



Board of County Commissioners - Staff Report

Meeting Date: February 17, 2026 **Submitting Dept:** Planning & Building Services
Presenter: Chandler Windom **Agent:** Susan Johnson, SJ Planning Solutions
Property Owner: Snake River Associates, LLC
Subject: MSC2025-0052: Annual Monitoring Report for the Giltner Outdoor Reception Site on the Snake River Ranch

REQUESTED ACTION

A Miscellaneous Planning Request in accordance with Section 8.2.15 of the Land Development Regulations for annual review of the Giltner Event Site, CUP2015-0001, which pursuant to the conditions of approval requires an annual review of the Outdoor Reception Site. Review of the events held in 2025 may be an administrative review by the Planning Director; however, this application has been elevated to the Board of County Commissioners in accordance with LDR Section 8.2.9.C.

BACKGROUND/DESCRIPTION

PROJECT DESCRIPTION

Conditional Use Permit (CUP2015-0001) was approved by the Board of County Commissioners to allow the Snake River Ranch to host receptions and events at the Giltner Site. When first issued, the Conditional Use Permit only allowed one year of events, and it was expected that the applicant would return before the Board of County Commissioners to “renew” the use allowance. That occurred through MSC2015-0053, which resulted in the conditions of the Conditional Use Permit being amended, and the use allowed in perpetuity. Annual monitoring is a requirement of the use-specific standards for event sites, and as a condition of approval of the permit. The applicant also requested amendment of the conditions at the annual monitoring review in 2017, (MSC2017-0066), and most recently in 2018, (MSC2018-0054). Beginning in 2019, the monitoring report was reviewed administratively by the Planning Director, rather than being brought before the Board of County Commissioners.

The Planning Director chose to elevate this application to the Board of County Commissioners per LDR Section 8.2.9.C., *“If an application that would generally be subject to a decision by a County official will have significant local and community impacts that warrant public review, the County official may require the application be reviewed by the appropriate advisory bodies and decided upon by the appropriate decision-making body.”*

EXISTING CONDITIONS

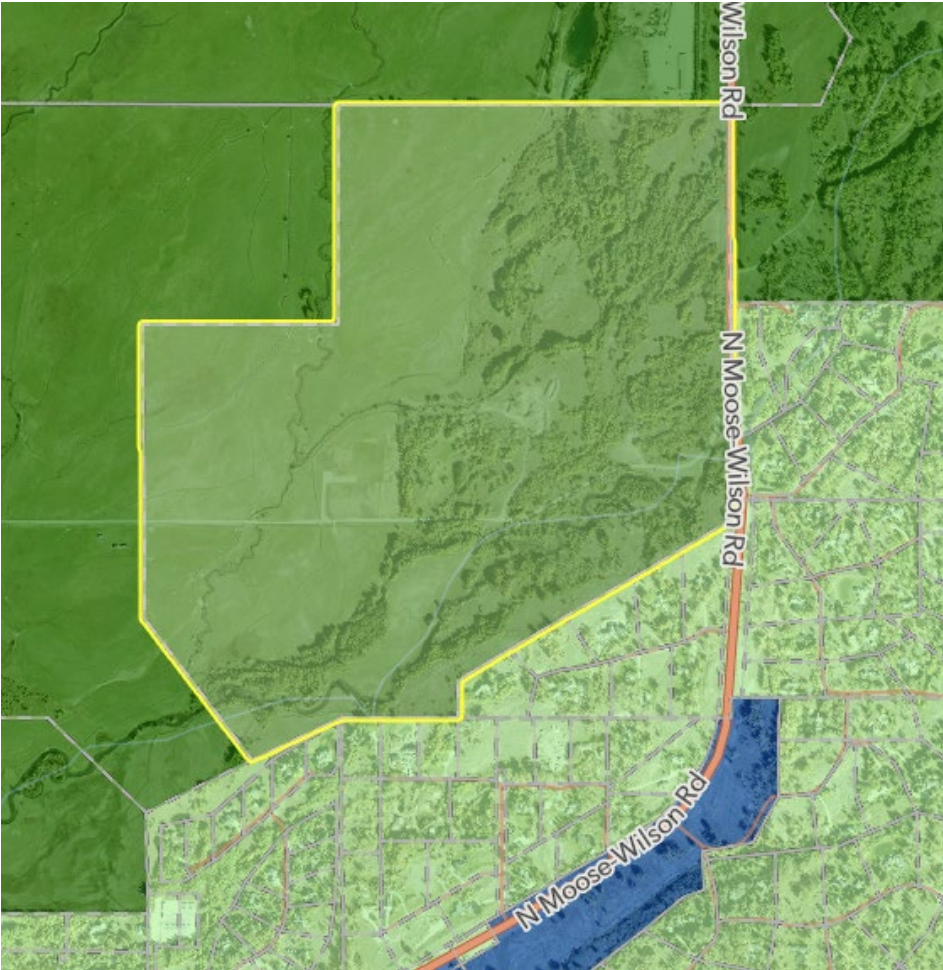
The site is predominantly vacant agricultural land with some road surfaces and parking areas. The land is under conservation easement with the Jackson Hole Land Trust.

LOCATION

The Giltner Event Site is generally located on the west side of Highway 390/Moose-Wilson Road and west of the Snake River, approximately 2.5 miles south of Teton Village.

PIDN: 22-41-17-01-1-00-002
Site Size: 295 acres
Character District: 9: County Valley
Subarea: 9.2: Agricultural Foreground
Zone: Rural-1 (R1)
Overlay: Natural and Scenic Resource Overlays (NRO/SRO)

ZONING/VICINITY MAP



SITE MAP (Enlarged)



STAFF ANALYSIS

The purpose of an annual monitoring report is to ensure compliance with the conditions of the approved use permit, CUP2015-0001, and the subsequent amendments.

The current active conditions for the Giltner event site are as follows:

1. *For any event over 300 people, application for a "Special Events Permit" shall be obtained from the Administrative Office. "Special Events" over 300 people, shall be included in the eight (8) summer events and five (5) events in the winter allowed under the Conditional Use Permit. The "Special Events" over 300 people will comply and meet all other Standards under 6.1.11.K.3. of the LDRs.*

Complies. No events with over 300 guests were reported as being held.

2. *The Board of Commissioners may revoke the Snake River Ranch-Giltner site Conditional Use Permit if any division or subdivision of the 295-acre parcel occurs, or upon a violation of any of these conditions pursuant to the LDRs.*

Complies. No land division has occurred of the 295-acre parcel, nor have any violations of the conditions been identified which warrants revocation of the permit.

3. *From Memorial Day to the Sunday before Labor Day, inclusive, five (5) of the weeks shall have no events. At least one of those weeks shall be fully within the month of August. At least one (1) other of those weeks shall be fully within in the months of July and August taken together. Monday shall be counted as the first day of each week.*

Complies. See the summary of events on the next pages of this report.

4. *For the summer (April 15- October 15), eight (8) events shall be allowed of which no more than six (6) events may be amplified, and at least two (2) events shall be unamplified. The applicant shall submit a monitoring report that includes number of events, number of people per event, whether events were amplified or not, decibel readings, and transportation and parking monitoring. The monitoring report shall be submitted by end of October each year. The Planning Director shall meet in December to discuss additional conditions to mitigate impacts, which may include adding or deleting the number of events.*

Complies as conditioned. See the summary of events on the next page of this report. A total of 8 events were held in 2025, and no more than 6 events had amplified sound. This monitoring report was submitted on December 1, 2025, which staff believes was due to a mutual misunderstanding of this condition. The condition used to read, "*the monitoring report shall be submitted by end of December each year*" and was changed to *October* as part of MSC2017-0066. However, outdated references to the December requirement remained on some reviews and likely led to this miscommunication. Therefore, staff does not consider this report to be late, however future monitoring reports shall be submitted by the end of October, as conditioned.

The Planning Director does not recommend any additional conditions based on the monitoring report as the current limits appear to appropriately mitigate impacts from the outdoor reception site. However, see the summary of the applicant's proposal for amendment/addition of conditions in Key Issue #1.

