehicles will take place via the secondary existing road accessing the site across from Grand Mountain View Lane off Alta North Road.

### **2. Response to CUP2021-0004 comments.**

Concerns raised regarding the occurrence of two unrelated events occurring at the same time area addressed above.

Regarding concerns addressed regarding the availability of water and wastewater facilities for the proposed Reception Hall use, it is our opinion that these concerns can be addressed at the time of building permit. This application for a CUP is intended to address the impacts of the use on neighboring properties and on public and private services and utilities. While the impacts on utilities are a reasonable concern where the proposed construction and operation of the reception hall is concerned, we believe that these can be addressed at the time of building permit, and are most appropriately addressed in detail at that time. We are not aware of any obstacles to ensuring adequate utility, water, and wastewater services can be provided to the

proposed Reception Hall. If the provision of these required utilities and services are of concern, any approval of the proposed use can be conditioned to require compliance with these requirements.

Please contact me if you have any questions or concerns over these responses to the Plan Review Committee comments.

Sincerely,

  
Hal Hutchinson

## Primary Parking Location Exhibit



## Overflow Parking Area Exhibit



# Public Comment



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-----Original Message-----

From: kathys laptop <kathyhoffman@silverstar.com>

Sent: Monday, January 3, 2022 8:58 PM

To: Board Of County Commissioners <commissioners@tetoncountywy.gov>

Subject: J & J Wilson CUP Applications

Commissioners:

We support the efforts of the Wilson family to continue farming and their request to hold commercial events on their property. We all agree that the Wilson's are a lovely and respected family in the area however we have concerns about the restrictions the Planning Commission has proposed for both the outdoor location and the indoor venue the Wilson's propose to build.

We would like to see:

- the number of events at the outdoor venue lowered from 15 to 10 with an "event free" period (1 month?) in the summer for the neighbors
- limitations on the number of guests at the outdoor and the indoor events
- noise level monitoring for both venues
- parking situation addressed (if proposed parking lot holds 50 cars - where are the service people and other guests going to park that will not visually impact neighbors?)

We would also like to see the following addressed before the Application approval:

- emergency services impact - have we received input from Teton County Idaho
- visual impact
- environmental impact

With the CUP Application approval, we would request that there be a 3 year annual public meeting (starting once the outdoor venue is completed) to address any issues.

We would also request that the CUP can be revoked should the Applicant subdivide his property or violate any of the conditions placed on the CUP.

The venues proposed by the Applicant are zoned R1, the same as the CUP given to Snake River Ranch also in Teton County Wyoming. That application had more limited restrictions placed on it than those that the Planning Commission recommended for the Wilson applications. The venues in the Wilson application are closer to neighbors than those at SRR. We believe a consistent application of standards should be applied throughout the County.

Thank you for your consideration.

Kathy & Tom Hoffman

Yellow Rose Ranch

Alta, Wy

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-----Original Message-----

From: Wendy Cook <wcooker4@icloud.com>

Sent: Monday, January 3, 2022 9:07 PM

To: Board Of County Commissioners <commissioners@tetoncountywy.gov>

Subject: Public comment regarding New Business continuation for item #3 and #4 relating to J & J Wilson LTD request for Conditional Use Permit

Hello to all,

As a relatively new resident to Alta, WY, I would like to express my support of the request for the conditional use permits for the Wilson property.

I would like to see the Wilson family be able to supplement their farming operations and keep their farm intact for not only future generations of Wilsons but for all us, deer included, that enjoy the beauty of their open farm fields. I find their request to be very thoughtful and a good way to supplement their farm income, while sharing their beautiful farm land with others through these conditional use permits. I have spoken with Meredith Wilson in detail about the plans and feel their family has put a lot of thought into this process with where parking will be so as to not bother other neighbors and where the event site and future barn will be so as to be distanced from other neighbors as well.

I can't really understand any reasons for denying or limiting these conditional use permits, as I believe it to be a win win for all involved. It is a win for the Wilsons to have the ability to supplement their farming operations and it is a win for the public to have limited access to their farm land. I don't see any issues with parking since parking will be on the south side of their property near Ski Hill road which does not impede anyones views. I also don't see any issues with where the event site will be located either as it appears to be on the very eastern edge of their property surrounded by trees. The future barn is to be on the south side of property as well. I understand the events will not run late into the evenings and the Wilsons have agreed to keep the noise level on eastern edge of property to 55 decibels or less. The barn to be built on southern edge of property would be used for inclement weather or indoor events. The Wilsons have gone to great lengths in consideration of their neighbors and our community. I hope we can all support their efforts. Our community would lose a lot if this large farm parcel ceased to exist. Let's all try to work together here.

If the Wilsons are truly to make a go of this very creative use of their property, then they should be able to host the full 30 events. It doesn't make sense from a financial point of view to limit their efforts to only 15 events.

Thank you for allowing me to make these comments.

Sincerely,

Wendy Cook

Sent from my iPad

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**From:** Larry Wilson <l\_wilson@yahoo.com>  
**Sent:** Friday, January 7, 2022 9:47 PM  
**To:** Chandler Windom  
**Subject:** Wilson family reception center

[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Commissioners,

I am writing in support of the Wilson Family reception center in Alta, WY.

Having been raised in Alta and working to move back there myself I hope that the Wilsons are able to proceed with a venue that will provide them with an additional income. They aren't building some monstrosity, but will build a tasteful building that will be an asset to their family as well as the community. I know they are good and careful stewards of the land and anything they do will be a benefit to all concerned.

Please vote in favor of them being able to proceed with their plan.

Best regards,

Larry Wilson  
208-339-1415

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**From:** Marisol Mayberry <marisolmayberry@gmail.com>  
**Sent:** Saturday, January 1, 2022 10:58 PM  
**To:** Board Of County Commissioners <commissioners@tetoncountywy.gov>  
**Subject:** Letter for CUP 2021-0003 and 0004

Dear Teton County Commissioners:

I'm writing in regards to the Wilson Ranch application CUP 2021-0003 and 0004 for an event venue.

As a resident of Alta, Wyoming, my children, my husband and I have been involved in the 4-H program that has helped our children in developing responsibilities, greater understanding, and community involvement with regards to farming and animal raising. The time the Wilsons volunteer in the 4-H Program in teaching the importance of responsible farming and animal raising practices have benefitted us in appreciating and understanding how our food makes it to our table. What I've learned from our experience is that farming is not easy, and it's not cost effective; and I have come to be grateful that my income doesn't depend on farming. However, I do know the Wilsons income depend greatly on farming their land, and that it's not enough to support the family. With the rising cost of living in Teton County Wyoming, and the low profitability in farming, I know the Wilsons are in search for other sources of income to support their family, but still commit to the generational tradition to farm their land, pass it down to the next generation, and commit to preserving the open space. The event venue application to allow them to hold 30 events throughout the year is an effective solution to allow them to achieve that goal—which is to preserve the farming traditions of their family, and preserving the much talked about open space.

The event venue fits ideally within the rural-based venture their farm needs to be profitable enough to support the 3 living generations that currently live on the ranch. Their land is big enough to hold the closed venue, open venue, and parking without causing major disruptions to the neighbors.

Additionally, I don't think it's reasonable to limit their venture to 15 events a year, given the amount they are required to invest, which would make for a highly costly, unprofitable, and unsustainable venture. Suggesting that the county imposes the same limitations they have imposed on Snake River Ranch is unreasonable mainly because Snake River borders a higher density area, and the Wilsons Ranch is much more secluded. The Wilsons deserve a chance to prove that they will comply with the county requirements before the county imposes any additional restrictions to the existing code. Additionally, the Wilsons have indicated in their application that events will end by 9 pm to respect neighbors, that's a huge considerations to the neighbors, even before the neighbors asked for it, which proves the Wilsons willingness to work with the community.

As I read on the Jackson Hole News recently, Karen Cummings is the person leading the charge against the 30-event-a-year venue. However, she is not a resident of Alta, and is not directly affected by the event venue. Many of the comments circulating around the community is that the event venue will bring down their property values, but I beg to differ. If the Wilsons are unable to subsist from their farm, they may choose to split their property and develop it, losing the open space, and truly lowering property values.

I want my family and I to continue to learn from the Wilsons' farming heritage for many years to come through 4-H, and I think their event venue application is a very sustainable way for them to continue to farm down for generations, and to ensure the county goals to preserve the open space, and agricultural heritage of the County.

Regards,  
Marisol Mayberry

## Chandler Windom

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**From:** Isabella Wilson <bellaballerinatoes@gmail.com>  
**Sent:** Friday, December 31, 2021 4:42 PM  
**To:** Chandler Windom; Board Of County Commissioners  
**Subject:** In favor of Double Diamond Bar Ranch wedding venue

Dear County Commissioners,

I am writing in favor of granting the Double Diamond Bar Ranch their desired 30 weddings at the "Grove" site in a year. I am Meredith and Dana Wilson's oldest daughter. I have lived in Alta and on the ranch my entire life. I was the first bride to be married at the Double Diamond Bar Ranch. I rode in a horse drawn carriage to a grove of trees far removed from the road. No guests or decorations were visible, due to the location of the ceremony site within the grove. I walked amongst the trees to a clearing, where a breathtaking view of the Tetons came into sight. There was my family and my husband-to-be, waiting for me. My dad walked me down the aisle while my brother played the guitar. I was married there under the Tetons. After the ceremony and some pictures, we left the ceremony site.

That ceremony site on the Double Diamond Bar Ranch is where all my wedding dreams that I had since I was a little girl came true. It was everything I could have dreamed of, to be married there, in the fields that I loved, with the most beautiful view of the Tetons on either side of the mountain. These same dreams that I had are the dreams of many other couples, and to deprive the ranch of wedding opportunities is to deprive couples of their wedding dreams.

As mentioned above, the "Grove" ceremony site is far from the road and any homes, and secluded by trees. Due to lack of electricity at the site and wedding ceremonies taking place during the day, there would be no late-night disturbances. Additionally, as there is no electricity or speaker system at the site, any amplification would be from an amplifier run from a generator or battery, and therefore fairly quiet. There would also be no light disturbance, once again because of the lack of electricity and the site being used during the day. The ceremony site is also small, so there would not be any large weddings with large numbers of people or large reception tents. The grove does not have space for this and placing a tent on the adjacent fields would ruin the agricultural purpose of this land.

It is perfectly reasonable for the Double Diamond Bar Ranch to be allowed up to 30 weddings in a year at the "Grove" ceremony site, and unreasonable for anyone to suggest that this would disturb anyone in any way, as there is no evidence to support this or cause to believe it.

Thank you,  
Isabella Beard

Dear Teton County Commissioners,

My name is Kenzie Mortensen. I am writing this letter to advocate for the Wilsons to be able to use their land freely. Specifically, I wish to see that they are allowed 30 events a year in both “The Grove” and the reception hall near their home. There are three reasons for my thinking. They are as follows: The Wilsons have a proven track record for caretaking the beautiful area, the annual monitoring report will ensure that their rights will slowly chip away, and I know from personal experience how difficult it is for a local young adult to move back home to Teton Valley.

As you may know, the Wilsons homesteaded their land in Alta almost 150 years ago. There would be no “dream property” with exceptional views for Karen Cummings and her associates if the Wilsons did not maintain the area. No one else can have as strong an attachment to the land as the Wilsons do. They gained this attachment from generations of growing up on the land and raising their families. How many people, unlike the Wilsons, would give up the potential to become multi-millionaires by subdividing or selling? This quality is rare and should speak for itself. The Wilsons will not do anything to change or harm this beautiful area-unless forced by elitists like Karen Cummings and overregulation from the government.

The Wilsons are known among Teton Valley locals for their outstanding moral and civic character. I attended Teton High School with Gabe and Isabella Wilson, who were excellent students involved in many extracurricular activities and among the top of their class. I know that the Wilsons will follow all rules set by the annual monitoring report. However, I do not know whether they will be taken advantage of by those who will seek to fabricate complaints in each annual monitoring report for their own special interests. In fact, it is known that Karen Cummings is already displeased with the current recommendation from Teton County. She expects the Wilsons to be regulated as much as The Snake River Ranch-a company with “deeper pockets”, in an entirely different valley, potentially different clientele, and more years for establishment of the business. The Wilsons would never think to complain of how Karen’s upcoming house will affect their “dream property” view, but Karen Cummings, and others like her, will find a way to live up the name that pop culture deems “being a Karen”.

I am sixth generation to Teton Valley, with ancestors from both Idaho and Wyoming. I am twenty-six years old, married, and pregnant with my first child. It has always been my plan to return to my home and settle my family. When my husband and I planned our future, we chose careers that would allow us to live in the Teton Valley area. I obtained my Bachelor’s Degree in Dental Hygiene and my husband is a Journeyman Electrician. However, given that we obtained our licenses in 2019, we are still unable to compete with the growing demand and prices to live in Teton Valley. I do not expect special treatment for being “a local”. However, I find it infuriating when active measures are being taken to prevent working class people from living in

this sought after area. Gabe Wilson should be able to continue his family's legacy. Ranching is a dying profession due to modern forces. However, it is still needed and should be highly regarded. This may be out of your hands, as county commissioners. Yet, a supplemental business would ensure that the Wilson's Double Diamond Ranch be kept in operation and open space still be enjoyed by neighbor and passerby. The best part of their arrangement is that open space is retained for a large majority of the year. It seems a small sacrifice to see cars parked across the street for a quiet ceremony some weekends in the summer.

