

**Teton County Board of Commissioners
Regular Meeting Agenda
Commissioners Chambers - 200 S Willow
Tuesday, March 15, 2022, 9:00 a.m.**

PLEASE SILENCE ELECTRONIC DEVICES DURING THE MEETING

TO WATCH THE MEETING ONLINE:

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

TO MAKE PUBLIC COMMENT VIRTUALLY:

DIAL 1.669.900.6833 WEBINAR ID: 832 7282 9160

OR

LINK TO JOIN WEBINAR: <https://us02web.zoom.us/j/83272829160>

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

APPROVAL OF MINUTES: for meetings dated [2-28-2022](#), and [3-1-2022](#).

CONSENT AGENDA

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

PUBLIC COMMENT

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

MATTERS FROM COMMISSION AND STAFF

1. Consideration of [Approval of Transfer of Ownership of Resort Liquor License](#) – **CONTINUED FROM MARCH. 1, 2022**
2. Consideration of [Resolution Recognizing the Community's Response to COVID-19](#)
3. Consideration of [Janitorial Contract](#)
4. Consideration of [Snake River Fund Parcel Mapping Funding](#)
5. Consideration of [Gros Ventre Atherton Campground Snow Removal Maintenance, Construction, and Planning Grant Agreement between the State of Wyoming and Teton County](#)
6. Consideration of [Authorizing Resolution and other documents for FTA Direct Recipient Status for BUILD Grant](#)
7. Consideration of [Trihydro Contract Work Change Order #1 for Septic Inspection and Maintenance Programs](#)
8. Consideration of [FY 2022 FTA Certifications and Assurances for FAST Grant for Stilson Transit Center](#)
9. Consideration of [a Letter of Authorization for Jackson/Teton County Housing Department for 445 E. Kelly Avenue](#)
10. Consideration of [a Letter of Authorization for Habitat for Humanity for 445 E. Kelly Avenue](#)
11. Consideration of [Approval of the Operating Agreement for Jackson Street Apartments](#)
12. Consideration of [an RFP for Nonresidential Space Located at 105 Mercill Avenue](#)
13. Consideration of [a Letter of Engagement Appointing a Hearing Officer](#)
14. Consideration of [FY23 COVID Funding Treatment Court](#)
15. Consideration of [FY22 State Grant Contract Amendment](#)

MATTERS FROM PLANNING & DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

- A. [MSC2021-0052](#) - EASTMAN, JOHN

New Business:

- | | | |
|-------------------|--|--|
| 1. Permit: | PUD2021-0001 – CONTINUE TO APRIL 12, 2022 | Postponement Memo |
| Applicant: | STAGE STOP INC. | |
| Presenter: | Chandler Windom | |
| Request: | Planned Unit Development (PUD) Amendment pursuant to Section 8.7.3 of the Teton County Land Development Regulations to amend the Rafter J Ranch PUD, specifically those uses allowed on Lot 333 of the Rafter J Ranch. | |
| Location: | 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays. | |
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| 2. Permit: | CUP2021-0005 - CONTINUE TO APRIL 12, 2022 | Postponement Memo |
| Applicant: | STAGE STOP INC. | |
| Presenter: | Chandler Windom | |
| Request: | Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for Workforce Apartments at the Legacy Lodge. | |
| Location: | 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays. | |
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| 3. Permit: | AMD2021-0008 | Staff Report Application |
| Applicant: | TETON COUNTY | |
| Presenter: | Rian Rooney | |
| Request: | Teton County will consider adoption of amendments to the Teton County Land Development Regulations (LDRs) to establish a new Complete Neighborhood Character | |

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

Zone and zoning standards. This amendment proposal is made by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners to develop zoning for Complete Neighborhood areas to implement the vision described in the Jackson/Teton County Comprehensive Plan, originally adopted in 2012 and amended in 2020. The proposed amendment would create a new section in the Land Development Regulations, 2.2.2. Workforce Home Business (WHB), which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards. In addition to the creation of Section 2.2.2, this amendment proposes to add this zone to relevant tables and references throughout the LDRs in Articles 2, 4, 5, 6, and 7. The amendment also proposes standards for the Workforce Housing Incentive Program of Division 7.8.

Location: Countywide

4. **Permit:** ZMA2021-0002 [Staff Report](#) [Application](#)
Applicant: TETON COUNTY
Presenter: Rian Rooney
Request: Teton County will consider adoption of an amendment to the Teton County Official Zoning Map for approximately 660 acres currently zoned Neighborhood Conservation (NC-TC), Rural (R-TC), and Suburban (S-TC) to Workforce Home Business (WHB), Rural-1 (R-1), and Rural-2 (R-2). The subject parcels are located within the Jackson/Teton County Comprehensive Plan's Subarea 7.2: Hog Island Home Business, which extends along the west side of South Highway 89 approximately from Munger Mountain Road to Kdc Lane. This zoning map amendment is proposed by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners.
Location: Subarea 7.2: Hog Island Home Business. This subarea extends along the west side of South Highway 89 approximately from Munger Mountain Road to Kdc Lane.

MATTERS FROM COMMISSION – *No Public Comment Taken*

EXECUTIVE SESSION

WORKSHOP

ADJOURN