5. *The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community and shall be required to describe those*

practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event.

Complies as conditioned. See the application for a complete summary of the best management strategies implemented at each event, specifically those with amplified sound. According to public comments received, the events on June 25th and July 26th were audible to the neighbors. The event on July 26th did not fully apply best practices and some neighbors submitted complaints directly to the landowner. It appears, based on the response summarized by the commenter, that the ranch is aware of how to avoid this situation in the future through more effective positioning of tents and speakers. These best practices are especially important for the larger amplified events and must be applied to all events. If complaints continue, the Planning Director will consider additional mitigation measures.

The following table summarizes the event information from 2025 provided in the monitoring report.

Location: Giltner – Sound Report/Event List							
Date	# of People	Amplification	Transportation Type	Parking Monitoring	Compliance w/ Event Regs	Noise Exceedance?	Weather/ Noise Notes
6/25/25	86	YES	Bus and Guest Vehicles	1 shuttle bus 20 vehicles	YES	No	Wind from 6-9 pm
7/12/25	150	YES	Shuttle Bus	2 large 1 small shuttle bus	YES	No	Buses driving at final check
7/26/25	248	YES	Shuttle Bus	3 shuttle buses	YES	No	N/A
8/2/25	228	YES	Shuttle Bus	4 shuttle buses	YES	No	Wind from 7-9 pm
8/21/25	48	NO	Bus and Van	1 Bus 1 Van	YES	No	Unamplified
9/6/25	173	YES	Shuttle Bus	2 Shuttle Buses 3 Vans	YES	No	N/A
9/13/25	115	YES	Buses and Vans	2 shuttle buses & 3 vans	YES	No	N/A
9/27/25	68	NO	Vans	4 Vans	YES	No	Unamplified

According to the monitoring report submitted by the Applicant, this past year the site hosted eight (8) for-profit events which are summarized above. These events all occurred in the summer; no winter events took place. See the application materials for the full summary of noise monitoring and decibel readings.

No events had over 300 people. No more than 6 of the above events were amplified. Best practices were implemented at most events including effective speaker placement directionally north, and ranch staff measurements and communication with on-site auto managers to control event noise.

From May 26, 2025, to September 1, 2025, there were 8 weeks with no events. Two of these weeks were fully within August, and two of these weeks were in July-August, which meets and exceeds the requirements of Condition #3.

Not included in this summary, but documented in the application materials, was an additional non-profit event held on July 19th, which had 119 guests. The Snake River Ranch held this additional event at the Giltner site in 2025 based on guidance from the Planning Director's review of the 2024 monitoring report that non-profit events are exempt according to the Outdoor Reception Site definition in LDR Section 6.1.3.C.1.a.viii.d.

This interpretation led to some neighbor concerns, which the Planning Director decided would be best handled through elevating this review to a public hearing.

June 2025

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25 X	26	27	28
29	30					

July 2025

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12 X
13	14	15	16	17	18	19
20	21	22	23	24	25	26 X
27	28	29	30	31		

August 2025

S	M	T	W	T	F	S
					1	2 X
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21 X	22	23
24	25	26	27	28	29	30
31						

September 2025

S	M	T	W	T	F	S
	1	2	3	4	5	6 X
7	8	9	10	11	12	13 X
14	15	16	17	18	19	20
21	22	23	24	25	26	27 X
28	29	30				

KEY ISSUES**1. Do non-profit events count towards the Outdoor Reception Site Conditional Use Permit?**

As reviewed above, the events held at the Giltner site were in compliance with the conditions of approval for CUP2015-0001. In 2024, the applicant requested clarification, through their annual monitoring report, regarding the definition of Outdoor Reception site in LDR Section 6.1.3.C. Outdoor Recreation. Specifically, “*outdoor receptions: to constitute outdoor recreation use, a reception site shall:*

- a) *Host four or more events per year with over 50 guests on site at one time or with implied music; or*
- b) *Host one or more events with over 500 guests on site at one time or cumulatively over consecutive days; or,*
- c) *Host temporary overnight camping as an incidental use component of the primary outdoor reception event.*

d) *Exemptions*

- 1) *Private and non-profit receptions do not constitute outdoor recreation regardless of their size. A private event is defined as a gathering not open to the public hosted at a private home not renting their property to a third party specifically for the use of the reception/event site. A non-profit event is defined as an event hosted by an organization that demonstrates tax exempt status under Section 501(c)(3) of the Internal Revenue Code.*

- 2) *Events held within Planned Resort Zones are exempt from the standards of this subsection but shall comply with LDR [Division 4.3](#) and all applicable Planned Resort master plans.”*

The definition of outdoor reception site did not exist in the LDRs when the Giltner event site first obtained approval of CUP2015-0001. However, the LDRs were amended on April 1, 2016 (AMD2015-0001) to include, “*outdoor receptions (4 or more events per year, excluding non-profit events)*” and later was further expanded through AMD2020-0001. This 2020 amendment provided the clarification in the current language about private events, and that non-profits needed 501(c)(3) tax exempt status. Planning staff use the definitions of the current LDRs when applying and enforcing approved permits, unless the permit includes language and conditions which are more specific or restrictive. CUP2015-0001 makes no specific mention to non-profit events, nor was the topic ever contemplated in the condition amendments that took place before the Board of County Commissioners in 2016, 2018 or 2019. Any other property owner today, whether they were issued an Outdoor Reception Site Conditional Use Permit, or simply hosting a non-profit event, would be granted the current exemption in LDR Section 6.1.3.C. Therefore, it is appropriate that the exemption should also apply to those existing outdoor reception/event sites. The Planning Director confirmed last year that events hosted by a non-profit organization that meet the above criteria would not count towards the maximum number of events established in condition #4 of CUP2015-0001, even if amplified, as they are not considered part of the Outdoor Reception Site Use.

On February 6, 2026, the applicant provided an update to the report in order to address the public comment and disagreement with neighboring homeowners over this non-profit event exemption. The update includes a collaborative solution with the neighboring homeowners to restrict the number of non-profit events that may be held on the site, regardless of the applicability of the non-profit exemption in the LDRs. The suggested changes to Condition #4 are as follows, with the new proposed language in bold.

4. “For the summer (April 15- October 15), eight (8) events shall be allowed of which no more than six (6) events may be amplified, and at least two (2) events shall be unamplified. In addition to the eight (8) events permitted under this condition of approval #4, the Giltner Site may host one (1) non-profit event annually, which may be amplified and shall comply with all Conditions of Approval as set forth in this Conditional Use Permit. No additional non-profit events beyond the one (1) allowed under this revised Condition of Approval #4 shall be permitted, irrespective of any current or future provision of the Land Development Regulations that might otherwise apply.

The applicant shall submit a monitoring report that includes number of events, dates, times, type of event (i.e. wedding, nonprofit, etc.), number of people per event, whether events were amplified or not, ~~decibel readings, and transportation and parking monitoring.~~ The monitoring report shall be submitted by December 1 ~~end of October each year~~ and shall include any complaints made directly to the Ranch or communicated to the Ranch by the County, as well as any known violations, along with any efforts made by the Ranch to address any such complaints or non-compliance. The Planning Director shall ~~meet in December to discuss~~ determine in January whether ~~additional conditions to mitigate impacts are necessary, which may include adding or deleting the number of events.~~

For the avoidance of doubt, nothing in this Condition of Approval #4 is intended to prohibit non-profit events that are counted in the eight (8) event maximum set forth above.

The above proposed changes would make the conditions of this permit more specific than the exemptions in the Land Development Regulations for outdoor reception sites, and therefore these conditions would supersede the non-profit exemption in the LDRs. Staff support the proposal from the applicant to amend the conditions as a solution to the disagreement between the property owner and neighboring landowners. Some minor changes to the proposed language are provided in the Planning Director’s recommendation. In addition, the joint request proposes changes to condition #5, and a new condition #6, as follows

5. *The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event.* Placement of speakers facing north – away from residential areas – is a requirement for noise mitigation at all events.
6. To provide neighbors with reasonable notice of planned events, the annual monitoring report shall include a list of all scheduled events for the upcoming year. The list shall include which events are amplified and unamplified and the date of any events and type of events.