Please consider allowing the Wilsons to hold 30 events per year. They are exceptional people who do not deserve to have their rights infringed and will continue to respect the beautiful area, if allowed.

Sincerely,

Kenzie Mortensen



## Chandler Windom

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**From:** Andee Kersey <andeecalderwood@gmail.com>  
**Sent:** Friday, December 31, 2021 4:59 PM  
**To:** Chandler Windom  
**Subject:** Wilson Wedding Venue

[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Teton county Commissioner's,

I would like to state my support of the Wilson Family. I believe people should have the right to use their own property as a means to create income. Not only do I think it unconstitutional to refuse them to use their land for their own benefit but I know the Wilson family to be a very respectful family who would not abuse their rights or put out their neighbors.

Andee Kersey

Sent from my iPhone

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**From:** Alice Williamson <lakaawilliamson72@gmail.com>

**Sent:** Thursday, December 30, 2021 5:47 PM

**To:** Board Of County Commissioners <commissioners@tetoncountywy.gov>

**Subject:** Conditional use permit Wilson Ranch Alta Wy application

The Wilson Ranch is always clean and natural looking. When they have had family gatherings, I have never felt imposed on, or inconvenienced at all.

I have known Meredith as a neighbor, leader and a friend and I know him to be honest, hardworking and capable to hold events that will not be obtrusive on Alta

Residents. I also believe that this is much needed for people who want a personal touch to make happy memories of Alta's Grandeur. Please consider granting this permit.

Sent from [Mail](#) for Windows

## Chandler Windom

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**From:** Miranda Lehman <mirandalehman@gmail.com>  
**Sent:** Thursday, December 30, 2021 9:11 PM  
**To:** Chandler Windom  
**Subject:** Double Diamond Bar Ranch

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

To Whom It May Concern:

I am emailing you today in regards to the endeavors of Double Diamond Bar Ranch that are being challenged by people in the community.

Please allow me to introduce myself. My name is Miranda Zagers, I am a Michigan native who had the unexpected pleasure of meeting the Wilsons this past June. In an attempt to summarize a somewhat lengthy story, my husband and I have always been drawn to the mountains. Any chance that we get, we take the lengthy road trip out west to unwind and simply be among the tall peaks and swinging valleys. When it came time for us to arrange our nuptials, there was no question in our minds that we would skip a large, traditional wedding and opt for a micro wedding in the Tetons.

For several weeks we had tossed around the idea of doing what most couples who elope in Wyoming do, and wed at a popular destination such as Schwabacher Landing. We ultimately decided that it would not be the most environmentally friendly or responsible decision. While these trails are designed for foot traffic, it is no secret that the National Parks have been receiving record visits the past couple of years. After ruling this option out, we looked into a wedding at Grand Targhee Resort. While Grand Targhee's options and views were incredible, we had envisioned something low key and a feeling that can only be described as 'home' -- which is the feeling those mountains have always secured in us.

We finally decided to rent a beautiful home nestled on the backside of the Tetons in Alta, only a few minutes away from Targhee, with 20 of our closest friends and family. We had every intention of getting married on the deck of the beautiful home we rented, up until we arrived and met the Wilsons. Meredith was helping to take care of the home we rented and welcomed us as if we had known him for years. After inquiring about our trip thus far, he asked what brought us to Alta. We told him of our plans to have a small ceremony on the deck, and he humbly told us about the venue that he and his son were working on. He gave us his phone number before we parted ways, and invited us to come see the venue if it was something that we were interested in.

My husband and I were admittedly skeptical, assuming that a place with a view of the Tetons had to be incredibly over budget for our modest plan. Meredith was such a kind person to us that we decided to drive down to his ranch and give it a look anyways. When we arrived, we were absolutely blown away by the history. Meredith and his son, Gabe, showed us around their barns and property despite the downpour of rain that showed up. They told us about how the barns and buildings that they still use today had been built by their ancestors over 100 years ago, and they eventually led us to the beautiful Grove in which the ceremonies were to be held. I will never forget looking at my husband and knowing that would be the place that the rest of our lives would begin. It was exactly what we had hoped for. A beautiful walk through the trees, then a breathtaking opening into fields that melted into the mesmerizing peaks. It was quiet, peaceful, and gave us that 'home' feeling.

What really made the difference for us, however, was the stories the Wilsons shared about their homestead. It was obvious to not only us, but to all of our family who attended our wedding, that the Wilsons were as genuine as people came and cared deeply about their piece of paradise. In fact, people who attended still ask about the Wilsons and rave about them - 6 months later.

Our wedding was everything we dreamed of and more thanks to the Wilsons. Our ceremony was quick, but did not lack in authentic character and beauty. We were there for no longer than an hour or so, and had our small 'reception' back at the house. The Grove was left exactly as it was when we arrived, as if the peaks had never even seen us.

If we had to choose one thing that stands out about our entire experience, it is the character of their family. There is no question that the Wilsons take great pride (although they are also some of the most humble people we have ever met) in their ancestry and the land that has been in their family for many generations. We feel so blessed and fortunate that the Wilsons chose us to be able to share that land for a couple of hours. It's not very often that middle class folks from the Midwest are able to share in something as sacred as that. I guarantee that anybody the Wilsons would be so gracious as to share that piece of history with would truly appreciate it, just as we did.

While I can understand the concern, given the magnitude that Jackson Hole has grown, I feel completely confident in saying that the Wilsons have something completely different and unique to offer. JH has several transplants creating a growing wedding industry on the other side of the Tetons, but this is not a machine to the Wilsons. The Wilsons are true locals who care about their land, their neighbors, and their history. This endeavor runs so much more deeply and passionately than the others that its being compared to - the Wilsons are sharing their own land with people who are lucky enough to be invited by them, not planning an afternoon picnic elopement at popular NP destinations. Their personal ownership and history in Alta alone makes their operation completely different from the rest.

There are not many people in this world anymore that you can meet and see for exactly who they are - but the Wilsons are some of those people. There is no doubt in my mind that the Wilsons will continue to hold themselves to the highest standards to share the land that has been in their family for generations. If anyone is deserving of an opportunity to generate income to help sustain future generations so they can keep their land while giving average people like us an opportunity to partake in something so special, it's the Wilsons.

I was completely shocked when I saw an article recently stating the pushback that the community is giving to the Wilsons. With the volume of people that Grand Targhee draws in year round for skiing, snowboarding, mountain biking and weddings, it is baffling that neighbors wouldn't choose to support a local family that they know, who has homestead there for several generations and has an ultimate goal of keeping their property in the family for their descendents. I genuinely hope that they gain a new perspective on the Wilsons intentions.

If you've made it to the end of this email, thank you from the bottom of my heart for reading and taking the Wilsons request into consideration. As previously stated, I truly cannot think of a more responsible, generous and deserving family.

Please do not hesitate to reach out, and thank you again sincerely for your time. We wish you peace and prosperity in the new year.

All the best,

Miranda and Cody Zagers

Dear Commissioner Windom,

My name is Laura Zepko and I lived in Jackson from 2008-2020. I bought a house in Driggs in September of 2020 which brings me here, writing this letter to you today.

I never imagined living in Driggs. I actually swore that I would never commute, and that the appeal of living in Jackson was actually living *in* Jackson. I worked for local companies, volunteered countless hours to local non-profits, and integrated myself deeply into the community that I love. In 2019 I got engaged. I bought a wedding dress. I planned an entire wedding and saved enough money to pay for it myself. I planned my life in Jackson, facing the reality that it may mean packing my stuff into boxes every year as the housing market continued to climb and I ran out of places to go. (This isn't about housing though, I promise.)

Then the pandemic hit. I canceled the wedding. I stayed inside and did my part. I brought coffee and bagels to the nurses at St. Johns as a small token of appreciation for their hard work. I wrote cards to seniors in the Living Center to provide some companionship during lonely times. Thankfully I was able to keep my job and work from home. I realized that I was very lucky to carry on with my life when so many people were forced out of work. I saw people who had lived in Jackson for decades leave. And I came to the realization that if I wanted to continue my life in the Tetons, it would have to be on the other side of the pass. Jackson was no longer a reasonable option, and it was now or never.

So, with our reclaimed wedding deposit, my soon-to-be husband and I started searching for homes and quickly (and miraculously) found a perfect house in Driggs, squeezing into the housing market before it became nonexistent, and we are so happy we did. Our dog has a yard to run in, we have a groomed xc ski track in the back, and the commute has been reframed as "books-on-tape-time". So what's my point?

As pandemic restrictions lifted and life started to return to some sort of normal, we began brainstorming safe and healthy ways to bring our families together for an actual wedding. A day I've been dreaming of since I was 5. It was time to finally wear that dress that had stared at me from the back of my closet for a year.

I had three rules:

1. It had to be within our budget (which had dwindled significantly after buying a house)
2. It had to be 100% outside for covid reasons
3. We needed to support local businesses and families as much as possible

I called every venue from Targhee to Turpin Meadow. From Moose Creek to Diamond Cross. Almost everything was cookie-cutter, and nothing seemed to fit. We faced mandatory in-house catering, minimum bar tabs, lodging requirements, and zero opportunities to get creative and make it personal.

I'm a normal person, working a normal job, who wanted to have a small wedding and share the beautiful valley I love with the people I love. No crazy frills or wild horses released for the perfect photo opportunity. I just wanted a simple, beautiful, special day that represented who we are and the place we call home. And I had almost zero options that didn't include a campground. So, I admitted defeat, and we agreed to keep looking for a pretty ceremony site and replanned the reception in our newly acquired backyard.

Eight months before our scheduled wedding date, we were still searching for a ceremony site. We went on a drive on a bluebird winter day to explore our new stomping grounds. We crested over a hill on Alta North Road, and stumbled upon an unreal view of the Tetons, perfectly framed between snowy hillsides. It looked like someone's privately owned ranch, so it was a long shot. However, I live by the motto "no asky, no getty" so I started to do some research. I found the name of the ranch and blindly made a phonecall. The response was as game-changing and beautiful as the view.

The ranch is Double Diamond Bar, and I read in the News and Guide that they're requesting a conditional use permit for a reception site on their land. I understand this has been met with some opposition, and I understand the hesitation from neighbors. However, I feel the need to speak out in support of the Wilsons. I don't know much about permitting, but I can attest to their character and give you a glimpse of how they operate.

The Wilsons are the kindest, most genuine people you will ever meet. Their family has owned this land for 132 years and from what I can tell, they have done their best to preserve the character of a western ranch while everyone around them builds multi-million-dollar modern mansions. They are hard-working and accommodating. Realistic and kind. Granting them a chance to expand their business in a reasonable way will give them the opportunity to keep this land in their family for another 132 years. Seeing this beautiful piece of land eventually sub-divided for development or even worse, sold entirely, would be like driving a stake into the heart of this valley. I know my opinion is just that, an opinion. But I think their character speaks volumes to what they could provide for this community.

Our wedding day went off without a hitch. I'm a very logistics-oriented person, and my main concern was parking, which they effectively managed as if they'd been doing it for years. They are so considerate, and I have no doubt in my mind that they will adhere to ordinances and thoughtfully address neighborhood concerns. They clearly communicated property boundaries while we took photos to ensure we didn't disturb the neighboring piece of land. They laid out the rules clearly, and stuck to them.

On a more personal note, they built a small platform with an adorable tent so I could stay out of sight on wedding day. They brought in decorations and chairs. They built an arbor for the ceremony site. I didn't ask them to do any of this – they are just that thoughtful. Dana made handmade signs and shook hands with guests, answering every question that came her way. When we asked Meredith for hints to a successful marriage, he gave us genuine advice that we will carry with us forever. They made us feel so welcome. Weeks after the wedding was over, Gabe checked in to see how we were doing and wish us well. For what it's worth, they are good people.

Personal biases aside, this wouldn't just be beneficial for the Wilsons. It would also give local businesses a rare opportunity to keep their business close to home. Local Victor and Driggs catering, rentals, lodging, musicians, wedding planners – you name it – will all benefit from a family-owned venue on this side of the pass. Competition in the wedding industry is inevitable with a beautiful backdrop like the Tetons. Not to mention the area is growing, Targhee is expanding, and VRBOs will eventually outnumber permanent residences. Teton Valley is a new destination, whether we like it or not. Wouldn't it be a nice change of pace to see a local family - who has been here since before the resorts and hotels and golf courses - continue to succeed and thrive on the land they love?

Can we really ask them to stay the same and survive while everything around them changes? They've watched Alta, Driggs, Victor and Jackson evolve and grow for decades. It seems like they have come up with a reasonable solution to keep their ranch intact, adapt to and serve a community that's constantly pushing for more, yet still maintain the integrity of their family name and land. Wouldn't it preserve some of the beloved character and charm of the area to at least let them try?

Sincerely,

Laura Zepko

FROM THE DESK OF

**Jose M Velasco MD**

December 31, 2021 Teton County Commissioner

Re: Project Number: CUP2021-0003

Project Name: J&J Wilson/Double Diamond Bar Ranch Outdoor Reception Site

Dear Teton County Commissioner,

I would like to share my opinion regarding the proposed a conditional use permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for an Outdoor Reception Site at the Double Diamond Bar Ranch. I owned the adjacent property at 150 Alta North Road since 1995 which I use as a single family home. I have known the Wilsons in general and Meredith Wilson in particular for many years as neighbors and friends. I have no questions or doubts regarding their integrity and honesty.

