

BEFORE THE BOARD OF COUNTY COMMISSIONERS

TETON COUNTY, WYOMING

IN THE MATTER OF:

MISCELLANEOUS PLANNING REQUEST (MSC2025-0032)

**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER GRANTING APPROVAL
OF A MISCELLANEOUS PLANNING REQUEST**

THIS MATTER came before the Teton County Board of County Commissioners (hereafter “Board” or “Board of Commissioners”) for public hearing on February 3, 2026, upon the application of the Teton Village Association Improvement and Service District, a Wyoming Governmental Entity (TVA), of a Miscellaneous Planning Request (MSC2025-0032) for annual monitoring of the Teton Village Area 1 Transportation Demand Management (TDM) Program, pursuant to Section 8.2.15 of the Teton County Land Development Regulations (“LDRs”) and the Teton Village Area 1 Resort Master Plan. The Board of Commissioners, being fully advised herein, finds, concludes and orders as follows:

FINDINGS OF FACT

1. The applicant is Meghan Quinn, Executive Director of the Teton Village Association Improvement and Service District (TVA). The Transportation Demand Management (TDM) monitoring report is for all of the Teton Village Area 1 Resort boundary.
2. The applicant submitted a Miscellaneous Planning Request, MSC2025-0032, for a Transportation Demand Management (TDM) monitoring report as required by the Teton Village Area 1 Resort Master Plan on June 30, 2025.
3. The applicant was sent a letter by Teton County Transportation staff dated July 25, 2025, requesting clarification on the report.
4. A revised monitoring report was submitted, dated July 30, 2025, which is henceforth considered the application, MSC2025-0032.
5. This application was heard before the Board of County Commissioners as a workshop on December 2, 2025.
6. At the December 2, 2025 workshop, the Board of County Commissioners continued this item to the January 20, 2026 regular BCC meeting in order to consider changes to

the Teton Village Transportation Demand Management program and strategies for Teton Village Area 1.

7. The public hearing of the Board of Commissioners on January 20, 2026 was properly noticed pursuant to the provisions of LDR Section 8.2.14.C.
8. On January 20, 2026, the Board of County Commissioners postponed this item to their February 3, 2026, hearing, upon request by the applicant pursuant to LDR Section 8.2.14.
9. A staff report was submitted to the Board of Commissioners for review prior to their February 3, 2026, meeting. As set forth in the staff report for the February 3, 2026, meeting, the recommendation of the Planning Director in this matter was for approval of the following changes to programs/strategies of the Transportation Demand Management Program required by Section VI. Transportation, of the Teton Village Area 1 Resort Master Plan.
 - a. TVA shall ensure their TDM consultant is available to meet independently with County Staff during the preparation of the report to ensure appropriate data collection and consistent reporting methodology.
 - b. To account for this latest report missing a year of data and improve on the timeliness of reviews, the next Monitoring Report shall include two years of summer and winter data (Summer 2024, Winter 2025, Summer 2025, Winter 2026) as required by the Master Plan and shall be submitted to the Planning Director no later than July 30, 2026. Traffic collection data shall be provided for a 1-week (7 calendar day) period for each season.
 - c. The Stilson Shuttle shall be available to Teton Village visitors at large who park at Stilson, and not just available, or advertised, to employees. TVA shall make all necessary changes to signage on the shuttle and any other physical or online advertising by the end of February 2026.
 - d. TVA shall review the employment numbers submitted by member organizations and ensure that all unique employees are accounted for (e.g., a person who works 2 jobs at two different TVA entities will be counted once). The methodology for how to count employees shall be described in the monitoring report and made clear to employers who submit employee counts.
10. At the February 3, 2026, meeting, the Board heard a presentation from Planning staff.
11. The Board heard a presentation from the applicant, Meghan Quinn, of the Teton Village Association, and JJ Markman of Jackson Hole Mountain Resort.
12. The Board closed Public Comment with none given.
13. The Board discussed the application and discussed potential conditions.

14. A motion was made by the Board to approve the following changes to programs/strategies of the Transportation Demand Management Program required by Section VI. Transportation, of the Teton Village Area 1 Resort Master Plan.
 - a. TVA shall ensure their TDM consultant is available to meet independently with County Staff during the preparation of the report to ensure appropriate data collection and consistent reporting methodology.
 - b. To account for this latest report missing a year of data and improve on the timeliness of reviews, the next Monitoring Report shall include two years of summer and winter data (Summer 2024, Winter 2025, Summer 2025, Winter 2026) as required by the Master Plan and shall be submitted to the Planning Director no later than July 30, 2026. Traffic collection data shall be provided for a 1-week (7 calendar day) period for each season.
 - c. The Stilson Shuttle shall be available to Teton Village visitors at large who park at Stilson, and not just available, or advertised, to employees. TVA shall make all necessary changes to signage on the shuttle and any other physical or online advertising by the end of February 2026.
 - d. TVA shall review the employment numbers submitted by member organizations and ensure that all unique employees are accounted for (e.g., a person who works 2 jobs at two different TVA entities will be counted once). The methodology for how to count employees shall be described in the monitoring report and made clear to employers who submit employee counts.
15. The Board heard comments from the applicant regarding condition #3 (14.c. above).
16. An amendment to the motion was discussed, and the motion was withdrawn.
17. A motion was made by the Board to approve the following changes to programs/strategies of the Transportation Demand Management Program required by Section VI. Transportation, of the Teton Village Area 1 Resort Master Plan, specifically with changes to Condition #3 from what had been proposed by the Planning Director, by deleting the proposed Condition #3 and adding a completely new Condition #3.
 - a. TVA shall ensure their TDM consultant is available to meet independently with County Staff during the preparation of the report to ensure appropriate data collection and consistent reporting methodology.
 - b. To account for this latest report missing a year of data and improve on the timeliness of reviews, the next Monitoring Report shall include two years of summer and winter data (Summer 2024, Winter 2025, Summer 2025, Winter 2026) as required by the Master Plan and shall be submitted to the Planning Director no later than July 30, 2026. Traffic collection data shall be provided for a 1-week (7 calendar day) period for each season.
 - c. Staff shall collaborate with TVA and Jackson Hole Mountain Resort to present a report with recommendations to the Board of County Commissioners by the end of July to help the Board and our partners catalyze innovations to improve safety and mitigate congestion on Highway 390.