STAKEHOLDER ANALYSIS

Departmental Reviews

This application was not sent to any other departments or agencies for review.

Public Comment

Notice of this hearing was mailed to property owners within 800 feet of the site on January 15, 2026. A notice was published in the Jackson Hole News & Guide on January 21, 2026. A notice was also posted on the site on February 4, 2026. As of the publishing of this report, two comments have been received by staff, which are attached to this report. The latest comment letter received was in support of the condition amendments proposed in the collaborative solution between the Snake River Ranch and the neighboring landowners.

LEGAL REVIEW

Gingery

RECOMMENDATION*MSC2025-0052*

The Planning Director recommends **Approval** of MSC2025-0052, the 2025 Snake River Ranch Giltner Reception/Event Site annual monitoring, demonstrating compliance with the conditions of CUP2015-0001 as presented with the following amendments to Conditions #4, #5 and a new Condition #6:

4. *"For the summer (April 15- October 15), eight (8) events shall be allowed of which no more than six (6) events may be amplified, and at least two (2) events shall be unamplified. In addition to the eight (8) events permitted under this condition, the Giltner Site may host one (1) non-profit event annually, which may be amplified and shall comply with all Conditions of Approval as set forth in this Conditional Use Permit. No additional non-profit events beyond the one (1) allowed under this revised Condition of Approval #4 shall be permitted, irrespective of any current or future provision of the Land Development Regulations that might otherwise apply.*

*The applicant shall submit a monitoring report that includes number of events, dates, times, type of event (i.e. wedding, nonprofit, etc.), number of people per event, whether events were amplified or not, ~~decibel readings,~~ and transportation and parking monitoring. The monitoring report shall be submitted by ~~December 1 each year end of October each year~~ and shall include any complaints made directly to the Ranch or communicated to the Ranch by the County, as well as any known violations, along with any efforts made by the Ranch to address any such complaints or non-compliance. The Planning Director shall ~~meet in December to discuss~~ review and determine whether *additional conditions to mitigate impacts are necessary, which may include adding or deleting the number of events.**

For the avoidance of doubt, nothing in this Condition of is intended to prohibit non-profit events that are counted in the eight (8) event maximum set forth above.

5. *The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event. Placement of speakers facing north – away from residential areas – is a requirement for noise mitigation at all events*
6. To provide neighbors with reasonable notice of planned events, the annual monitoring report shall include a list of all currently scheduled events for the upcoming year. The

list shall include which events are proposed to be amplified and unamplified and the date of any events and type of events.

PLANNING DIRECTOR RECOMMENDED FINDINGS

Pursuant to Section 8.2.15 of the Land Development Regulations:

1. *Is in substantial conformance with all relevant standards of these LDRs and other County Resolutions; and*

Can be made as conditioned. The application demonstrates compliance with the standards for Outdoor Reception Site in LDR Section 6.1.3.C. and the Special Event Resolution as described in the above staff report. The amendments to the CUP2015-0001 conditions of approval are recommended to provide clear direction on how the Land Development Regulations, and other agreed upon limitations, apply to this permit.

2. *Complies with all standards or conditions of any prior applicable permits or approvals.*

Can be made. The application demonstrates compliance with the standards and conditions of the issued permit, CUP2015-0001, and subsequent amendments, MSC2015-0053, MSC2017-0066, and MSC2018-0054.

ATTACHMENTS

- MSC2025-0052 Application & 2/6/26 Update
- Public Comment
- CUP2015-0001 Permit(s)
- [CUP2015-0001 File \(digital only\)](#)

SUGGESTED MOTION

I move to **APPROVE MSC2025-0052**, the 2025 Snake River Ranch Giltner Reception/Event Site annual monitoring, demonstrating compliance with the conditions of CUP2015-0001 as presented with the following conditions and condition amendments.

4. *“For the summer (April 15- October 15), eight (8) events shall be allowed of which no more than six (6) events may be amplified, and at least two (2) events shall be unamplified. In addition to the eight (8) events permitted under this condition, the Giltner Site may host one (1) non-profit event annually, which may be amplified and shall comply with all Conditions of Approval as set forth in this Conditional Use Permit. No additional non-profit events beyond the one (1) allowed under this revised Condition of Approval #4 shall be permitted, irrespective of any current or future provision of the Land Development Regulations that might otherwise apply.*

The applicant shall submit a monitoring report that includes number of events, dates, times, type of event (i.e. wedding, nonprofit, etc.), number of people per event, whether events were amplified or not, ~~decibel readings~~, and transportation and parking monitoring. The monitoring report shall be submitted by December 1 each year ~~end of October each year~~ and shall include any complaints made directly to the Ranch or communicated to the Ranch by the County, as well as any known violations, along with any efforts made by the Ranch to address any such complaints or non-

compliance. *The Planning Director shall ~~meet in December to discuss~~ review and determine whether additional conditions to mitigate impacts are necessary, ~~which may include adding or deleting the number of events.~~*

For the avoidance of doubt, nothing in this Condition of is intended to prohibit non-profit events that are counted in the eight (8) event maximum set forth above.

5. *The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event.* Placement of speakers facing north – away from residential areas – is a requirement for noise mitigation at all events
6. To provide neighbors with reasonable notice of planned events, the annual monitoring report shall include a list of all currently scheduled events for the upcoming year. The list shall include which events are proposed to be amplified and unamplified and the date of any events and type of events.



December 1, 2025

Teton County Planning and Building Services
PO Box 1727
200 S. Willow Street
Jackson, WY 83001

RE: Snake River Ranch 2025 Annual Monitoring Report— Giltner Reception/Events site (CUP2015-0001)

To Whom It May Concern,

Attached is the 2025 monitoring report for events at the Snake River Ranch Giltner site. This report includes the event dates, number of attendees, whether amplified sound was used, transportation and parking information, a sound monitoring report that demonstrates compliance with Teton County LDR Section 6.4.3, Noise, as well as BMPs used on the site for each event.

There were eight events held at the site in 2025. In addition, the non-profit Animal Adoption Center held a fundraiser on 7/19/2025 for 119 attendees, for which a venue fee was not charged. Non-profit receptions do not constitute outdoor recreation regardless of their size, pursuant to LDR Sec. 6.1.3.C.1.a.Viii.d)1. Of the eight events where a venue fee was charged, six of these events had amplified sound and two were not amplified. All events were in compliance with the requirements of both the CUP and the Teton County LDRs for the reception/event sites. Each event ended by to 10:00 p.m.

As a working ranch these events provide important revenue that assists the Ranch in its continued operation, which ultimately continues to maintain important open space along a scenic corridor. Maintaining open space through agriculture is a recognized priority in the Teton County Comprehensive Plan and includes both scenic and wildlife benefits. Thank you for your consideration. Please don't hesitate to contact me with any questions.