Initially, I was concerned by the nature of the proposed plan for it could bring unwanted disruption to the nature of the land, wildlife, traffic, and commitment towards preserving Wyoming goals of protecting this area in a way as pristine as possible. Unfortunately, we have seen a boom of construction in our valley as well as a proposed development at Grand Targhee. I would not see favorably commercial and multiple home developments including rows of houses being erected at the Wilson's farm.

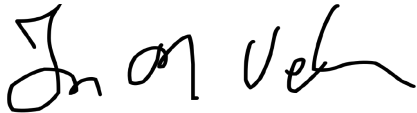
After long and detailed discussions with the petitioners and neighbors, I have concluded that the Wilson's family plan allows for conservation of the land as well as for providing them with the necessary potential to financially preserve most of the land as farming land. The Wilson Farm has been in operation for over 100 years. It is their firm commitment to keep farming their land and to fight any attempts at seeing houses sprouting on their property.



I believe that the proposed limits in how and where the reception hall will be built, proposed initial number of events, safeguards to prevent disruption or unwanted entrance by strangers in any neighboring property, including mine, and careful modulation of hours of operation to minimize noise should go a long way towards accomplishing everybody's goals. I have been assured that a firm adherence to these principles will be in place. I would suggest starting with 30 events as requested to assess impact on environment as well as to allow for deliberate evaluation and search of sound solutions to potential problems.

It is herein that I support the petition for a reception site at 140 Alta North, Alta. I am satisfied with the Wilson's commitment to keep the land as farming land. I also understand their need to supplement the financial status without destroying the pristine nature of the area.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Jose M. Velasco". The signature is fluid and cursive, with the first name "Jose" and last name "Velasco" clearly distinguishable.

Jose M. Velasco, M.D.

# Roger and Carmen Shea

December 30, 2021

Teton County Commissioners (Via Email)

Regarding: CUP 2021-003 and 2021-004, Wilson Ranch Event Center.

Dear Commissioners:

We have lived in Alta for 24 years. Our home is directly across Alta North Road from the Wilson Ranch, and we are WSW of the proposed site where events will be held. We are in support of the Wilson Event Center.

## OUR THOUGHTS:

### Best Use:

- Agriculture that protects views and quiet is most desirable. Financial viability is necessary to survival as agricultural.
- A quietly run event center that values and maintains the present view and rural atmosphere is an ideal second choice to agriculture. Better in my opinion than changing the use to residential and subdividing with large view blocking residential homes. A well run event center could provide financial viability to the maintenance of an agricultural atmosphere.

### Impact Studies:

- A study of Mule Deer impact for this proposal is overreach; an exemption should be granted.
- My observation is that Mule Deer are very comfortable as they wander through Alta. Many unfortunately, enjoy my fruit trees and vegetable garden. The infrequently used event center will have little if any impact on Mule Deer.

Traffic:

- As a practicing pastor for 20 years, I've observed that the vast majority of weddings include 100 guests or less.
- With two or more people per vehicle, this would result in 50 cars or less. Such a scenario is acceptable.
- Reasonable restrictions such as screening and parking limitations could easily mitigate any traffic disturbances.
- I would strongly encourage the County to NOT require a paved parking lot for the event center. Keeping with the rural feel of the neighborhood, crush would be preferred.

Development:

- The Wilsons have indicated that only wedding ceremonies or similar events will occur at the event center. Receptions will occur at the proposed reception hall. This seems an ideal solution for mitigating neighborhood disturbances.
- For an event center to be successful, any development must be tasteful and add to the beauty of the site and view. The Wilsons have always proved themselves as tasteful and good stewards of the land and views.

We hope that you will approve the CUPs without additional restrictions.

Yours truly,

A handwritten signature in black ink, appearing to read "Roger and Carmen Shea", written over a circular line.

Roger and Carmen Shea  
75 Table Rock East Road  
Alta, WY 83414

## Chandler Windom

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**From:** george@ttclabs.com  
**Sent:** Thursday, December 30, 2021 10:27 PM  
**To:** Chandler Windom  
**Subject:** Applications from Meredith Wilson

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Commissioners,

I am writing to comment on the conditional use permits for the Wilson Ranch in Alta, WY.

Previously, you received from others in Alta a letter suggesting certain restrictions that mirror those used on the Snake River Ranch ("SRR"). The implication of the letter and the attached table was that the Wilson operation would be similar to that at the SRR. While it's usually instructive to show the similarities, it's equally valuable to consider the differences. Here's a start:

1. The SRR is a huge professionally managed operation while the Wilson Ranch is small family effort that requires the principals to work at other jobs.
2. The Executive of the Trust that owns the Wilson Farm lives on the west side of the property and is extremely unlikely to tolerate loud noise, traffic congestion or rowdy behavior.
3. SRR runs thousands of cattle and a large trucking operation while Wilson has a few sheep and horses.
4. SRR has dozens of buildings while Wilson has a few small residences and three modest farm buildings.
5. SRR is on the major road between Wilson and Teton Village while the Wilson Ranch is on Alta North Road.
6. Weddings at SRR cost anywhere from 100 to 1000 times the cost of the same ceremony at the Wilson Ranch.
7. SRR often uses enormous tents in the wedding area while the Wilsons do not use any temporary structures.

With just this limited information, the differences clearly outweigh the similarities. This argues to let the Wilsons proceed without any special restrictions and see if any are needed. If not, we save the cost of ensuring conformance and encourage the Wilsons to hold enough events that it will improve their ability to continue farming in Alta. If, on the other hand, problems are encountered, then let's set the appropriate restrictions.

Since my land borders the Wilson Ranch and is probably the closest residence to the Grove, I have a large stake in any disruptions to our local lifestyle. Being an engineer and scientist, I also know that good decisions require good information. I sincerely hope this letter helps.

With best regards,

George Winter  
190 Yellow Rose  
Alta, WY  
307-200-1789



Virus-free. [www.avg.com](http://www.avg.com)

12/15/21

To the Teton County, WY County Commissioners,

I am writing to express my wholehearted support for the Wilson family's original plan for hosting wedding events on their farm in Alta. Having known the Wilsons for decades, I am confident that they will conduct their enterprise safely and with respect to their neighbors.

I say "original" plan because I support their proposed intention of providing up to 30 events at their outdoor venue (the Grove) and 30 events at their indoor barn venue. I have seen no good reasons to restrict these numbers initially. In fact, the economies of scale imply that restricting the numbers will only risk making the business less viable – it would be a shame for such a low impact endeavor struggle due to unnecessary regulation.

My confidence in the Wilson family is based not only on my personal familiarity with them. In truth, I can think of no other family in all of Alta that is as positively engaged in our entire community than the Wilsons. Whether it be volunteering in our school, providing countless hours helping with 4H, participating in community plays, playing music at memorial services, or always being willing to lend a hand with livestock and irrigation challenges with their neighbors – the Wilsons are a family that all of the neighbors have depended upon at one time or another.

When I first met the family, Meredith Wilson told me the story of how his father, long ago, sold some acreage to help with finances, and how his father regretted that act his entire life. Meredith let me know that he was steadfast in his commitment to keep the farm whole and to not break it up. But, as you all know, the economic forces for development are strong. Clearly, their proposal to host events is a result of careful consideration of the options and priorities they have, not simply the result of wanting to make a quick buck off the farm or community. I strongly believe we should all be supporting them!

Sincerely,

Bob Gammelin  
170 W Rigby Rd  
Alta, WY

Cc: Meredith Wilson

## Chandler Windom

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**From:** Muffy Ferro <muffyferro@gmail.com>  
**Sent:** Wednesday, November 17, 2021 10:23 AM  
**To:** Chandler Windom  
**Subject:** J & J Wilson Conditional Use Permit

[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Chandler,

We corresponded about this a few weeks ago, but my husband and I were unable to attend the hearing on this matter and I understand it's been continued. So thought it might be helpful if we went on record letting your office know we are support of the Wilson application. We own land adjacent to the proposed wedding ceremony site, and around the corner from the proposed reception center. As far as we can tell neither the weddings nor the receptions will have a negative impact on the enjoyment of our property. We have been assured neither of them will generate a great deal of noise. Please let me know if you need any further clarification from me. Thanks!

Muffy Mead-Ferro  
425 E. Ski Hill Road  
Alta, WY 83414

## Chandler Windom

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**From:** Catherine Hankinson <catherinehankinson20@gmail.com>  
**Sent:** Tuesday, November 16, 2021 12:56 PM  
**To:** Chandler Windom  
**Subject:** Proposed Event Venue in Alta

[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms. Windom,

My husband, Chad, and myself live at 1590 N. Bustle Creek Road in Alta. We would like to voice our support of the letter written by a neighbor, Karen Cummings, with regards to Meredith Wilson's proposed event venue for Alta North and Ski Hill Road. She puts forth our same mix of understanding and appreciating Mr. Wilson's desire to generate revenue so as to keep his family farm intact; however, we strongly feel that there need to be perimeters put in place to minimize the impact on the peace and quiet of the neighborhood. Our main concerns are the traffic pattern, the amount of events proposed, the overflow parking onto Alta North and the noise. We are hopeful that a compromise can be found to give Mr. Wilson the opportunity to generate additional revenue while protecting our right to peace and quiet as property owners. We all love the summer and winters here and would hate to have them spoiled for those of us who own property here by excessive weekend traffic and noise.

Thank you and best regards,  
Catherine and Chad Hankinson

Sent from my iPad



## Chandler Windom

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**From:** Karen Cummings <karencummings831@gmail.com>  
**Sent:** Thursday, November 18, 2021 11:25 AM  
**To:** Chandler Windom  
**Subject:** J&J Wilson CUP applications, CUP2021-0003 & CUP2021-0004  
**Attachments:** Alta property photos.pdf

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Windom,

I own the property across Alta North Rd, due west of the subject property at 140 Alta North Rd (see attached photos). My property is roughly 30 feet from the so-called overflow parking lot that has been proposed in response to Mr. Van Holland's concern that the 0.5 acre primary parking area seems "far undersized" based on the potential event sizes described in the application.

There is a very narrow, barely a quarter of a mile wide, view corridor to the Tetons in the vicinity of Alta North Rd, due to the foothills on that side. The view in that corridor is nothing short of spectacular, unsurpassed by any in Teton County. As such, owners who have purchased property there have paid a premium, similar to Teton view properties in Jackson and Wilson.

It is in this very narrow view corridor that the the applicant has proposed putting an acre sized parking lot, which according to the currently requested event sizes and frequencies, could be filled with 50-100 cars and trucks every Friday and Saturday between July 1 and Sept 30, in addition to events at other times in May, June, and October. Mr. Hutchinson also suggests "support vehicles, such as caterer trucks or tent event vehicles" be parked there as well. He further states that it will be used for special needs parking, although these guests would still have to be shuttled between that parking lot and either of the two event sites.

I cannot stress enough how destructive the visual impact would be to the preservation of the scenic agricultural character of the community, property values, and the enjoyment of the homeowners, who do not wish to look through a parking lot towards their Teton view. This would be like allowing a parking lot to be placed due west and adjacent to existing residential properties in Solitude, Sage Meadows, or Jackson Hole Golf & Tennis, and would seem to be a clear violation of #3 of Section 8.4.2 of the LDRs to "minimize adverse visual impacts."

And this doesn't even get into the impact on traffic and the potential for serious accidents from putting a parking lot in that location, which is near a hill with limited visibility. Currently, Alta North Rd is a very quiet rural road. A commercial event operation with a proposed parking lot in that location would drastically change that, exponentially increasing the amount of traffic in a concentrated period of time at the beginning and end of events. Furthermore, how would guests attending one of these large events get back from the reception hall to their cars in the so-called overflow parking lot late at night at the end of the reception? Would they attempt to take the straightest shot to their cars by walking along unlit Alta North Rd after 11PM? This could be a recipe for disaster and would seem to be a clear violation of #6 of Section 8.4.2 of the LDRs to " minimize adverse impacts on public facilities," (i.e. public roadways).

Based on the current requested event sizes, either an alternative "overflow" parking site should be identified (for example, on the east side of the Reception Hall, near the primary parking area), the primary parking area expanded, or shuttling of guests to/from Driggs be provided - perhaps a combination of all three!

In reference to the overall application, while I respect private property rights and have great respect for the Wilsons' long farming tradition, I believe that this application goes well beyond reasonable use and needs to be substantially scaled back.

Allowing a commercial event space in what has up to now been an extremely quiet, pastoral setting will turn this area into a very different place, definitely NOT "compatible with the "desired future character of the area," as required by #1 of Section 8.4.2 of the LDRs. The only other "commercial" business in Alta, besides Grand Targhee, is the Teepee Lodge, which is in the tiny municipal Alta hub across Ski Hill Rd from the church, school, and library, and I think was grandfathered many years ago.

There have been personal assurances made to many of the neighbors, myself included, by the owner, Meredith Wilson, that it is not his intention to have events of the scale and frequency described in the application. Furthermore, according to Mr. Wilson, "The Grove" would only be used for "the ceremony," then the guests would move to the Reception Hall for the reception. If that's the case, then why not apply for what is actually intended?

Of note, there is a similar commercial event facility in Wilson, the Snake River Ranch. It also has two separate event sites - an event hall (Ranch Headquarters site) and an outdoor site (Millstream Trap site). It has been the subject of intense community scrutiny. Interestingly, it is significantly more isolated than the Wilson sites, not "part of the scenic agricultural foreground" (per LDRs on district character), more than a mile from the public road, and not visible from neighboring properties due to "topography and existing vegetation." The same is true of the parking, which is shared by the two sites and not visible to the public.