- d. TVA shall review the employment numbers submitted by member organizations and ensure that all unique employees are accounted for (e.g., a person who works 2 jobs at two different TVA entities will be counted once).
The methodology for how to count employees shall be described in the monitoring report and made clear to employers who submit employee counts.
18. On February 3, 2026, the Board voted unanimously 5 to 0 to approve the following changes to the programs/strategies of the Transportation Demand Management Program required by Section VI. Transportation, of the Teton Village Area 1 Resort Master Plan during the biannual review of the monitoring report, Miscellaneous Planning Request (MSC2025-0032).
- a. TVA shall ensure their TDM consultant is available to meet independently with County Staff during the preparation of the report to ensure appropriate data collection and consistent reporting methodology.
 - b. To account for this latest report missing a year of data and improve on the timeliness of reviews, the next Monitoring Report shall include two years of summer and winter data (Summer 2024, Winter 2025, Summer 2025, Winter 2026) as required by the Master Plan and shall be submitted to the Planning Director no later than July 30, 2026. Traffic collection data shall be provided for a 1-week (7 calendar day) period for each season.
 - c. Staff shall collaborate with TVA and Jackson Hole Mountain Resort to present a report with recommendations to the Board of County Commissioners by the end of July to help the Board and our partners catalyze innovations to improve safety and mitigate congestion on Highway 390.
 - d. TVA shall review the employment numbers submitted by member organizations and ensure that all unique employees are accounted for (e.g., a person who works 2 jobs at two different TVA entities will be counted once).
The methodology for how to count employees shall be described in the monitoring report and made clear to employers who submit employee counts.

CONCLUSIONS OF LAW

- I. The Board concludes and hereby finds that, according to the Transportation Demand Management (TDM) annual monitoring report application dated July 30, 2025, submitted by the Teton Village Association Improvement and Service District, a Wyoming Governmental Entity, (MSC2025-0032), the presentation and staff report of the Planning Department, and the Board's discussion and analysis at the meeting, the Board of County Commissioners does hereby require that the TDM program be altered through changes to the program/strategies, pursuant to Section VI.D.2 of the Teton Village Area 1 Resort Master Plan.

IT IS HEREBY ORDERED:

The Teton County Board of County Commissioners **APPROVES** the following changes to programs/strategies of the Transportation Demand Management Program required by Section VI. Transportation, of the Teton Village Area 1 Resort Master Plan.

1. TVA shall ensure their TDM consultant is available to meet independently with County Staff during the preparation of the report to ensure appropriate data collection and consistent reporting methodology.
2. To account for this latest report missing a year of data and improve on the timeliness of reviews, the next Monitoring Report shall include two years of summer and winter data (Summer 2024, Winter 2025, Summer 2025, Winter 2026) as required by the Master Plan and shall be submitted to the Planning Director no later than July 30, 2026. Traffic collection data shall be provided for a 1-week (7 calendar day) period for each season.
3. Staff shall collaborate with TVA and Jackson Hole Mountain Resort to present a report with recommendations to the Board of County Commissioners by the end of July to help the Board and our partners catalyze innovations to improve safety and mitigate congestion on Highway 390.
4. TVA shall review the employment numbers submitted by member organizations and ensure that all unique employees are accounted for (e.g., a person who works 2 jobs at two different TVA entities will be counted once).

DATED this ____ day of February, 2026

BOARD OF COUNTY COMMISSIONERS
TETON COUNTY, WYOMING

BY: _____
Mark Newcomb, Chair

ATTEST: _____
Maureen E. Murphy, County Clerk

CERTIFICATE OF SERVICE

This is to certify that on the ____ day of February, 2026, at Jackson, Wyoming, the Teton County Clerk served the foregoing document by sending a true and correct copy thereof in the U.S. Mail, postage prepaid, or via delivery as indicated to the following:

Teton Village Association
ATTN: Meghan Quinn
PO Box 413
Teton Village, WY 83025

Keith Gingery, Chief Deputy County Attorney
Teton County Attorney's Office
Kgingery@tetoncountywy.gov
Via Email Only or Hand Delivery Only

Chandler Windom, Senior Planner
Teton County Planning and Development
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Maureen E. Murphy, County Clerk