Thank you,

Susan Johnson
SJ Planning Solutions

Attachment: Giltner 2025 Monitoring Report

SNAKE RIVER RANCH, LLC

Giltner CUP2015-0003

2025 Sound Monitoring

Date	Number of People	Amplified	Transportation	Parking Monitoring	Compliant with County Event Regulations	Event Noise Decibel Reading*	Noise Exceedence?	Notes	Best Management Practices Used
6/25/2025	86	Yes	Bus and Guest Vehicles	1 Shuttle Bus, 20 Vehicles	Yes	6:36PM 46.2 DBL, 7:38PM 50.7 DBL, 8:37PM 51.5 DBL, 9:28PM 52.6 DBL, 10:00PM 48.9 DBL	No	Wind from 6pm to 9pm	Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
7/12/2025	150	Yes	Busses	2 Large Shuttle Busses, 1 Small Shuttle Bus	Yes	6:30PM 44.7 DBL, 7:31PM 42.6 DBL, 8:35PM 52.4 DBL, 9:38PM 52.3 DBL, 10:00PM 50.5 DBL	No	Busses driving near sound check area at final check	Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
7/19/2025	119	Yes	Guest Vehicles	50 Vehicles	Yes	6:49PM 47.7 DBL, 7:47PM 39.2 DBL, 8:40PM 38.5 DBL, 9:52PM 43.2, 10:00PM 41 DBL	No	AAC Event: Private Non Profit Event, SRR Did not Charge a venue fee for this event	Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
7/26/2025	248	Yes	Busses	3 Shuttle Busses	Yes	6:25PM 39.2 DBL, 7:27PM 46.9 DBL, 8:24PM 41.1 DBL, 9:27PM 52.7 DBL, 10:00 37.7 DBL	No		Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
8/2/2025	228	Yes	Busses	4 Shuttle Busses	Yes	6:38PM 44.0 DBL, 7:43PM 45.5 DBL, 8:45PM 52.7PM, 9:42PM 49.0 DBL, 10:00PM 45.5 DBL	No	Wind from 7pm to 9pm	Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
8/21/2025	48	No	Bus and Van	1 Shuttle Bus, 1 Van	Yes	Unamplified Event	No	Ranch Staff Checked Event Site before and during event to ensure no speakers were on site.	Confirmed that amplified sound was not permitted in the client contract and inspected the event sites before and during the event to ensure compliance.
9/6/2025	173	Yes	Busses	3 Shuttle Busses, 2 Vans	Yes	6:56PM 46.8 DBL, 7:51PM 49.5 DBL, 8:43PM 50.0 DBL, 9:44 PM 51.8 DBL, 9:59PM 46.6 DBL	No		Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
9/13/2025	115	Yes	Busses and Van	2 Shuttle Busses, 3 Vans	Yes	6:48PM 42.8 DBL, 7:41PM 49.7 DBL, 8:48PM 52.1 DBL, 9:45 PM 51.8 DBL, 9:59PM 45.8 DBL	No		Effective speaker placement; Ranch staff measurements and communication with on site audio manager to control event noise
9/27/2025	68	No	Vans	4 Vans	Yes	Unamplified Event	No	Ranch Staff Checked Event Site before and during event to ensure no speakers were on site.	Confirmed that amplified sound was not permitted in the client contract and inspected the event sites before and during the event to ensure compliance.

February 6, 2026

Dear Planning Director Neubecker and Chandler:

Please consider this a joint request from the Snake River Ranch and neighboring landowners to address the annual report for the Giltner Site (MSC2025-0052) at the Planning Department level, which is permitted per the terms of CUP2015-0001, as amended by MSC2015-0053 and thereafter by MSC2018-0054.

It is our understanding that the matter was elevated to the Board of County Commissioners in order to address the applicability of the non-profit exemption set forth in LDR Section 6.1.3.C.1.a.viii. After collaborative meetings, the Ranch and neighboring owners believe that the matter is best addressed through an amendment to the terms of the CUP. The Giltner Site is unique inasmuch as the parcel on which the Giltner Site is located is adjacent to residential neighborhoods and has been the subject of numerous hearings intended to create reasonable parameters around events. A resolution specific to this site is appropriate and this request does not require any determination regarding the LDRs, or that would impact any other event site. The parties have worked hard to reach a middle ground and have succeeded in doing so.

In the event the Planning Department deems it necessary to move forward at the February 17, 2026 hearing, please consider either (i) requesting that the Board remand the matter back to the Planning Department to adopt the below-listed amended Conditions of Approval, or (ii) placing the matter on the Consent Agenda for approval of the proposed, revised Conditions.

A letter of support for this request that has been approved by at least 28 neighboring property owners (and at least 50 individuals) will be submitted to the Planning Department this weekend.

The pertinent, relevant background is straightforward:

1. The SRR and surrounding neighbors disagree as to the applicability of the non-profit event exception set forth in LDR Section 6.1.3.C.1.a.viii.
2. After reaching an agreement regarding amended Conditions of Approval for the Giltner Site CUP neither SRR nor the neighbors are asking the Board of County Commissioners for a determination as to the applicability of the non-profit event exemption LDR to the Giltner site.
3. The proposal from the SRR and the neighboring property owners is intended as a compromise and to avoid the need for a formal hearing before the Board of County Commissioners and to encourage continued cooperation between the Ranch and its neighbors.

The agreed upon Conditions of Approval are as follows:

Conditions #1 through #3 remain unchanged.

Condition of Approval #4 shall be modified as follows:

For the summer (April 15 - October 15), eight (8) events shall be allowed of which no more than six (6) events may be amplified, and at least two (2) events shall be unamplified. In addition to the eight (8) events permitted under this Condition of Approval #4, the Giltner Site may host one (1) non-profit event annually, which may be amplified and shall comply with all Conditions of Approval as set forth in this Conditional Use Permit. No additional non-profit events beyond the one (1) allowed under this revised Condition of Approval #4 shall be permitted, irrespective of any current or future provision of the Land Development Regulations that might otherwise apply

The applicant shall submit an annual monitoring report that includes number of events, dates, times, type of event (i.e.: wedding, nonprofit, etc.), number of people per event, whether events were amplified or not, and transportation and parking monitoring. The monitoring report shall be submitted by December 1 and shall include any complaints made directly to the Ranch or communicated to the Ranch by the County, as well as any known violations, along with any efforts made by the Ranch to address any such complaints or non-compliance. The Planning Director shall determine in January whether additional conditions to mitigate impacts are necessary.

For the avoidance of doubt, nothing in this Condition of Approval #4 is intended to prohibit non-profit events that are counted in the eight (8) event maximum set forth above.

Condition of Approval #5 shall be modified as follows: The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event. Placement of speakers facing north - away from residential areas - is a requirement for noise mitigation at all events.

Additional Condition of Approval #6. To provide neighbors with reasonable notice of planned events, the annual monitoring report shall include a list of all scheduled events for the upcoming year. The list shall include which events are amplified and unamplified and the date of any events and type of events.

Thank you,

Nicole Krieger, on behalf of the neighbors

Amberley Baker and Susan Johnson, on behalf of the Snake River Ranch

February 7, 2026

Chris Neubecker
Teton County Planning Director
cneubecker@tetoncountywy.gov

Copy to: Nicole Krieger (nicole@hcdlawyers.com)

Snake River Ranch Giltner Outdoor Reception Site – Support for Conditions of Approval

Dear Chris:

The below 30 property owners and 50+ individuals from neighborhoods near and surrounding the Giltner Outdoor Reception Site support the proposal sent to the Planning Department on 2/6/2026 requesting that the Planning Director approve the proposed conditions of approval for the Giltner Outdoor Reception Site and agree that there is no need to go before the Board of County Commissioners because a fair, balanced, and enforceable resolution has been reached. I am not aware of any neighbors that are not in support of such conditions of approval.

Sincerely,



Steve Feldman

1. Steve and Mary Feldman
3150 W. Bridger Road
Wilson
2. Joe Gervais and Bonnie Brown
3100 W. Bridger Road
Wilson
3. Pat and Ali Fels
3125 W. Bridger Road
Wilson
4. Jimmy Chin
3225 Aster Lane
Wilson
5. Mary Coyne and William Kolasky
3455 Robin Lane
Wilson
6. Kristeen Hand
3350 Robin Lane
Wilson
7. Erin and Andrew Chekian
3250 W. Bridger Road
Wilson

8. Brandon Ankenbrandt
3055 W. Bridger Road
Wilson
9. Clark and Susan Brooks
4375 N. Thistle Road
Wilson
10. Christine and Dave Murdoch
2575 W. Stonecrop Road
Wilson
11. Jim and Janet Frantz
2675 Stonecrop Road
Wilson
12. Eliot Goss
3375 Aster Lane
Wilson
13. Karley and Hugh Owens
Tyler and Heidi Dooley
3450 Aster Lane
Wilson
14. Mary Weatherhead
3155 Bridger Road
Wilson
15. John and Hilary Geise
4100 Teton View Lane
Wilson
16. Bob and Patricia Tschetter
3050 W. Bridger Road
Wilson
17. Darell and Judy Kaelber
4325 N. Thistle Road
Wilson
18. Scott and Donna Shepherd
3400 W. Robin Lane
Wilson
19. Andrew Binger
3075 W. Bridger Road
Wilson
20. Kym and Clayton Andrews
3355 W. Robin Lane
Wilson