And yet, there have been significantly more restrictions placed on the use of these venues in Wilson.

The Millstream Trap site, which is similar to the "Grove" site, allows a maximum of 10 events in the summer season, only two of which can be between 7/1 and 8/31, and a maximum of 5 events in the winter season. Five of the summer events may have from 200 to 300 guests. All others must be less than 200 guests. Of the 10 events permitted during the summer season, no more than five may have music, with "no electrified instruments, only acoustic with microphones."

The Ranch Headquarters site, which is comparable to the proposed Reception Hall in Alta, allows a maximum of 15 events in the summer season and 15 events in the winter season. Five summer events and five winter events may be between 200 and 300 guests, and all others less than 200 guests. The two sites may not be used concurrently.

By contrast, the two commercial venues proposed by the Applicant, due to their proximity and visibility to the road and neighboring properties, and particularly the placement of the Outdoor "Grove" site and parking lot in the middle of the primary Teton view corridor, will have a significantly greater impact on the community than the Snake River Ranch venues. And yet, in the current application, a much larger number of events is being requested, with no firm limits on size or frequency of events.

Jackson has a strong history of thoughtful development and conservation. It would seem that the same standards should apply when the Teton County Planning Commission and Board of County Commissioners consider their neighbors on the other side of "the hill."

I would, therefore, respectfully request that the Committee consider the following:

- Identify and plan for expanded primary parking next to the Reception Hall or alternative parking sufficient for the granted guest capacity, including service/delivery vehicles and special needs parking, in a location which does not cause adverse visual impact per Section 8.4.2 of the LDRs. Consider shuttling guests to/from Driggs.
- Mr. Hutchinson has stated that upgrades "will be implemented" to improve the existing two-track agricultural track along the eastern border of the property intended as the route for shuttling guests between the Reception Hall and the "Grove." These upgrades are meant to address the concerns of the environmental engineer

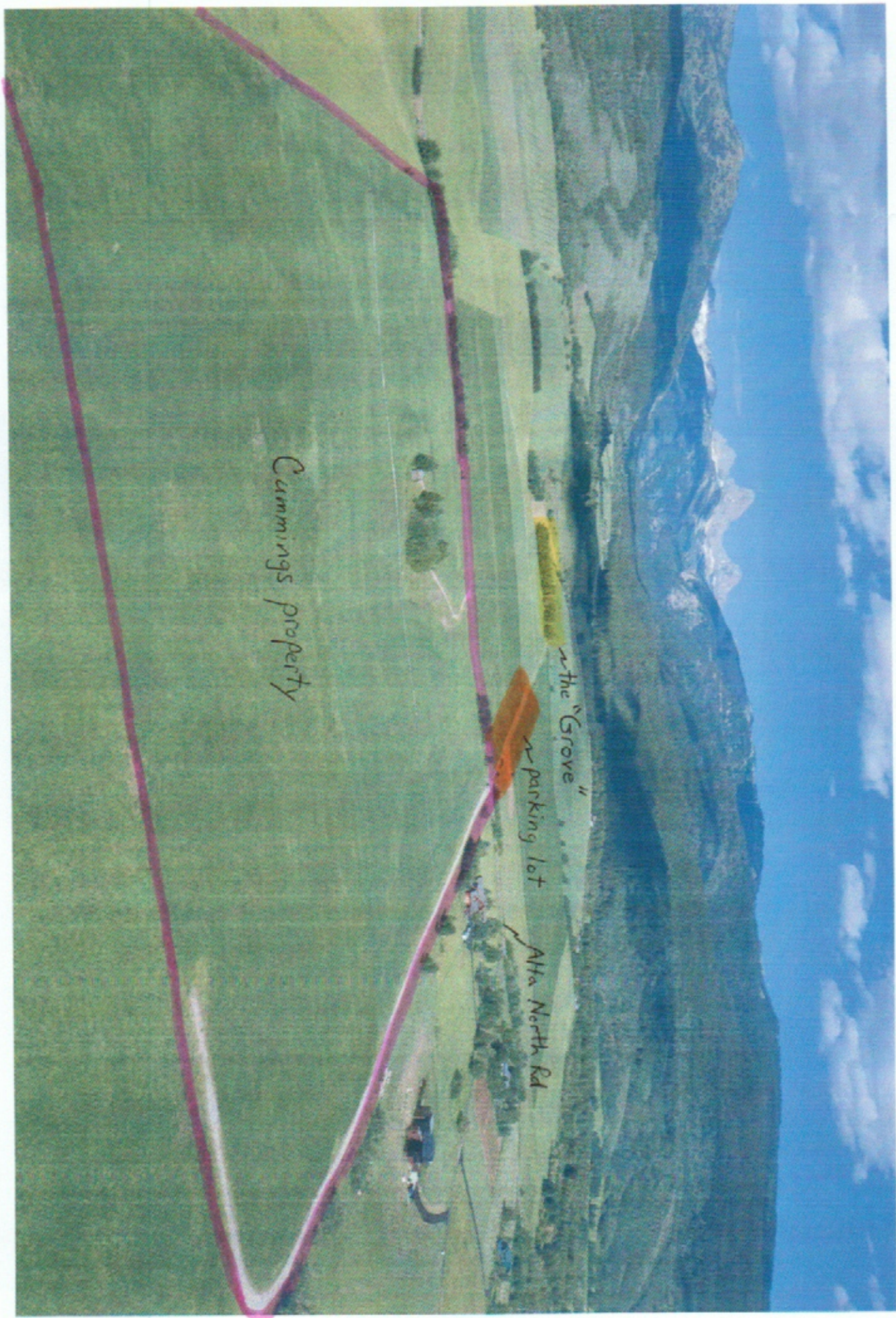
regarding heavier use. Consider having service, delivery, and emergency vehicles access the "Grove" using the same route, via the easement for the primary parking lot at 130 Alta North Rd.

- Require that tents and port-a-potties be screened by trees, not visible from Alta North Rd.
- Limit the number, frequency, and size of events at the Outdoor "Grove" Reception site to 10 events in the summer season, only two of which can be between 7/1 and 8/31, and a maximum of 5 events in the winter season. Five of the summer events may have from 200 to 300 guests. (These numbers are the same as the outdoor reception site in Wilson, and exceed those indicated by Mr. Wilson as the "intended" usage level in his conversations with neighbors.)
- Limit the number, frequency, and size of events at the Reception Hall site to 15 events in the summer season and 15 events in the winter season. Five summer events and five winter events may be between 200 and 300 guests, and all others less than 200 guests (These numbers are the same as the indoor reception site in Wilson, and exceed those indicated by Mr. Wilson as the "intended" usage level in his conversations with neighbors.).
- Limit the hours of events, particularly at the outdoor "Grove" site (since, as stated by Mr. Hutchinson and Mr. Wilson, this site is only to be used for wedding ceremonies and the like, and not receptions).
- For the events at the outdoor site during the summer season, allow only non-electrified instruments and microphones.
- In addition to an annual report being submitted by the Property Owner, for the first three years, require that the report be reviewed annually at a public hearing with the Board of County Commissioners (as was required of the Snake River Ranch facility in Wilson).

At the very least, the public needs more time to respond to these applications, as they seem to be moving forward at lightning speed. Many of the neighbors, including myself, have only just become aware. Additional time is needed to fully vet the impacts on the community and compliance with the LDRs. Certainly, more thought needs to be given, and detail provided, regarding plans for the flow of guests to and from the different venues and its impact on traffic and potential for serious accidents along Alta North Rd.

Thank you for your consideration,  
Karen A. Cummings, MD  
295 Grand Mountain View Lane  
Alta, WY 83414  
307-413-9350









Cummings property



## Chandler Windom

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**From:** Karen Cummings <karencummings831@gmail.com>  
**Sent:** Wednesday, December 1, 2021 8:13 PM  
**To:** Chandler Windom  
**Subject:** Proposed commercial event sites in Alta, CUP2021-0003 & CUP2021-0004

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Windom,

I think all of us in Alta want to maintain and preserve the rural, agricultural character of the area. I'm pretty sure we also all believe in private property rights.

I believe there's a solution that respects everyone's property rights and allows Meredith Wilson (the Applicant) to create supplemental income to help maintain his family's farming tradition *like we all want*. But these applications, as they stand, don't even come close to achieving that. It has created tremendous conflict within the community, when there's no need.

I believe we, the neighbors, could support Meredith having some paid events on his property, but it's the magnitude of the ask that's the problem. Unlike the Snake River Ranch in Wilson, which has achieved a relatively successful balance of property rights of both the operator and the neighbors by complying with several conditions, the Alta sites, which are in the same R-1 Zoning, were left minimally restricted by the Planning Commission. I would think there would be more consistency of standards.

The Planning Commission stated that they didn't feel "comfortable" coming up with restrictions, other than to limit the outdoor events to 15 and have them monitor the noise levels for a year. That leaves 45 events per year between the two sites with unlimited frequency (it's unclear if the 30 events at the reception hall could also use the outdoor site as part of a "combined" event). By contrast, the Snake River Ranch outdoor site is limited to 10 events in the summer, with only two between 7/1 and 8/31, and 5 events in the winter.

The issues with parking were also not addressed. Per Table 4240, "Parking Standards By Use," there is only enough parking for around 125 guests, plus service vehicles, in the "primary" parking area (which has yet to be designed) near the reception hall. The proposed "overflow" parking has serious logistical, safety, and view issues, and would seem to be noncompliant with multiple provisions of Section 8.4.2 of the LDRs.

There have also been important issues raised by Valley Advocates for Responsible Development (VARD) regarding the burdens placed on Teton County, Idaho, and the apparent lack of consultation with the pertinent officials there.

I should also mention that Lorin Wilson has been farming my property for 17 years. He also farms his cousin, Meredith's property. I've had a warm relationship with Lorin all these years, and I plan to have him continue farming my property in perpetuity. I spoke with Lorin by phone after the PC hearing. While he is supportive of private property rights, he agreed that the neighbors' "concerns are valid."

We all want to preserve and delay development of our rural lands. This proposal, if approved in its current form, actually does the opposite. I agree with Planning Commission Vice Chair, Alex Muromcew that these applications should be withdrawn and resubmitted at a later time in a scaled back form, and after all the pertinent issues have been addressed.

Best,

Karen Cummings, MD  
295 Grand Mountain View Lane  
Alta, WY 83414  
307-413-9350

## Chandler Windom

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**From:** Karen Cummings <karencummings831@gmail.com>  
**Sent:** Sunday, December 12, 2021 7:43 PM  
**To:** Chandler Windom  
**Subject:** Proposed commercial event sites in Alta, CUP2021-0003 & CUP2021-0004  
**Attachments:** Teton County, WY Outdoor Event Site Comparison (2).pdf

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Commissioners,

Please see the attached side-by-side comparison of the restrictions on the existing Snake River Ranch sites in Wilson and the proposed Alta event sites. You can see that there is a stark difference if the Alta CUP applications are approved in their current form. It's also worth noting that the Wilson sites are significantly more isolated and at a greater distance from neighboring properties.

Consistency of standards is paramount in achieving equitable treatment of the Alta community. Doing so also achieves a balance of property rights of both the applicant and the neighbors, thereby prioritizing the Alta community at large, as has been successfully done in Wilson.

Respectfully,  
Karen Cummings



## Teton County, WY Outdoor Event Site Comparison

	SRR/Millstream Trap - 302 acres	SRR/Giltner - 295 acres	Alta “Grove” - 152 acres
<b># Events</b>	10 summer, 5 winter	8 between 4/15 and 10/15	30 between 5/1 and 10/31
<b>Frequency</b>	No more than 2 between 7/1- 8/31	Between Memorial Day & Labor Day, 5 wks w/ NO events - at least 1 wk in Aug. & 1 wk in July/Aug.	Unlimited
<b># Guests</b>	5 summer events: 200-300 5 winter events: 200-300 All others: <200	<300	Unlimited
<b>Limits on Music</b>	No more than 5 with music NO Electrical instruments	No more than 6 amplified At least 2 unamplified Required sound mitigation practices - Sound Security Officer at every event	Unrestricted
<b>Parking</b>	- 3 acre lot onsite - required 1 space/ 3 attendees (per Table 4240 - <i>Parking Standards By Use</i> ) - NO parking within 300’ of any residences - Contractually requires use of shuttles for event guests & carpooling for staff (90% of guests arrive in shuttles) - NOT visible from road or neighboring properties - screened by topography & existing veg.	- 3 acre lot adequate for 1 space/ 3 attendees (per Table 4240) - Contractually requires use of shuttles for event guests & carpooling for staff - 90% of guests shuttled from Teton Village - Screened from view by dense existing Cottonwoods	- Proposed 0.5 acre lot with 50 spaces next to reception hall  - Proposed 1 acre “overflow” lot 0.4 miles away with no plan for guest flow to/from - 30’ from neighboring properties - Directly in Teton view plane of neighboring properties
<b>Annual Review</b>	Required BCC public hearing with report including decibel monitoring 1st 3 yrs	Required public hearing every yr with report including decibel monitoring	No required public hearing Planning Comm. recommended applicant provide decibel monitoring report for 1st yr
<b>Tents</b>	NOT visible from road or neighboring properties	Occasionally visible, but at a distance of several miles	Unrestricted unless > 400 sq ft A few hundred feet from road & neighboring properties

November 18, 2021

Ms. Chandler Windom  
Teton County Planning & Building  
200 S. Willow Street  
Jackson, Wy 83001

Re: CUP 2021-0003  
PIDN 22-44-18-20-0-00-001  
PIDN 22-44-18-21-2-00-004

Dear Ms Windom,

We are writing this letter as a follow up to the letter dated October 29, 2021 that we sent to you with copy to the County Commissioners.