21. Ann Hayhoe and Simon Horan
2875 Stonecrop Road
Wilson

22. AnnaMarie Daniels
2540 Stonecrop Road
Wilson

23. Susan and Jay Markowitz
3175 Aster Lane
Wilson

24. Whit Markowitz
Ken Grabin
2900 John Dodge Road
Wilson

25. Adrian Robinson
3405 Robin Lane
Wilson

26. John and Ann-Marie Halsted
2775 Yellowbell Circle
Wilson

27. David and Lori Sprows
4300 N. Thistle Road
Wilson

28. Maureen and Andrew Faris
3275 Aster Lane
Wilson

29. Stephen and Wendy Bowie
2625 Stonecrop Road
Wilson

30. Jack and Carole Nunn
2535 Stonecrop Road
Wilson

From: [Steve Feldman](#)
To: [Chandler Windom](#)
Cc: [Nicole Krieger](#)
Subject: Giltner CUP Letter
Date: Monday, February 9, 2026 11:01:19 AM

[You don't often get email from sfeldman@oxcappartners.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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

Please add the following neighboring property owner to the letter I sent Chris this weekend in support of the Giltner CUP conditions.

Jim and Jo Kelsey
2700 Yellowbell Circle
Wilson

Thank you.

Steve

Sent from my iPhone

From: [Steve Feldman](#)
To: [Chandler Windom](#)
Cc: [Nicole Krieger](#)
Subject: Re: Giltner CUP Letter
Date: Monday, February 9, 2026 5:25:48 PM

[You don't often get email from sfeldman@oxcappartners.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

[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

Here is another neighbor in support. Sorry as they keep trickling in.

Sharon Powell
2875 Yellowbell Circle
Wilson

Please let me know if you'd like me to stop sending these to you. Thanks again for your help in getting this issue resolved.

Steve

Sent from my iPhone

> On Feb 9, 2026, at 11:01 AM, Steve Feldman <sfeldman@oxcappartners.com> wrote:
>
> Hi Chandler
>
> Please add the following neighboring property owner to the letter I sent Chris this weekend in support of the Giltner CUP conditions.
>
> Jim and Jo Kelsey
> 2700 Yellowbell Circle
> Wilson
>
> Thank you.
>
> Steve
>
> Sent from my iPhone

Chandler:

I understand that the Snake River Ranch submits an Annual Monitoring Report for events held at the Giltner site. I reviewed the Report submitted in 2024 and I have a few things to point out that are inconsistent with what actually occurred. I have not seen the Ranch's 2025 report.

Please know that in years past, neither my neighbors nor I have submitted formal correspondence regarding non-compliance issues with events at the Giltner Site. The Ranch is a neighbor, and members of the Lake Creek Acres III HOA on Bridger Road want to remain on good terms with the Ranch. The Ranch Manager has been responsive and helpful, and I prefer to be solution oriented rather than to focus on what is going wrong. That said, it is important that the County have accurate information as to the conditions and impacts of these events and that meaningful monitoring remain ongoing.

2024 Events

1. As you know, the Giltner CUP permits 8 total events in the summer with 6 amplified. The Ranch stated in its 2024 Report that it had 6 events in 2024 all of which were amplified. This is not correct. The Ranch had an additional amplified event on July 20th. I asked a Ranch representative about adding the 7th amplified event (9th event overall) and they agreed it was a violation of the CUP and would not do it in the future. Neither the 7th amplified event nor the complaint were included in the Report.
2. The Ranch states in its report that they did not receive any noise complaints in 2024. That is also not correct. I sent an email to them specifically complaining of the band noise level for a wedding held on July 27th. The complaint was sent during the event that night as it was super loud and annoying. The Ranch was nice enough to reply shortly thereafter stating that the "sound has been turned down."

2025 Events

1. June 25th Event: Two neighbors complained about the volume of the band. Jimmy Chin lives on Aster Lane, ½ mile from Giltner. He sent me a video from his phone recording how loud the music was. He said his windows were rattling and it was clearly a Whitney Houston song. Kristeen Hand lives on Teton View about ¾ of a mile away from Giltner and made the same complaint. I sent these two complaints directly to the Ranch.
2. On July 26th there was a wedding held at Giltner. The tent was situated facing to the east. One of the speakers situated on the south side of the stage was pointing directly toward the southeast at our Bridger Road neighborhood. The middle speakers faced east, and another was facing northeast. The speaker orientation explains why the 12-piece band was so loud. The Ranch also admitted to this infraction, blaming the out-of-town wedding planner. If the tent were situated facing to the north then the band and its speakers would play to the north and not toward the southern neighborhoods.

In addition to the noise, the band did not end until 9 minutes after the permitted 10PM hard stop. All of the above concerns were sent to the Ranch including photos.

3. The Ranch had a 7th amplified event again in 2025 in violation of our CUP (9th event overall also violating the CUP). This event was on July 19th.

Other things to note and consider:

1. There were numerous public meetings and discussions with the BCC from 2015 through 2019 about the CUP, with extensive debate regarding the permitted number of events, amplification versus non-amplification, etc. At the time, the non-profit PAWS event was held at the Giltner site and this type of event was considered and not exempted from the permitted total number of events.
2. The concerns of neighbors are not only about the amplified music and announcers but relate to the events themselves. Neighbors can hear the noise of the set up and taking down of each event on the days before and after. Delivery trucks go up and down the road. One morning on the day of the July 26th event, we were awoken by a leaf blower at the Giltner site 5:45am.
3. While the decibel restriction set by the County was intended to mitigate noise impacts to neighbors, the reality is that sound from the events can be heard at 75 decibels or as low as 40. The impacts are not about the decibel levels *per se*. With that said, the Ranch has admitted to checking the decibel reader only every 30 minutes and not monitoring it continuously throughout the Event which is the only way to produce accurate and meaningful results. The band may not be playing or may not be playing loudly during those spot checks. Again, it's really not about the decibels as much as the amplified events themselves.

Neighbors spent extensive time and effort in front of the BCC in 2015 through 2019. After much deliberation, the Commissioners issued their decision, which represented a compromised solution to a challenging issue. Neighbors also tend not to make formal complaints as they expect each of the restrictions to be followed including the limitation to 6 amplified events and 8 overall. I will remain hopeful that in its 2025 Review and into the future, the County takes reasonable steps to ensure that all conditions of the CUP are met.


Steve Feldman
Lake Creek Acres III
3150 W. Bridger Road

CONDITIONAL USE PERMIT CUP2015-0001

GRANTED TO THE SNAKE RIVER RANCH, LLC FOR RECEPTIONS AND EVENTS

Snake River Ranch, on behalf of the property owners, Snake River Ranch, LLC, having made application for a Conditional Use Permit for a Reception/ Event, pursuant to Sections 8.4.2. and 6.1.11.k. of the Teton County Land Development Regulations, and the Teton Board of County Commissioners, having determined that all of the required standards are met, the Board of County Commissioners concludes that the applicant is entitled as a matter of law to the issuance of a permit. The Conditional Use Permit was approved at the Board's April 21, 2015 meeting and a Conditional Use Permit is hereby granted to allow Receptions/Events at the Snake River Ranch- Giltner Site. This Permit is subject to the Limitations and Conditions, as amended by the Board on February 2, 2016 by approval of Miscellaneous Permit (MSC2015-0053), and as amended by the Board on January 16, 2018 by approval of Miscellaneous Planning Permit (MSC2017-0066), and as amended by the Board on January 5, 2019 by approval of Miscellaneous Permit (MSC2018-0054) as listed below.

Dated on this 5th Day of February 2019
TETON COUNTY PLANNING DEPARTMENT



Chandler Windom, Code Compliance Officer

PERMIT ISSUED FOR: A permit to allow the Snake River Ranch to host receptions and events, as set forth in the application materials received on January 21, 2015, *as amended by MSC2015-0053 and MSC2017-0066 and MSC2018-0054.*

LOCATION: 5700 Snake River Ranch Road. Generally located on the West side of Highway 390/Moose-Wilson Road, approximately three (3) miles South of Teton Village, otherwise known as the Snake River Ranch – Giltner Site (T41N, R117W, 6th P.M. Section 1).

LIMITATIONS AND CONDITIONS:

1. For any event over 300 people, application for a "Special Events Permit" shall be obtained from the Sheriff's Administration Office. "Special Events" over 300 people, shall be included in the eight (8) summer events ~~of 2015~~ and ~~fifteen (15)~~ five (5) events ~~of in the winter 2015-2016~~ allowed under the Conditional Use Permit. These "Special Events" over 300 people will comply and meet all other Standards under 6.1.11.K.3. of the LDRs.
Amended February 2, 2016 and January 16, 2018
2. The Board of Commissioners may revoke the Snake River Ranch-Giltner site Conditional Use Permit if any division or subdivision of the 295-acre parcel occurs, *or upon a violation of any of these conditions pursuant to the LDRs.*
Amended February 2, 2016
3. From Memorial Day to the Sunday before Labor Day, inclusive, five (5) of the weeks shall have no events. At least one of those weeks shall be fully within the month of August. At least one (1) other of those weeks shall be fully within the months of July and August taken together. Monday shall be counted as the first day of each week.
4. For the summer ~~of 2015, as defined in the LDRs (April 15- October 15)~~, eight (8) events shall be allowed *of which no more than six (6) events may be amplified and at least two (2) events shall be unamplified.* Applicant shall submit a monitoring report that includes number of events, number of people per event, whether events were amplified or not, decibel readings, and transportation and parking monitoring. The monitoring report shall be submitted by ~~December 1, 2015~~ *the end of October each year.* The ~~Board~~ *Planning Director* shall meet in ~~January 2016~~ *December* to discuss additional conditions to mitigate impacts, which may include adding or deleting the number of events.
Amended February 2, 2016 and January 16, 2018 and February 5, 2019

- ~~5. The applicant shall hire an independent third party sound monitoring professional, approved by the Planning Director, to monitor each event. Sound monitoring at each event shall be continuous and last from the start to the end of the event. Non-continuous, spot monitoring will not be accepted and is not sufficient. In addition, the monitoring professional shall provide continuous recording of the event in concert with the monitoring. The monitoring professional shall develop a sound report after each event that includes decibel readings, corresponding sound recordings, and an analysis of any sound exceedance, to be submitted in conjunction with the annual monitoring report requirement and approximately 2 weeks after each event to the Teton County code compliance officer, where violations may result in substantial fines.~~

Amended February 2, 2016 and February 5, 2019

6. The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community, and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event

Amended February 2, 2016

PERMIT NUMBER: CUP2015-0001

NOTE REGARDING EXPIRATION OF CONDITIONAL USE PERMIT: According to Section 8.4.2.D. of the Teton County Land Development Regulations, all permits for a Conditional Use shall expire twelve (12) months from the date of approval if the use authorized by the permit has not commenced.

Permit expiration date: April 21, 2016

Received:		
Number:	2018-02	RDVD FEB6'18m4:45
Teton County Clerk By:		g

BEFORE THE BOARD OF COUNTY COMMISSIONERS

TETON COUNTY, WYOMING

IN THE MATTER OF:

Miscellaneous Planning Permit (MSC2017-0066, Miscellaneous Planning Permit (MSC2015-0053) and Conditional Use Permit (CUP2015-0001)

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER GRANTING APPROVAL
OF A CONDITIONAL USE PERMIT**

THIS MATTER came before the Teton County Board of County Commissioners (hereafter "Board" or "Board of Commissioners") for public hearing on January 16, 2018 upon the Miscellaneous Planning Permit MSC2017-0066, from the applicant, Snake River Ranch, LLC to present its annual monitoring report, as required by the approval of Conditional Use Permit, CUP2015-0001, and pursuant to the Teton County Land Development Regulations (LDRs) Section 6.1.11.K.3.n., in effect when this permit was issued. The Board considered a presentation from staff, heard from the applicant, received public comment and considered written submissions. The Board of Commissioners, being fully advised herein, finds, concludes and orders as follows:

FINDINGS OF FACT

1. Applicant owns property located on the West side of Highway 390/Moose-Wilson Road, approximately 2.5 miles South of Teton Village, otherwise known as the Snake River Ranch – Giltner Site. The property is zoned Rural and is partially in the Natural and Scenic Resource Overlays.
2. Applicant has submitted a Miscellaneous Planning Permit, MSC2017-0066, to seek the Board's approval to continue Receptions/Events at the Snake River Ranch – Giltner Site under CUP2015-0001, which the Board approved on May 5, 2015 with four (4) Conditions of Approval as well as Miscellaneous Planning Permit MSC2015-0053, which the Board approved on February 2, 2016 with an additional two (2) conditions. See attached *Findings of Fact, Conclusions of Law and Order Granting Approval of a Miscellaneous Planning Permit and Conditional Use Permit, Exhibit A*.
3. The Miscellaneous Planning Permit application, MSC2017-0066, was not required to be reviewed by the Teton County Planning Commission.

4. This application for a Miscellaneous Planning Permit, MSC2017-0066, was brought before the Board of Commissioners for public hearing on January 16, 2018.
5. The hearing of the Board of Commissioners was properly noticed pursuant to the provisions of LDR Section 8.2.14.
6. A staff report dated January 8, 2018, was submitted to the Board of Commissioners for review. This staff report detailed the Receptions/Events monitoring for the Giltner Site. As set forth in the staff report for MSC2017-0066, the recommendation of the Planning Director in this matter is to accept and acknowledge that the 2017 annual review of the Giltner Site, approved under CUP2015-0001, as amended in MSC2015-0053, is compliant for the year 2017.
7. On January 16, 2018, the Board voted 4 to 0 (Commissioner Macker absent) to accept and acknowledge that the 2017 Snake River Ranch annual review of the Giltner Event site, approved under CUP2015-0001, as amended in MSC2015-0053 with six (6) conditions, is compliant for the year 2017 with the requirements and conditions of the approved Conditional Use Permit with no further conditions or requirements, amending Condition #1 to strike "Sheriff" and replace with "Administration," and amending Condition #4 striking "December" replacing with "end of October," and to strike "January" to be replaced with "December."

CONCLUSIONS OF LAW

1. Based on the presentation and staff report of the Planning Department, the information presented by the applicant, the annual sound monitoring report from the applicant, public comments, and response from the Planning Staff and applicant, the Miscellaneous Planning Permit application, MSC2017-0066, of Snake River Ranch, LLC was accepted and acknowledged with minor amendments to the Conditional Use Permit, which complies with all applicable provisions of the Teton County Comprehensive Plan.
2. Based on the presentation and staff report of the Planning Department, the information presented by the applicant, the annual sound monitoring report from the applicant, public comments, and response from the Planning Staff and applicant, the Miscellaneous Planning Permit application, MSC2017-0066, of Snake River Ranch, LLC was accepted and acknowledged with minor amendment to the Conditional Use Permit, which complies with all applicable provisions of the Teton County Land Development Regulations.
3. The Board concludes and hereby finds that the application for a Miscellaneous Planning Permit, MSC2017-0066, of the annual sound monitoring report is accepted and acknowledged, for the Conditional Use Permit, CUP2015-0001, with the six (6) conditions with amendments to Condition #1 and #4, as the Conditional Use Permit complies with each of the eight (8) findings of approval of a Conditional Use Permit, as set forth in Section 8.4.2.C. of the LDRs. The findings are as follows and reflect no

changes as indicated by the findings from the Board's approval of CUP2015-0001 on May 5, 2015 and subsequent approval of Miscellaneous Planning Permit, MSC2015-0053 approved February 2, 2016:

1: Is compatible with the desired future character of the area (No Change)

Complies. The Giltner Ranch Site is part of the Snake River Ranch and is compatible with the surrounding ranchlands. Event and reception uses will serve to support continued open space and future sustainability of the ranch operations.