In that letter we expressed several concerns about the above referenced CUP application. These concerns included traffic, parking, noise, size and number of events. At the recent Planning Dept. meeting no decisions were made to limit the size or scope of this application. We still have these concerns and would like to see them addressed.

It has since come to our attention that there is a similar event facility in Wilson that also has indoor and outdoor event venues. Snake River Ranch has multiple use restrictions on the use of their event facilities. Snake River Ranch is far more isolated from the road and neighbors than the Wilson property is from many of us in Alta.

As of now, the application by J & J Wilson Ltd is proposing a very broad range in the number of events and guests that would be attending these events. It is not our intention to deny the Wilson's the opportunity to take advantage of their beautiful property in Alta and host some events throughout the summer and winter seasons. Our concern lies with the number and size of the events at each site. We feel there should be restrictions applied to this application before receiving approval.

Using the restrictions applied to the Snake River Ranch facility as a guideline but also taking into consideration that the J & J Wilson Ltd outdoor and indoor venues are in closer proximity to our homes than those near the Snake River Ranch venues we would like to see slightly more restrictive limitations applied to this application.

- Limit the number and size of the events at the outdoor Grove site to 8 events with only 2 events between July 1st and August 31st. Limit the number of events having more than 200 people (and never more than 300 people) to 4 events per Summer.
- Limit the number and size of the events at the proposed indoor Reception venue to 10 in the Summer and 8 in the Winter. Limit the number of events having more than 200 people (and never more than 300 people) to 5 events each season.
- Events with more than 100 guests require shuttle service

- Confirm that electricity will not be provided at the Grove site; no amplified music or microphones.
- Confirm events at the Grove site will be ended by 9 p.m.
- Confirm events at the indoor Reception venue be ended by 10 p.m.
- Mitigation of sound transmission from Reception venue for minimal impact on neighbors
- No separate events running simultaneously at the outdoor and indoor venues.
- Tents and porta potties at the outdoor venue will be screened by trees and located where they are not visible from the road.
- Confirm designated off road parking for guests and service providers that does not adversely affect visual impact to other Alta residents.
- Minimize adverse environmental impacts
- Use the agricultural track along the eastern border of the applicants property as the route for service vehicles to access outdoor site and as the route to transport guests from the parking area to the outdoor venue or from the outdoor venue to the Reception hall.

We still have strong concerns about the traffic issues when guests/service providers are arriving and leaving these venues. We would like to see the Planning Department and Commissioners specifically address these issues with the Applicant and find resolution that will not disrupt the daily travel of other residents using Alta North and Ski Hill roads where they intersect.

We ask the Planners and Commissioners to remember that Grand Targhee is going through its own expansion and is hosting weddings and other events through the Summer and Winter season. As their facilities expand, the number of events they will be hosting will grow as well. This has and will continue to add additional traffic to Ski Hill Rd. Guest and service vehicles at the J & J Wilson venues will add to this.

We would like the County Commissioners to meet with the Applicant yearly in a public forum to review an annual report on events submitted by the Applicant. This report should include the number of events and number of guests for each venue, transportation and parking monitoring and noise levels from amplified (indoor only) events. This would allow open discussion to ensure that everything is working fairly for the Applicant as well as other residents in Alta and whether additional conditions to mitigate impact are necessary.

If the Snake River Ranch in Wilson (and the Mead Ranch in Jackson) has restrictions on its venues, there is no reason there should not be restrictions on the J & J Wilson Ltd CUP application in Alta just because it is the "other side" of Teton County, Wy.

Respectfully,

Kathy & Tom Hoffman  
410 Yellow Rose Drive  
Alta

cc Teton County Wy Commissioners

## Chandler Windom

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**From:** kathys laptop <kathyhoffman@silverstar.com>  
**Sent:** Sunday, October 31, 2021 5:30 PM  
**To:** Chandler Windom  
**Cc:** Board Of County Commissioners  
**Subject:** CUP 2021-0003

Re: CUP 2021-0003  
PIDN 22-44-18-20-0-00-001  
PIDN 22-44-18-21-2-00-004

Dear Ms Windom,

We are writing in regards to the above referenced CUP application. We spoke with you last Thursday regarding this project and when it was going to be reviewed by the Planning department and were told that any communication about it had to be in writing and sent to you by Monday 11/1/21 in order to be included in the packet for Planning Department review on 11/8/21. It is our understanding that the County Commissioners will be reviewing this project on 12/7/21.

We live in Yellow Rose Ranch on Alta North, less than one mile from the proposed event sites in this application. We were never notified of these plans and yet they will have a significant affect on the residents in Yellow Rose and other homes and sub-divisions in Alta. In our phone call with you, you said notification was not required if not within 800 feet of proposed application site which does not seem at all reasonable given that 800 ft of the outdoor venue is in a field; 800 ft of the indoor venue is on the Wilson property. Noise, traffic, nighttime lights, parking, porta potties, tents etc. will all have an adverse affect on this neighborhood especially considering the size and scope of the "Standard" and "Major" events as outlined in the application.

Was a variance approved for an agricultural zone to become commercial? Wouldn't this change trigger an environmental study? There is concern that this could set a precedent for others to follow. To our knowledge the only other "commercial" business in Alta (besides Grand Targhee) is the Teton Teepee which I believe was grandfathered in many years ago. I do not believe we should open Alta to additional commercial business.

Application 1 is for Outdoor Recreational Use. Standard events (50 - 200 people) and Major events (more than 200 people). Outside use in a small grove trees will involve tents, porta potties, lighting, music. We drive this road every day and it is not at all likely that a wedding here will not be seen from the road. We doubt that the porta potties will be placed inside the treed area with the tents and guest seating. Likely they will be outside of the trees, in the field just off the dirt road to the wedding site. Parking (1/2 acre for 50 cars!?) is proposed at the Wilson home at the corner of Alta North and Ski Hill and guests will be shuttled via four wagons to the outside venue. You don't think this is going to affect residents on Alta North going to and from their homes?

Application 2 is for Institutional Use - Reception Hall. Proposed location is on the Wilson property at the corner of Alta North and Ski Hill. There is no design for this yet but many things must be considered before anything is approved. It is proposed that the building will be at least 5,000 sq ft, accommodate 300 people and will not have seasonal limitations. Will there be outdoor use (patio, deck) at this site as well as indoor use?

Where are guests and workers going to park? Fifty parking places will not accommodate 200 or 300 people. To propose shuttles to and from Driggs (as stated in application) is not realistic especially in the winter. People will park where there is space and when the parking places are gone they will be parking on our two lane roads.

Where will people be entering and exiting the venue, on Ski Hill or Alta North? Both are two lane roads. Ski Hill very busy these days in winter and summer. The applicant uses "under utilized" in the description of Ski Hill in the summer and that no longer applies. Will residents living on Alta North and Ski Hill be forced to deal with people leaving a venue on on the corner where these two roads intersect?

Will the applicant be able to hold two separate events at the Outdoor site and the Indoor site at the simultaneously? Will residents be forced to deal with noise, traffic and parking issues from two "Major" or even "Standard" events at the same time?

Sound. Ask anyone living here. Sounds in this area carry - we back up to the foothills. We've heard parties with music a couple of miles away and it sounds like its right down the road. We have our windows and doors open in the summer - entertain outside and we will hear everything at either of these venues less than a mile away.

We are also very concerned about our wildlife and how the traffic, noise and light pollution will affect their habits.

These are all very important questions to be considered before this application is approved and we believe concerns from neighbors should be addressed. This application is not for a few events every summer; we could be looking at events at the outdoor site possibly every single weekend for six months and events all year at the indoor venue. We respect the Wilson family and their ties to Alta but this affects many of us who have also made Alta our home. We feel strongly that the size and scope of this application warrants deeper consideration. We ask that the Planning Department and the Commissioners slow down this process and respond to the questions we have raised before this application can be approved.

Sincerely,

Kathy and Tom Hoffman  
410 Yellow Rose Dr

Dear Planning and Zoning Commissioners,

I am writing in regards to CUP 2021-0003 and 2021-0004 that is for an Event Venue in Alta, Teton County Wyoming. I have lived in Alta for the last 2 years and I am down the street from the proposed Site. I listened to the meeting where it was proposed on November 8<sup>th</sup> and heard potential concerns from some neighbors and also some commissioners. I wanted to write in support for the proposed CUP2021-0003 and 2021-0004. After listening to the current LDR regulation on decibel levels and the proposed 30 events per year happening mostly in the summer months I think this more than meets the needs to the neighbors. I think the mitigation given for the parking is adequate for the community and neighbors. I find the concerns over noise and parking unfounded in being a neighbor and living close to the site. In addition I have been up to the location before and it is secluded and would not be a hinderance to any of the neighbors.

In addition I think it is very important to provide these opportunities to longtime residents. The ranch has been around for over 100 years and the economics around running a farm in teton county has changed dramatically over time. I see this as a way to preserve the open space, a long term ranch, and also allow the family to flourish in the new economy. If these types of opportunities are not given then I fear that we will lose these ranches that can then just be divided into 35 acre parcels. I do not think anymore restrictions than are proposed are necessary to be put in place by the commission. It is important to remember that this is not a corporation running the ranch and facility and I fully trust they will work with the neighbors and some of the problems mentioned at other facilities in Teton county will not occur at this one. Placing more restrictions including timing or number of events or limits on the facility may adversely affect the economics with no actual gain to the neighbors or community and may make this financially prohibitive.

In summary I would ask the commission to approve both CUPs with no more restrictions. I think this will be a great benefit to the Alta community,

Regards,

Handwritten signatures of Marisol and Kevin Mayberry. The signature on the left is 'Marisol' and the signature on the right is 'Kevin Mayberry'.

Marisol and Kevin Mayberry

105 Alta Meadows RD,  
Alta WY.

## Chandler Windom

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**From:** Joel Bettner <joelbettner@gmail.com>  
**Sent:** Sunday, October 31, 2021 7:51 PM  
**To:** Chandler Windom  
**Subject:** Wilson Proposal for Zoning Change

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Ms Windom

My family and I are full time residents of Alta. We live just south of Teton Creek along East Aspen Meadow Lane.

I have concerns about the Wilson's proposal to rezone their property and construct a structure to host events.

For starters, they're estimating that the structure will be roughly 5,000 square feet for events of 300 people. I think is a significant underestimation. It would be better if some sort of limit were put on the proposal (for example "not to exceed 6,000 square feet"), otherwise there is the possibility for a much larger structure to be built to accommodate the crowds.

I'm also very concerned about their estimations of the traffic impact. An event with 300 people will very likely have more than 100 cars/trucks. I don't believe the parking for that, and the additional impact on Ski Hill road, has been adequately considered. Although most of the use is "planned" for the summer months, there is no guarantee that it won't end up happening all year. Furthermore, the traffic on Ski Hill Road is becoming more and more significant during the summer months, and I think it would be an unwise assumption to think this wouldn't worsen that.

Lastly, and perhaps most importantly, is the noise impact an events center like this will have. This summer there was a wedding reception at the church in Alta. I live a mile away from the church and I could hear it clear as a bell. One or two events a year are not a big deal. However, if there are 30 events happening on the Wilson property every summer (that's basically every weekend in the summer) it will be a much bigger issue.

I want to be a good neighbor and I don't want to unnecessarily prevent the Wilson's from using their property as they like. I am, however, concerned that there are consequences of their proposed use that will be larger than anticipated.

Thank you for taking the time to read this.

—

Joel Bettner

--

-- Joel Bettner 570-971-2097 Instagram.com/joelbettner

## Chandler Windom

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**From:** cjlannon@gmail.com  
**Sent:** Friday, October 29, 2021 10:14 AM  
**To:** Chandler Windom  
**Subject:** J&J Wilson Proposed Development Projects—Alta

[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good morning, Ms. Windom,

My wife and I live in the Targhee Towne subdivision (295) in Alta and were recently made aware of two commercial projects recently submitted for your review. Like so many of our neighbors, we chose to live in Alta for the quiet and tastefully developed proximity to the best landscape in North America (humble opinion). While we understand how quickly these small towns transition into Big Sky, Crested Butte and Park City, the proposed commercial facilities seem 0-60. In reviewing the proposal, it is our understanding that these facilities, which are very close to our home and neighborhood, would have the ability to entertain >200 guests as much as 25% of the time and host them until long after myself and most of our neighbors are asleep. As much as I enjoy wedding bands and horse drawn carriages, I'm not sure hearing Electric Slide at 11PM from a concert venue, adjacent to an otherwise dead quiet neighborhood, would improve sleep quality. Four horses übering over-served guests down Ski Hill Rd probably won't help.

In short, we do not support such a proposal and hope you will consider our position in your review.

Thank you so much for your time, attention and everything you do to keep Teton County the special place it is. Have a great weekend!

Sincerely,  
Chris and Emily Lannon  
203/815-5261



## Chandler Windom

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**From:** Peter OMalley <peter.omalley@kenosiscapital.com>  
**Sent:** Monday, November 15, 2021 2:18 PM  
**To:** Chandler Windom  
**Cc:** Peter OMalley; pcpomalley@aol.com  
**Subject:** Fwd: J&J Wilson CUP applications

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Chandler,

We spoke a few weeks ago. Today I received the forwarded email below from Karen Cummings.

I would like to please add the following thought to the discussion.