2: Complies with the use specific standards of Division 6.1 Allowed uses and the zone (No Change)

Complies. As stated in 6.1.3.B.3.f of the Land Development Regulations in R- TC Zone *Permitted Land Uses*, "certain uses generally compatible with agricultural uses have been permitted in the R- TC zone in order to provide opportunities for agricultural families to diversify their income base, yet retain their primary way of life—agriculture." The uses listed under this Section include reception/events, as being permitted specifically to promote agriculture. Of key note in the LDRs, Section 6.1.3.B.3.h, *Stated Policy to Encourage Agriculture*, "Ranching is an important part of the local setting and provides a critical background to tourism. Teton County shall adopt a policy on the significant public values of agriculture in Teton County and shall further foster, promote and encourage agriculture and defend and protect agricultural operations from encroaching development." See below for *Applicable Land Development Regulations*.

3: Minimizes adverse visual impacts (No Change)

Complies. The applicant has stated that the Ranch will work diligently within ranch operations to control and minimize the period of visual impacts of the temporary tents. The temporary use, by definition minimizes the occasional visual impacts associated with this application with temporary tents as opposed to permanent development or permanent structures. There will be occasional visual impacts depending on the direction of sight. From the north to the south, at a considerable distance of several miles, a tent may occasionally be seen at certain angles. From Highway 390 west at Lake Creek, dense existing cottonwoods aspens and other vegetation screen the views. There will be no enhanced lighting at the parking site. Parking assistants/valet vendors will only use headlamps and flashlights to help guests to their vehicles in the case of events past sunset.

4: Minimizes adverse environmental impacts (No Change)

Complies. The operation of the proposed Conditional Use minimizes adverse environmental impacts as demonstrated and detailed through the Natural Resources Review by Alder Environmental and the overall use management plans. The Natural Resources Review memo describes the minimal or absence of impacts to vegetation, eagles, swans, ungulates, waterbodies and wetlands.

5: Minimizes adverse impacts from nuisances (No Change)

Complies. As detailed in the Traffic Management Plan, Sound Mitigation Plan and CUP application, the Ranch will require vendors to minimize traffic, remove garbage, control noise and adhere to overall low impact operations in order to minimize any nuisances to neighbors. The Traffic Management Plan details use of nearby lodging coupled with grouped shuttles and busses. The Sound Mitigation Plan details use of a sound security officer, directional placement of tents and speakers and diversification of types of events. The conditions of MSC2015-0053 and the applicant's memo dated January 28, 2016, detail enhanced monitoring practices and sound mitigation at the source, all of which will minimize sound nuisance to neighbors.

6: Minimizes adverse impacts on public facilities (No Change)

Complies. As the site exists on private lands the impacts to any public facilities are minimal. Use of Highway 390 is minimized by traffic mitigation and mandated shuttles to limit individual vehicle use.

7: Complies with all other relevant standards of these LDRs and all other County Resolutions (No Change)

Complies. This Giltner CUP complies with all existing standards of the 2015 LDRs as well as all County resolutions and regulations. See "**2: Complies with the use specific standards of Division 6.1 Allowed uses and the zone**" above and "**Applicable Land Development Regulations**" below.

8: Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals. (No Change)

Complies. Prior Planning permits issued for the Giltner Site have been for hot air balloon excursions and there are no outstanding issues.

4. This conclusion is based upon the analysis of the findings as detailed in the January 8, 2017, staff report, as well as the Board's analysis of the Miscellaneous Planning Permit, MSC2017-0066, the required findings and amendment of conditions on the Conditional Use Permit, CUP2015-0001, that occurred at the January 16, 2018 public hearing on the matter.

IT IS HEREBY ORDERED:

Based upon the submittal of Miscellaneous Planning Permit application, MCS2017-0066, the Board the Board **ACCEPTS, ACKNOWLEDGES, APPROVES and AMENDS** CUP2015-0001 with the following six (6) Conditions of Approval modifying Conditions #1 and #4:


1. For any event over 300 people, application for a "Special Events Permit" shall be obtained from the Administration Office. "Special Events" over 300 people, shall be included in the eight (8) summer events and five (5) events in the winter allowed under the Conditional Use Permit. These "Special Events" over 300 people will comply and meet all other Standards under 6.1.11.K.3. of the LDRs.

2. The Board of Commissioners may revoke the Snake River Ranch-Giltner site Conditional Use Permit if any division or subdivision of the 295-acre parcel occurs, or upon a violation of any of these conditions pursuant to the LDRs.
3. From Memorial Day to the Sunday before Labor Day, inclusive, five (5) of the weeks shall have no events. At least one of those weeks shall be fully within the month of August. At least one (1) other of those weeks shall be fully within the months of July and August taken together. Monday shall be counted as the first day of each week.
4. For the summer (April 15- October 15), eight (8) events shall be allowed. Applicant shall submit a monitoring report that includes number of events, number of people per event, whether events were amplified or not, decibel readings, and transportation and parking monitoring. The monitoring report shall be submitted by the end of October each year. The Board shall meet in December to discuss additional conditions to mitigate impacts, which may include adding or deleting the number of events.
5. The applicant shall hire an independent third-party sound monitoring professional, approved by the Planning Director, to monitor each event. Sound monitoring at each event shall be continuous and last from the start to the end of the event. Non-continuous, spot monitoring will not be accepted and is not sufficient. In addition, the monitoring professional shall provide continuous recording of the event in concert with the monitoring. The monitoring professional shall develop a sound report after each event that includes decibel readings, corresponding sound recordings, and an analysis of any sound exceedance, to be submitted in conjunction with the annual monitoring report requirement and approximately 2 weeks after each event to the Teton County code compliance officer, where violations may result in substantial fines.
6. The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community, and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event.

DATED this 6th day of February, 2018.

BOARD OF COUNTY COMMISSIONERS
TETON COUNTY, WYOMING

BY:


Mark Newcomb, Chair

ATTEST:


Sherry L. Daigle, County Clerk

CERTIFICATE OF SERVICE



This is to certify that on the 7 day of February, 2018, at Jackson, Wyoming, the Teton County Clerk served the FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER by sending a true and correct copy thereof in the U.S. Mail, postage prepaid, addressed as follows:

Snake River Ranch, LLC
5700 Snake River Ranch Road
Wilson, WY 83014

Liz Brimmer, Brimmer Communications
P.O. Box 9310
Jackson, WY 83002




Sherry L. Daigle, County Clerk



www.tetonwyo.org

Ms. Liz Brimmer
Brimmer Communications
P.O. Box 9310
Jackson, WY 83002
Via email

February 18, 2016

RE: Approval of MSC2015-0053

Dear Ms. Brimmer,

On February 2, 2016 the Board of County Commissioners **APPROVED** a Miscellaneous Planning Permit to approve the Snake River Ranch's 2015 monitoring report and to amend Conditional Use Permit, CUP2015-0001. On February 16, 2016 the Board of County Commissioners approved the Findings of Fact and Conclusions of Law regarding this application, confirming the following conditions of approval:

PO Box 1727
200 South Willow Street
Jackson, Wyoming 83001

ph: 307.733.3959
fax: 307.733.4451

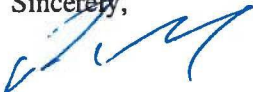
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2. The Board of Commissioners may revoke the Snake River Ranch-Giltner site Conditional Use Permit if any division or subdivision of the 295-acre parcel occurs, or upon a violation of any of these conditions pursuant to the LDRs.
3. From Memorial Day to the Sunday before Labor Day, inclusive, five (5) of the weeks shall have no events. At least one of those weeks shall be fully within the month of August. At least one (1) other of those weeks shall be fully within the months of July and August taken together. Monday shall be counted as the first day of each week.
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5. The applicant shall hire an independent third-party sound monitoring professional, approved by the Planning Director, to monitor each event. Sound monitoring at each event shall be continuous and last from the start to the end of the event. Non-continuous, spot monitoring will not be accepted and is not sufficient. In addition, the monitoring professional shall provide continuous recording of the event in concert with the monitoring. The monitoring professional shall develop a sound report after each event that includes decibel readings, corresponding sound recordings, and an analysis of any sound

exceedance, to be submitted in conjunction with the annual monitoring report requirement and approximately 2 weeks after each event to the Teton County code compliance officer, where violations may result in substantial fines.

6. The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community, and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event.

Enclosed is the permit. Should you have any questions or concerns, please contact me at (307) 733-3959 or via email at rhurley@tetonwyo.org.

Sincerely,



Roby Hurley
Principal Planner

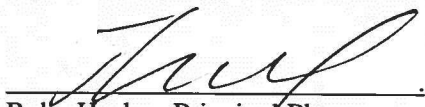
CONDITIONAL USE PERMIT

CUP2015-0001

GRANTED TO THE SNAKE RIVER RANCH, LLC FOR RECEPTIONS AND EVENTS

Snake River Ranch, on behalf of the property owners, Snake River Ranch, LLC, having made application for a Conditional Use Permit for a Reception/ Event, pursuant to Sections 8.4.2. and 6.1.11.k. of the Teton County Land Development Regulations, and the Teton Board of County Commissioners, having determined that all of the required standards are met, the Board of County Commissioners concludes that the applicant is entitled as a matter of law to the issuance of a permit. The Conditional Use Permit was approved at the Board's April 21, 2015 meeting and a Conditional Use Permit is hereby granted to allow Receptions/Events at the Snake River Ranch- Giltner Site. This Permit is subject to the Limitations and Conditions, as amended by the Board on February 2, 2016 by approval of Miscellaneous Permit (MSC2015-0053), as listed below.

Dated on this 7th Day of May 2015, Amended 2/2/2016
TETON COUNTY PLANNING DEPARTMENT


Roby Hurley, Principal Planner

PERMIT ISSUED FOR: A permit to allow the Snake River Ranch to host receptions and events, as set forth in the application materials received on January 21, 2015, *as amended by MSC2015-0053.*

LOCATION: 5700 Snake River Ranch Road. Generally located on the West side of Highway 390/Moose-Wilson Road, approximately three (3) miles South of Teton Village, otherwise known as the Snake River Ranch – Giltner Site (T41N, R117W, 6th P.M. Section 1).

LIMITATIONS AND CONDITIONS:

1. For any event over 300 people, application for a "Special Events Permit" shall be obtained from the Sheriff's Office. "Special Events" over 300 people, shall be included in the eight (8) summer events ~~of 2015~~ and ~~fifteen (15)~~ *five (5)* events ~~of in the winter 2015-2016~~ allowed under the Conditional Use Permit. These "Special Events" over 300 people will comply and meet all other Standards under 6.1.11.K.3. of the LDRs.
Amended February 2, 2016
2. The Board of Commissioners may revoke the Snake River Ranch-Giltner site Conditional Use Permit if any division or subdivision of the 295-acre parcel occurs, *or upon a violation of any of these conditions pursuant to the LDRs.*
Amended February 2, 2016
3. From Memorial Day to the Sunday before Labor Day, inclusive, five (5) of the weeks shall have no events. At least one of those weeks shall be fully within the month of August. At least one (1) other of those weeks shall be fully with in the months of July and August taken together. Monday shall be counted as the first day of each week.
4. For the summer ~~of 2015, as defined in the LDRs (April 15- October 15)~~, eight (8) events shall be allowed. Applicant shall submit a monitoring report that includes number of events, number of people per event, whether events were amplified or not, decibel readings, and transportation and parking monitoring. The monitoring report shall be submitted by December ~~1, 2015~~ *each year*. The Board shall meet in January ~~2016~~ to discuss additional conditions to mitigate impacts, which may include adding or deleting the number of events.
Amended February 2, 2016
5. *The applicant shall hire an independent third-party sound monitoring professional, approved by the Planning Director, to monitor each event. Sound monitoring at each event shall be continuous and last from the start to the end of the event. Non-continuous, spot monitoring will not be accepted and is not sufficient. In addition, the monitoring professional shall provide continuous recording of the event in concert*

with the monitoring. The monitoring professional shall develop a sound report after each event that includes decibel readings, corresponding sound recordings, and an analysis of any sound exceedance, to be submitted in conjunction with the annual monitoring report requirement and approximately 2 weeks after each event to the Teton County code compliance officer, where violations may result in substantial fines.

Amended February 2, 2016

6. *The applicant shall implement best management practices at the source of the sound for each event, for the purpose of mitigating sound transmission to have less impact on the neighboring properties and the community, and shall be required to describe those practices in as much detail as is practicable and the effectiveness and/or limitations of those best management practices in the annual monitoring report for each event*

Amended February 2, 2016

PERMIT NUMBER: CUP2015-0001

NOTE REGARDING EXPIRATION OF CONDITIONAL USE PERMIT: According to Section 8.4.2.D. of the Teton County Land Development Regulations, all permits for a Conditional Use shall expire twelve (12) months from the date of approval if the use authorized by the permit has not commenced.

Permit expiration date: April 21, 2016

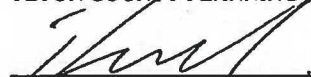
Superseded

CONDITIONAL USE PERMIT CUP2015-0001

GRANTED TO THE SNAKE RIVER RANCH, LLC FOR RECEPTIONS AND EVENTS

Snake River Ranch, on behalf of the property owners, Snake River Ranch, LLC, having made application for a Conditional Use Permit for a Reception/ Event, pursuant to Sections 8.4.2. and 6.1.11.k. of the Teton County Land Development Regulations, and the Teton Board of County Commissioners, having determined that all of the required standards are met, the Board of County Commissioners concludes that the applicant is entitled as a matter of law to the issuance of a permit. The Conditional Use Permit was approved at the Board's April 21, 2015 meeting and a Conditional Use Permit is hereby granted to allow Receptions/Events at the Snake River Ranch- Giltner Site. This Permit is subject to the Limitations and Conditions established by the Board of County Commissioners, as listed below.

Dated on this 7th Day of May 2015
TETON COUNTY PLANNING DEPARTMENT


Roby Hurley, Principal Planner

PERMIT ISSUED FOR: A permit to allow the Snake River Ranch to host receptions and events, as set forth in the application materials received on January 21, 2015.

LOCATION: 5700 Snake River Ranch Road. Generally located on the West side of Highway 390/Moose-Wilson Road, approximately three (3) miles South of Teton Village, otherwise known as the Snake River Ranch – Giltner Site (T41N, R117W, 6th P.M. Section 1).

LIMITATIONS AND CONDITIONS:

1. For any event over 300 people, application for a "Special Events Permit" shall be obtained from the Sheriff's Office. "Special Events" over 300 people, shall be included in the eight (8) summer events of 2015 and fifteen (15) events of winter 2015-2016 allowed under the Conditional Use Permit. These "Special Events" over 300 people will comply and meet all other Standards under 6.1.11.K.3. of the LDRs.
2. The Board of Commissioners may revoke the Snake River Ranch-Giltner site Conditional Use Permit if any division or subdivision of the 295-acre parcel occurs.
3. From Memorial Day to the Sunday before Labor Day, inclusive, five (5) of the weeks shall have no events. At least one of those weeks shall be fully within the month of August. At least one (1) other of those weeks shall be fully within the months of July and August taken together. Monday shall be counted as the first day of each week.
4. For the summer of 2015, as defined in the LDRs, eight (8) events shall be allowed. Applicant shall submit a monitoring report that includes number of events, number of people per event, whether events were amplified or not, decibel readings, and transportation and parking monitoring. The monitoring report shall be submitted by December 1, 2015. The Board shall meet in January 2016 to discuss additional conditions to mitigate impacts, which may include adding or deleting the number of events.

PERMIT NUMBER: CUP2015-0001

NOTE REGARDING EXPIRATION OF CONDITIONAL USE PERMIT: According to Section 8.4.2.D. of the Teton County Land Development Regulations, all permits for a Conditional Use shall expire twelve (12) months from the date of approval if the use authorized by the permit has not commenced.

Permit expiration date: April 21, 2016