I believe the Wilson family are genuine, good stewards and most likely the largest landowners in Alta. Like anyone, they should be able to utilize their land in a reasonable manner in which they would like to.

With that said, I tend to agree that it likely makes sense that this CUP should be held to the same standards that the Resors had to in regard to Snake River Ranch in Wilson. I trust that is not an undue burden to the Wilsons.

Sincerely,

Peter O'Malley 歐馬力  
Managing Partner



**KENOSIS CAPITAL LLC**  
[peter.omalley@kenosiscapital.com](mailto:peter.omalley@kenosiscapital.com)  
M: [+1 917 745 7870](tel:+19177457870)

Sent from an iPad. Please forgive the typos and auto-correct idiosyncrasies

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Begin forwarded message:

**From:** Jim Sheehan <jim@outtech.com>  
**Date:** November 15, 2021 at 1:55:26 PM EST  
**To:** Karen Cummings <karencummings831@gmail.com>  
**Cc:** Roger Shea <rogershea@earthlink.net>, Rhem Wooten <decarb2050@icloud.com>, Rufus Lohmueller <rufus@lohmueller.com>, Judy Lohmueller <judy@lohmueller.com>, Peter OMalley <peter.omalley@kenosiscapital.com>, Mary Sheehan <mary@outtech.com>, Robin Pierson <robinpierson7@gmail.com>  
**Subject:** RE: J&J Wilson CUP applications

Karen

Adding neighbors

Thx  
Jim

---

**From:** Karen Cummings <karencummings831@gmail.com>  
**Sent:** Sunday, November 14, 2021 7:23 PM  
**To:** Jim Sheehan <jim@outtech.com>  
**Subject:** J&J Wilson CUP applications

Dear Alta neighbors,

I have owned my property in Alta for 17 years and am planning to start construction on my full time home there in 2022.

As most of you are aware, Meredith Wilson has applied for Conditional Use Permits for two commercial event venues on his property at 140 Alta North Rd. The application includes an Outdoor Reception Site and an Assembly Reception Hall.

The Outdoor Reception Site is in the Teton view corridor across from Grand Mountain View Lane (the private drive just to the north of Jim and Mary Sheehan's and Roger and Carmen Shea's property. The application is for 30 events between May 1 and October 31 between 9 AM and 9 PM, with no fixed

limitations on size or frequency. As it is outdoors, most events will likely occur in the prime summer months of July, August, and September. There could easily be an event every Friday and Saturday, every weekend from July 1 to September 30.

The application also includes a proposal for a one acre "overflow" and service vehicle parking lot directly across from Grand Mountain View Lane. While there is a "primary" parking lot proposed next to the Assembly Hall at the intersection of Ski Hill and Alta North, its half acre size would only accommodate 50 cars, and for larger events, there would likely be 50-100 cars/trucks/service vehicles in the "overflow" parking.

Of note, there is a similar event facility in Wilson, the Snake River Ranch, also with two separate spaces (an indoor venue and an outdoor space). These venues have significantly more restrictions, despite being much more isolated from neighboring properties. They are farther from the road and cannot be seen from neighboring properties.

It would seem that the same standards should apply when the Teton County Planning Committee and Board of County Commissioners consider their neighbors on the other side of "the hill."

I want to be a good neighbor and applaud Meredith's intention of maintaining their family's farming tradition, but if the current application for this commercial event operation is approved with no limitations, it could significantly change our quiet, bucolic community forever.

I've composed a letter to the Planning Committee regarding Meredith's application and asked that they consider the following:

- Identify and plan for expanded primary parking next to the Reception Hall or alternative parking sufficient for the granted guest capacity, including service and delivery vehicles, in a location which does not cause adverse visual impact per Section 8.3.2 of the LDRs. Consider shuttling guests to/from Driggs.
- Mr. Hutchinson, Meredith's 'land use strategist' for this new enterprise, has stated that upgrades "will be implemented" to improve the existing two-track agricultural track along the eastern border of the property intended as the route between the Reception Hall and the "Grove" to address the concerns of the environmental engineer regarding heavier use. Consider having service and delivery vehicles access the "Grove" using the same route, via the easement for the primary parking lot at 130 Alta North Rd.
- Require that tents and port-a-potties be screened by trees, not visible from Alta North Rd.
- Limit the number, frequency, and size of events at the Outdoor "Grove" Reception site to 10 events in the summer season, only two of which can be between 7/1 and 8/31, and a maximum of 5 events in the winter season. Five of the summer events may have from 200 to 300 guests. (These numbers are the same as the outdoor reception site in Wilson, and exceed those indicated by Meredith as the "intended" usage level in his conversations with neighbors.)
- Limit the number, frequency, and size of events at the Reception Hall site to 15 events in the summer season and 15 events in the winter season. Five summer events and five winter events may be between 200 and 300 guests, and all others less than 200 guests (These numbers are the same as the indoor reception site in Wilson, and exceed those indicated by Meredith as the "intended" usage level in his conversations with neighbors.)
- Limit the hours of events, particularly at the outdoor "Grove" site (since, as stated by Mr.Hutchinson/Meredith, this site is only to be used for wedding ceremonies and the like, and not receptions).
- For the events at the outdoor site during the summer season, allow only non-electrified instruments and microphones.

- In addition to an annual report being submitted by the Property Owner, for the first three years, require that the report be reviewed annually at a public hearing with the Board of County Commissioners (as was required of the Snake River Ranch facility in Wilson).

If you share my concerns, please send your comments to Chandler Windom at [cwindom@tetoncountywy.gov](mailto:cwindom@tetoncountywy.gov). She will forward them to the Planning Committee prior to the meeting on November 22. You may also make comments at the meeting, either in person or via Zoom.

It will make a difference.

Very truly yours,  
Your neighbor,  
Karen A. Cummings, MD  
295 Alta North Rd  
Alta, WY 83414  
307-413-9350

## Chandler Windom

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**From:** Janet Conway <lazyeyeranch@msn.com>  
**Sent:** Sunday, October 31, 2021 3:09 PM  
**To:** Chandler Windom  
**Subject:** Wilson family CUP application

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Ms. Windom,

I am a neighbor of Meredith and Dana Wilson in Alta WY. I live approximately 2 miles away to the north. I have reviewed their application for a new outdoor use of their property and a reception hall to be used for weddings and other large gatherings.

I support their application for this new use. It will not change the agricultural use of their ranch or the scenic qualities as seen from Alta North Road. This new business will benefit the family, provide an additional revenue stream and enable them and their children to keep farming in Alta.

Regards,

Janet and Buol Heslin  
465 E. Rigby Rd.  
Alta WY 83414  
208-201-4256

## Chandler Windom

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**From:** William Eckerle <bill.eckerle@westerngeoarch.com>  
**Sent:** Sunday, October 31, 2021 3:43 PM  
**To:** Chandler Windom  
**Subject:** Alta Resident Inputs on J & J Wilson, Ltd's Application for Conditional Use Permits.

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Chandler Windom,

**10/31/2021**

**As a long-time year-round resident of Alta, Wyoming, I support the Application for Conditional Use Permits for Outdoor Reception Use and Assembly – Reception Hall Use from J & J Wilson, Ltd. Properties with the following reservations:**

The applicant's Project Goal is stated in Application Section 1.2.A: "The Wilson family's primary use of their properties is agricultural and maintaining this use is of primary importance to the family." Therefore, I strongly urge the Commissioners to limit these two conditional use permits, as well as future ones for the overall "Site," to ownership of the land (parcel(s) by the "Wilson family" and their direct descendants. The conditional use permits should not be transferable when the property (parcel(s) are sold outside of the Wilson Family.

As written, I believe the Application for Conditional Use underestimates the number of vehicles given the number of guests.

In addition, the application states that "additional overflow parking can be accommodated on the applicant's property off Alta North Road, east of the intersection with Grand Mountain View Road." Grand Mountain View Road is not named on the maps provided with the Application. Nor is this road named on either the Teton County GIS or on Google Maps or Google Earth. As such, the Application has a deficiency and should be appended with a map that illustrates the overflow parking area and the deadline for public comments should be extended such that the revised Application can be redistributed so the public can comment on potential issues with parking at this location.

Overflow traffic parking that accesses or egresses Alta North Road might cause extreme vehicular traffic congestion on Alta North Road at its intersection with Ski Hill Road when Wilson-event guests are arriving and exiting events in their vehicles. In addition, this portion of Alta North Road in question has a hazardous hill that has limited visibility on approaching its crest. It seems reasonable that the County should require the applicant to hire a professional traffic planner that has completed the Professional Transportation Planner (PTP) certification program to undertake a traffic study of the Application, including the proposal to have parking via Grand Mountain View Road. The purpose of this study would be to determine the level of traffic that will allow for emergency response vehicles, as well to assess heavy traffic that might impair the use of Alta North Road for residents and those who need or wish to visit residents to come and go without encountering excessive traffic congestion on North Alta Road backed up from the confluence of Ski Hill Road. The County should assess vehicle traffic from Wilson events from a conservative perspective and require the applicant to provide bus transport from overflow parking in Driggs when there is any doubt of maintaining critical as well as convenient egress or access for Alta North Road and its intersection with Ski Hill Road.

Thank you for your consideration,  
William Eckerle  
130 Targhee Towne Rd.  
Alta, WY 83414

## Chandler Windom

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**From:** William Eckerle <bill.eckerle@westerngeoarch.com>  
**Sent:** Tuesday, November 16, 2021 6:14 PM  
**To:** Chandler Windom  
**Subject:** J & J Wilson, Ltd's Application for Conditional Use Permits.

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Chandler,

Some additional concerns concerning regarding the J & J Wilson, Ltd's Application for Conditional Use Permits have come to my attentions. These concerns are some that I had not considered but which I too, believe need addressed with the planning commission as well with the County Commissioners:

- Identify and plan for expanded primary parking next to the Reception Hall or alternative parking sufficient for the granted guest capacity, including service and delivery vehicles, in a location which does not cause adverse visual impact per Section 8.3.2 of the LDRs. Consider shuttling guests to/from Driggs.
- Mr. Hutchinson, Meredith's 'land use strategist' for this new enterprise, has stated that upgrades "will be implemented" to improve the existing two-track agricultural track along the eastern border of the property intended as the route between the Reception Hall and the "Grove" to address the concerns of the environmental engineer regarding heavier use. Consider having service and delivery vehicles access the "Grove" using the same route, via the easement for the primary parking lot at 130 Alta North Rd.
- Require that tents and port-a-potties be screened by trees, not visible from Alta North Rd.
- Limit the number, frequency, and size of events at the Outdoor "Grove" Reception site to 10 events in the summer season, only two of which can be between 7/1 and 8/31, and a maximum of 5 events in the winter season. Five of the summer events may have from 200 to 300 guests. (These numbers are the same as the outdoor reception site in Wilson, and exceed those indicated by Meredith as the "intended" usage level in his conversations with neighbors.)
- Limit the number, frequency, and size of events at the Reception Hall site to 15 events in the summer season and 15 events in the winter season. Five summer events and five winter events may be between 200 and 300 guests, and all others less than 200 guests (These numbers are the same as the indoor reception site in Wilson, and exceed those indicated by Meredith as the "intended" usage level in his conversations with neighbors.)
- Limit the hours of events, particularly at the outdoor "Grove" site (since, as stated by Mr.Hutchinson/Meredith, this site is only to be used for wedding ceremonies and the like, and not receptions).
- For the events at the outdoor site during the summer season, allow only non-electrified instruments and microphones.
- In addition to an annual report being submitted by the Property Owner, for the first three years, require that the report be reviewed annually at a public hearing with the Board of County Commissioners (as was required of the Snake River Ranch facility in Wilson).

Thanks for your assistance,

Bill

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**From:** Chandler Windom [mailto:cwindom@tetoncountywy.gov]  
**Sent:** Monday, November 08, 2021 2:44 PM  
**To:** William Eckerle  
**Subject:** RE: Alta Resident Inputs on J & J Wilson, Ltd's Application for Conditional Use Permits.

## Chandler Windom

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**From:** Richard Weinbrandt <weinbrandt@outlook.com>  
**Sent:** Monday, November 22, 2021 4:22 PM  
**To:** Chandler Windom  
**Subject:** Wilson CUP

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Chandler

I'm writing to voice my opposition to the Wilson CUP and event center. It is completely out of character with the Alta community and the Comprehensive Plan.

Richard

Richard M. Weinbrandt, PhD, PE  
295 Meriwether Circle  
Alta, WY 83414  
307 413 0356  
Peaked Sports  
70 East Little Ave  
Driggs, ID 83422



## Chandler Windom

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**From:** William Eckerle <bill.eckerle@westerngeoarch.com>  
**Sent:** Saturday, December 11, 2021 3:24 PM  
**To:** Chandler Windom  
**Subject:** FW: [targhee-towne-and-altamont--residents] Fwd: Alta Event Site Commissioner hearing on 12/21

**[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Dear Chandler,

Below is a letter from an Alta resident that has been circulating among the Alta community. I believe that this letter expresses valid concerns with the Wilson application. Included are applying the same conditions to the Wilson proposal as are required of the Snake River Ranch in Wilson especially in regard to number of events winter and summer. In addition, I also agree that the project's effect on elk and mule deer winter range needs to be studied. And, the parking requirements need to be further evaluated.

Thanks for including my views and the views included in the letter below,

William Eckerle  
130 Targhee Towne Rd.  
Alta, WY

Dear Teton County Commissioners,

It has come to my attention that permits for an event facility on the Wilson land in Alta, Wyoming are in the process of being reviewed by Teton County. In their current form, I believe these are unacceptable and may significantly degrade the quiet enjoyment that all Alta neighbors now enjoy in our community. We believe a solution can be achieved that will be acceptable to all residents, but we seek your help to ensure an equitable outcome.

I think all of us in Alta want to maintain and preserve the rural, agricultural character of the area and also believe in private property rights. I believe there is a solution that respects everyone's property rights while allowing Meredith Wilson (the Applicant) to create supplemental income to maintain his family's farming tradition. However, the applications in their current form go far beyond what, in my opinion, would achieve an equitable outcome for all Alta residents.

I believe Alta neighbors could support Meredith having some paid events on his property, but it's the magnitude of the ask that's the problem. Unlike the Snake River Ranch in Wilson, which has achieved a relatively successful balance of property rights of both the operator and the neighbors by complying with several conditions, the Alta sites, which are in the same R-1 Zoning, were left minimally restricted by the Planning Commission. We would like there to be a consistent application of these standards.

The Planning Commission stated that they didn't feel "comfortable" coming up with restrictions, other than to limit the outdoor events to 15 and have them monitor the noise levels for a year. This falls far short of addressing all the issues with these applications. We request that further restrictions be placed on both indoor and outdoor events, specifically reducing the total number of events in any given year. By contrast, the Snake

River Ranch outdoor site is limited to 10 events in the summer, with only two between 7/1 and 8/31, and 5 events in the winter. Consistency of standards is paramount here in achieving equitable treatment of the Alta community.

The issues concerning parking were also not addressed. Per Table 4240, "Parking Standards By Use," there is only enough parking for around 125 guests, plus service vehicles, in the "primary" parking area (which has yet to be designed) near the reception hall. The proposed "overflow" parking has serious logistical, safety, and view issues, and would seem to be noncompliant with multiple provisions of Section 8.4.2 of the LDRs.

Important issues have also been raised by Valley Advocates for Responsible Development (VARD) regarding the burdens placed on Teton County, Idaho and the apparent lack of consultation with the pertinent officials there to include adequate lodging for these events. VARD has brought to our attention the need for seasonal wildlife corridor assessments or studies. Specifically for winter range mule deer habitats. Questions have also been raised concerning seasonal sound tests specifically to see how sound will travel to adjacent properties.

We all want to preserve the rural character of our community. However, this proposal, if approved in its current form, actually does the opposite. Respectfully, I ask that these applications be withdrawn and resubmitted only after all pertinent issues have been researched, with adequate input from the Alta community.

I hope we can arrive at an equitable solution that prioritizes the Alta community at large. Thank you in advance for your time and consideration.

Very Respectfully,  
Alta Resident

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## Chandler Windom

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**From:** Jordan Gootnick <jordangootnick@gmail.com>  
**Sent:** Monday, November 1, 2021 8:29 AM  
**To:** Chandler Windom  
**Subject:** CUP Applications for J&J Wilson LTD 140 Alta North Road Alta, WY

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms Windom,

I wanted to write to express my concern and opposition to the proposed zoning CUP and associated application. The property we own at 270 Yellow Rose Dr, Alta, WY 83414 is just north of the proposed zoning change, and most of us as neighbors were shocked to only learn of this application a few days ago when it was originally filed in July.

I write this letter with all due respect to the Wilson family, and their long tradition of farming in the Alta area.

**Traffic:** I haven't met a single person in Alta, since learning of these proposed use changes, who is for the proposed change to commercial use. The proposed change from Ag to commercial party and event use is just too much to put it simply. We as property owners have chosen to spend a premium on our properties to be in the quiet pastoral and natural surroundings that Alta and Alta North Road provide. Alta North Road, which isn't even legally wide enough to stripe down the center, is a sleepy road that is shared with tractors, cars, horses and neighbors walking. It seems obvious that allowing a commercial event operation is going to drastically change that, make the road more dangerous and congested to our children and neighbors who currently feel safe to use it for walking / biking and car traffic. Having event planners, lighting and music techs, caterers, maintenance staff, tent vendors and event staff and party goers at the property using the road, will turn a sleepy area into a noisy, less desirable place.

**Noise:** We could recently hear a party in the Targhee Town neighborhood which went until about 9:30pm very loud. Sound carries very far around here and we do not as neighbors want parties every weekend until 9pm at night. And that is when the "minimally (please define) amplified" sound stops, but the noise of the event staff continues until well after that time. To have invested a considerable amount of money in this area to have it spoiled by a commercial use which was never allowed on this proposed scale is just plain unacceptable. What studies have been done on the noise not only for the neighbors, but also for the wildlife that is adjacent to this site in the BLM and National Forest?

**Precedent:** I think more than anything the use of farm land for commercial purposes sets a dangerous precedent into the future for other properties and their potential uses. What is to stop another property owner wanting to operate some other form of commercial business, or a saw mill, or a minimart or ..... whatever? If this application is approved, then Alta could be looking at an area similar to "Drictor" (the area between Driggs and Victor which locals of Teton Valley often comment as being a zoning and planning disaster).

I believe in private property rights, but I think this application goes beyond a reasonable use. I feel that the Wilson family is entitled to use their land to make a living, but this application takes things too far and at a minimum should be scaled way back.

We urge you to please consider the permanent damage the approval of such an application will have on the community, neighborhood and environment. Jackson has had a history of conservation and limited growth, please don't forget that when considering your neighbors "over the hill" as we want the same limited growth future that has already been a part of the County's philosophy.

Sincerely,  
Jordan Gootnick  
270 Yellow Rose Drive,  
Alta, WY

---

**From:** Martin Hampton <Martin@hamptongraphics.com>

**Sent:** Friday, October 22, 2021 1:21 PM

**To:** Claire Hutchinson <chutchinson@tetoncountywy.gov>

**Subject:** Objections and Concerns - Two Submitted Planning & Building Projects (Public Meeting November 8, 2021)

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Dear Ms. Clair Hutchinson,

Your kind and immediate review and submitted of this email to the Planning & Building council authority that reviews citizens objections and holds the public meetings would be appreciated. Please accept this email document to be presented at the November 8, 2021 public planning and building meeting. I cannot attend the meeting to verbally communicate my objections and the sediments of neighbors in the community that we have communicated with.

I have just been notified about three submitted planning & building projects as listed below. Please know that there has been no contact to the Alta, Wyoming community or the local residents in the neighborhood located in the immediate vicinity of these three projects, or adjoining existing residential homes to the proposed subdivision those asset owners who will be greatly affected by these projects.

I live in a 32 residential community called Yellow Rose Ranch, Alta Wyoming in very close proximity to the Outdoor Reception area that has been called "The Grove". Our residential house is on the property line of the Wilson farmland.

**Project Number 1:**

Planning number: CUP2021-0003

Titled: Outdoor Reception Site Know as the "The Grove Venue"

Applicant: Double Diamond Bar Ranch

Conditional Use Permit application noticed, received date by Alta residents the week of October 11<sup>th</sup>, 2021.

**Objection to:**

- 1) No meetings from the proposed business owner with the community, no interested in the residential population and its concerns.
- 2) Conditional use permits for this commercial business in a location that is not zoned for commercial use. This opens the door for more commercial businesses.
- 3) Proposed 30 planned venues at the **Outdoor Reception site**. There are 26 weekends from May 1<sup>st</sup> to October 31<sup>st</sup>. This means one plus venues a week or more. These outdoor events are in prime good weather period when

seasonal residents are returning, full time residents have been inhouse all of the long winter months ready to enjoy the quite outdoor living that we all cherish.

- 4) Combination problem with the other proposed **Assembly Reception Hall** by the business owner at the corner of Alta North Road and Ski Hill Road, this will present twice as many additional vehicles 200 to 300 possible vehicles at weekly events.
- 5) Alta North Road the direct access to the proposed “The Grove” commercial venue business:
  - a) Alta North Road has been a problems with increased traffic, speeding complaints, the speed limit has been changed twice in two years, a narrow road, the road is so narrow the Teton County will not place a painted divider strip down the middle. The road doesn’t have guardrails with step drop-offs. With 75 to a hundred plus vehicles a week this will become and extreme nuisance to all existing residents.
  - b) Ski Hill Road from Driggs, Idaho to Targhee resorts: This road is already over used and exceeds its capacity not only in the winter but in the summer months with the expansion of mountain biking events on weekends and increase daily use for mountain biking. There is traffic that backs up bumper to bumper from Targhee Resort to Alta school at the bend of the road, miles of traffic. This traffic affects all residents in Alta, Ski Hill Road is our only access out of the community for goods and services and traveling out of the area. Alta North Road to the proposed “The Grove” commercial venue will impact the traffic greatly to existing overcapacity usage.
- 6) Vehicle Parking: Parking 75 to 100 vehicles a week parked off Alta North Road in front of the neighborhoods west Teton views, this is like adding a weekly commercial business for profit venue in front of Jenny Lake in Teton National Park.
  - a) Where will the 75 to 100 vehicles park?
  - b) What will be the 100 to 200 pedestrians impact crossing the Alta North Road each plus events a week?
  - c) How will the parking area be maintained, dust, esthetics, disturbed land environmentally?
- 7) Additional residence disruptive nuisance days other than the 30 events. Setting up tents, labor employees vehicles, vendor vehicles setting up and down tables, chairs, portable kitchen food serving. This will mean various multiple trucks on Alta North Road, employee vehicles, and ATV’s almost on a daily basis.
- 8) Lighting is night pollution, “low lighting is lighting” at event locations, shuttling 100’s of guest back and forth from the proposed “The Grove” venue to Alta North Road to new developed parking area for 50 to 100 cars plus and their headlights. Teton County Wyoming prides itself stopping exterior night lighting pollution especially in residential communities. A commercial business will need lighting to function safely.
- 9) Amplified sounds systems. Amplified sound is amplified sound every weekend – “Love Shack”, “Billie Jean”, “Pitbull”. Low amplified sound travels, it will be an extreme nuisance, there will be signed petitions, ongoing complaints to every city official, and city departments and city council agendas. Monitoring volumes structures will not work. I personally understand this and have been in a community were the cistizens went bazerk in a VERY ONGOING HEATED WAY until the venue was closed down by the County. Recent Example this last summer 2021 in the community called Targhee Town just adjacent to Alta North Road in Alta, someone held a special event a mile plus away it was like the music was in our homes. Nothing else can be said this will be a disaster.
- 10) Allowing a commercial businesses in Alta on Alta North Road will transform the beautiful sites of the West Tetons and mountain ranges from its beauty, natural setting, and will have wildlife impact. This strictly existing residential and farming community is already at a frightening capacity level for the inferior infrastructure let alone for additional environmental impact.

**Project Number 2:**

Planning number: CUP2021-0004

Titled: Assembly Reception Hall

Applicant: Double Diamond Bar Ranch

Conditional Use Permit application noticed, received date by Alta residents the week of October 11<sup>th</sup>, 2021.

**Objection to:**

- 1) No meetings from the proposed business owner with the community, no interested in the residential population and its concerns.
- 2) Conditional use permits for this commercial business in a location that is not zoned for commercial use. This opens the door for more commercial businesses. Exception after exception can be granted.
- 3) Traffic - Combination problem with the other proposed Outdoor Reception Site "The Grove Venue" by the business owner at the corner of Alta North Road and Ski Hill Road, this will present twice as many additional vehicles 200 to 300 possible vehicles at weekly events.
- 4) There is no good access to the proposed building site, stopped traffic on Ski Hill Road, no turning lane to proposed building. If Alta North Road is used to enter it would be on the corner which is a blind turn already. With the speeding cars, buses, trucks driving west on Ski Hill Road coming down from Targhee and cars being stuck half way on Ski Hill Road making a turn onto Alta North a possible entrance to this proposed building there will be dangerous high speed accidents.

Please kindly respond back that this communication has been received and forwarded to the Teton County and Development Department individuals that are holding the above public meetings.

Sincerely Submitted,  
Martin and Stacy Hampton

Martin and Stacy Hampton  
130 Yellow Rose Drive  
Alta, Wyoming 83414  
925-788-2107

## Chandler Windom

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**From:** Robin Pierson <robinpierson7@gmail.com>  
**Sent:** Monday, November 1, 2021 1:16 PM  
**To:** Chandler Windom; wilsonranch@silverstar.com  
**Subject:** outdoor reception site & assembly reception hall in Alta

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Chandler,

I hope I'm not too late to weigh in on my neighbor, Meredith Wilson's, proposal to use a portion of his land for an outdoor reception site and hall.

The Wilson family has been farming in Alta for over a century, leaving the stunning views at the foot of the Tetons undeveloped - a tremendous boon for those who live there, for those who visit, for wildlife and for the health of our planet.

I'm sure they could sell off portions of their holdings to developers, pocketing far more than what they earn from farming. But instead, they continue to farm and now hope to hold events in a spectacular setting, with little to no impact on their neighbors, the wildlife or the views. I think it's a great idea and I fully support Meredith Wilson's application.

Robin Pierson

70 Table Rock Road East

Alta, WY 83414

(949) 338-5839

## Chandler Windom

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**From:** Dillon Krapes <dillon.krapes@gmail.com>  
**Sent:** Tuesday, November 30, 2021 1:30 PM  
**To:** Chandler Windom  
**Subject:** Meredith Wilson Conditional Use Permit

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sir or Ma'am,

I am writing as a concerned Alta, WY resident. I understand that a proposal for a wedding venue is in the process of being reviewed. I have spoken with many Alta residents who are not pleased with the current lack of restrictions imposed on the Wilson project. I'm writing to express my concern and hoping that an open dialogue between Teton County and the residents of Alta can be established in hopes of finding an equitable solution for all.

Very Respectfully,

CDR Dillon Krapes USN

862-202-6163



## Chandler Windom

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**From:** Dillon Krapes <dillon.krapes@gmail.com>  
**Sent:** Monday, December 13, 2021 6:45 AM  
**To:** Chandler Windom  
**Subject:** Comments to be included in the Planning Department packet for the permit review of the Wilson land project in Alta WY

**[NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Teton County Commissioners,

It has come to our attention that permits for an event location on the Wilson land in Alta, Wyoming are in the process of being reviewed by Teton County. In their current form, they are unacceptable and will cause a large disturbance within the community. We believe a solution can be achieved that will be acceptable to all residents, but we need your help in ensuring this outcome.

I think all of us in Alta want to maintain and preserve the rural, agricultural character of the area. I'm pretty sure we also all believe in private property rights.

I believe there is a solution that respects everyone's property rights and allows Meredith Wilson (the Applicant) to create supplemental income to help maintain his family's farming tradition. But the applications in their current form go far beyond that and will not achieve an equitable solution for all Alta residents. The applications have created unnecessary conflict within the community that could be avoided by applying some common sense restrictions.

I believe we, the neighbors, could support Meredith having some paid events on his property, but it's the magnitude of the ask that's the problem. Unlike the Snake River Ranch in Wilson, which has achieved a relatively successful balance of property rights of both the operator and the neighbors by complying with several conditions, the Alta sites, which are in the same R-1 Zoning, were left minimally restricted by the Planning Commission. We would like there to be a consistent application of standards.

The Planning Commission stated that they didn't feel "comfortable" coming up with restrictions, other than to limit the outdoor events to 15 and have them monitor the noise levels for a year. This falls far short of addressing all the issues with these applications. We request that further restrictions be placed on both indoor and outdoor events, specifically reducing the total number of events in any given year. By contrast, the Snake River Ranch outdoor site is limited to 10 events in the summer, with only two between 7/1 and 8/31, and 5 events in the winter. Consistency of standards is paramount here in achieving peace within the community.

The issues concerning parking were also not addressed. Per Table 4240, "Parking Standards By Use," there is only enough parking for around 125 guests, plus service vehicles, in the "primary" parking area (which has yet to be designed) near the reception hall. The proposed "overflow" parking has serious logistical, safety, and view issues, and would seem to be noncompliant with multiple provisions of Section 8.4.2 of the LDRs.

There have also been important issues raised by Valley Advocates for Responsible Development (VARD) regarding the burdens placed on Teton County, Idaho and the apparent lack of consultation with the pertinent officials there to include adequate lodging for these events.

VARD has brought to our attention the need for seasonal wildlife corridor assessments or studies. Specifically for winter range mule deer habitats. Questions have also been raised concerning seasonal sound tests specifically to see how sound will travel to adjacent properties.

We all want to preserve and delay development of our rural lands. This proposal, if approved in its current form, actually does the opposite. Respectfully, I ask that these applications be withdrawn and resubmitted at a later time in a scaled back form, after all the pertinent issues have been researched and addressed.

I hope we can arrive at an equitable solution that prioritizes the Alta community at large. Thank you in advance for your time and consideration.

Very Respectfully,

CDR Dillon Krapes USN  
420 Altamont Road, Alta WY

## Chandler Windom

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**From:** Ryan Hamberlin <ryan.hamberlin@gmail.com>  
**Sent:** Sunday, December 12, 2021 8:56 PM  
**To:** Board Of County Commissioners; Chandler Windom  
**Subject:** Proposed event venue in Alta

Commissioners,

I want to express my desire to implement restrictions regarding the proposed venue in Alta. Should the proposed venue be given the green light, the residents in Alta should reasonably expect the same lifestyle quality it is uniquely known for. This assurance should be reflected in conditions surrounding the impact this venue will have on the surrounding residents and environment. It is reasonable for restrictions to be applied in the approval of the project in regard to safety, noise abatement, traffic control, light pollution, and the unique environment where the venue is located.

From my understanding, there are plans for many people with many cars. Does the applicant need to conduct a traffic control study? My concern is the safety of the existing residents and I believe traffic is going to be a growing problem in Alta.

Weddings are loud. It would be reasonable to place restrictions on the time of day for operations. I would think this is a standard consideration, and especially important when considering the unique environment that is the Teton view corridor in Alta. Sound travels in that area, hopefully not too late into the night.

I presume that the proposed venue will comply with dark sky provisions. I sincerely hope the venue will not be flooded with light that is visible to the other homes in the area.

In short, there needs to be reasonable consideration of the impacts this proposed event venue will have on existing residents. Placing restrictions on the number of events, sound, operating hours, and artificial light coming from the venue will assure the community that we can expect a continuation of the lifestyle quality that is unique to this location.

Thank you for your consideration.

Ryan and Katie Hamberlin  
350 Yellow Rose Dr

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Ryan Hamberlin

## Chandler Windom

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**From:** Janna Rankin <jannarankin@gmail.com>  
**Sent:** Sunday, October 31, 2021 2:27 PM  
**To:** Chandler Windom; Board Of County Commissioners  
**Subject:** CUP2021-003, CUP2021-004

To: Planning and Building Department, Chandler Windom, Senior Planner, Teton County, Wyoming

CC: Teton County Commissioners

Dear Planners and elected officials:

I am writing in opposition to granting Conditional Use Permits CUP2021-0003, CUP2021-0004 and MSC2021-0041. I live in Yellow Rose subdivision, off Alta North Road; less than a mile from this proposed commercial use.

First, I am concerned about traffic on both Ski Hill Road and Alta North Road. The current traffic studies (primarily generated by the proposed expansion at Targhee) demonstrate that every year there are more vehicles on these two roads. There are several subdivisions on Alta North generating a lot of construction traffic and new residents; friends and neighbors are already very concerned about this. Granting this CUP would put increased traffic on both of these roads. The event access across the field on the two-track (traveling east from Alta North road) has already been a concern this past summer as people are required to stop to allow the horse-drawn carriages to turn into the venue. Further, the estimation that 200 guests will arrive in 50 cars or fewer stretches credulity. As does their application statement that it is "unlikely" there will be more guests and/or vehicles. I don't believe future planning should be based on likelihood.

Second, I can't imagine the increased noise generated if these CUP's are granted. Noise travels here against the foothills. I can hear the discussions of workers from remodel projects and while these conversations are primarily limited to daytime, the event venues' sounds would carry on late into the evenings. This past summer there was a single wedding on private property in Table Rock, a subdivision further away that this proposed use would be. The next morning everyone was talking about how incredibly noisy it was and how the merriment carried on long into the night. Multiplying that by 30 events (or well into the hundreds if the assembly event facility is approved) and the result would significantly deteriorate the quality of life of Alta residents.

Third, I am opposed to commercial development in Alta. The Teton Teepee was "grandfathered" in and provides what is essentially a similar opportunity for events. The new owners work diligently to manage this facility and have generally proven to be good neighbors in containing the traffic and noise. One of the neighbors said that he thought this was already allowed in an agricultural zone. I can't imagine that this could be the case since hosting large celebrations and parties on a regular basis certainly isn't "agricultural."

There are many opportunities for uncontrolled variables in this application. The size and use of the independent "Institutional Reception Hall," the estimated 30 uses in the six summer months (could it be ninety? more?), the "similar type events" (vague), and many others. Those of us in Alta didn't anticipate this commercial development use and are opposed to this and similar incursions into our quiet community.

Janna Rankin

430 Yellow Rose Dr., Alta

## Chandler Windom

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**From:** Janna Rankin <jannarankin@gmail.com>  
**Sent:** Monday, November 22, 2021 4:03 PM  
**To:** Chandler Windom  
**Cc:** Board Of County Commissioners  
**Subject:** CUP Proposals in Alta

Planning and Building Department

Chandler Windom, Senior Planner

CC: Teton County Commissioners

Dear Ms. Windom, Planning and Zoning Commissioners, and County Commissioners:

I write to urge you to limit the commercial use proposed in CUP 2021-0003, CUP 2021-0004, and MSC 2021-0041. After listening to Mr. Wilson speak in a neighbor's house on November 3<sup>rd</sup>, and listening to the preliminary P & Z hearing on CUP – 0003, (The Grove), it appears this proposal may be moving forward with a positive recommendation.

I would ask the Commissioners to impose restrictions in order to treat Alta as they have treated other neighborhoods when similar applications have been received in the past. Primarily this would require:

- 1) limiting the number, frequency and size of events;
- 2) designing the parking to minimize the impacts on Ski Hill Road and Alta North Road;
- 3) restricting the noise levels;
- 4) requiring an annual report including an opportunity for comments from those of us who will be impacted by this commercial operation;
- 5) basing the renewal of this permit on the review of the annual report.

Thank you for your consideration.

Janna Rankin, Alta

## Chandler Windom

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**From:** Jason Shiver <jason.shiver@gmail.com>  
**Sent:** Saturday, October 30, 2021 6:17 PM  
**To:** Chandler Windom  
**Subject:** J&J Wilson LTD Conditional Use Permit Applications

[NOTICE: This message originated outside of the Teton County's mail system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Ms Windom,

My name is Jason Shiver and I live in Black Sheep Farms off of Alta North Rd. It has been brought to my attention that J&J Wilson LTD has applied for two conditional use permits. Although the Wilsons are respected members of our community, my wife and I have real concerns about the potential traffic and noise such permits would cause. Roads like Alta North are not built to withstand traffic. The width of the road and lack of shoulders would create unnecessary safety issues, not to mention the wear-and-tear on the road. If I am not mistaken, current regulations require 35 acres per lot, in which to build. I am assuming these are in place to uphold the charm of our county, reduce noise, create privacy, reduce traffic, etc. The approval of such permits would work in direct opposition of those goals. As a matter of fact, roads and levees are also trying to limit driveways off of Alta North with the same goals in mind. As a concerned citizen, I have to believe you have the same concerns and considerations when contemplating such permits. I am asking you to reject these permits for the sake of all residents of Alta North and Ski Hill Rd. Thank you for your consideration.

Regards,  
Jason and Carrie Shiver

## Chandler Windom

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**From:** Lee Simmons <targhee375@hotmail.com>  
**Sent:** Monday, November 1, 2021 12:22 PM  
**To:** Chandler Windom; Board Of County Commissioners  
**Subject:** CUP2021-003, CUP2021-004

cwindom@tetoncountywy.gov <cwindom@tetoncountywy.gov>; commissioners@tetoncountywy.gov  
<commissioners@tetoncountywy.gov>  
**Subject:** CUP2021-003, CUP2021-004

To: Planning and Building Department, Chandler Windom, Senior Planner, Teton County, Wyoming  
CC: Teton County Commissioners

Dear Planners and elected officials:

I am writing in opposition to granting Conditional Use Permits (CUP) CUP2021-0003, CUP2021-0004 and MSC2021-0041. I live in Targhee Towne Subdivision a couple of miles from this proposed commercial use.

I am concerned about traffic on both Ski Hill Road and Alta North Road. The current traffic studies (primarily generated by the proposed expansion at Targhee) demonstrate that every year there are more vehicles on these two roads. There are several subdivisions on Alta North generating a lot of construction traffic and new residents; friends and neighbors are already very concerned about this. Granting this CUP would put increased traffic on both roads with the potential of increasing the traffic on Targhee Towne Road. Further, the estimation that 200 guests will arrive in 50 cars or fewer stretches credulity. As does their application statement that it is "unlikely" there will be more guests and/or vehicles. Future planning should not be based on likelihood.

This past summer there was a single wedding on private property in Table Rock, a subdivision further away that this proposed use would be. Following this event, many neighbors were talking about how noisy it was and how the noise carried on long into the night, even into Targhee Towne. Multiplying that by 30 events (or well into the hundreds if the assembly event facility is approved) and the result would significantly deteriorate the quality of life of Alta residents. I am opposed to commercial development in Alta. The Teton Teepee was "grandfathered" in and provides what is essentially a similar opportunity for events. The new owners work diligently to manage this facility and have generally proven to be good neighbors in containing the traffic and noise.

There are many opportunities for uncontrolled variables in this application. Those of us in Alta didn't anticipate this commercial development use and are opposed to this and similar incursions into our quiet community. I believe that the other commercial venture in Alta, the Inn Lost Horizon, has recently given up its commercial use for Alta. Again, I wish to express my opposition to the granting of the proposed CUP.

Sincerely yours,  
G. L. Simmons  
375 Targhee Towne Road  
Alta, WY 83414

## Chandler Windom

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**From:** Derek Sroufe <dereksroufe@gmail.com>  
**Sent:** Sunday, October 31, 2021 7:17 AM  
**To:** Chandler Windom  
**Subject:** Concerned about Alta...

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello, wanted to quickly write to you because I've become aware of the Wilson Conditional Use Permit.... I've lived in Alta now for 8 years and I love how quiet and peaceful the area has been. Just wanted to throw in my two cents and try and stop the wedding venue that is sure to bring a lot of traffic on a daily basis. It sounds like a good idea for the Wilson's, but the rest of us will pay with noise and excessive wear and tear of our neighborhood.... My hope is that this doesn't happen!

Thanks for reading this and considering.

Derek Sroufe  
Black Sheep Farm  
307-353-2815