

**Teton County Board of Commissioners
Regular Meeting Agenda
Commissioners Chambers - 200 S Willow
Tuesday, June 7, 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> (PLEASE NOTE: due to technical difficulties, the live stream may exhibit excessive static. If you cannot hear the meeting on the live stream, please join the meeting via Zoom or in-person)

TO MAKE PUBLIC COMMENT VIRTUALLY:

DIAL 1.669.900.6833 WEBINAR ID: 891 4630 5830

OR

LINK TO JOIN WEBINAR: <https://us02web.zoom.us/j/89146305830>

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ADOPTION OF AGENDA

APPROVAL OF MINUTES: for meetings dated [5-10-2022](#), [5-16-2022](#), [5-17-2022](#), [5-23-2022](#), and [5-24-2022](#)

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 [Fairgrounds HVAC Service Agreement](#)
2. Consideration of [Motorola Service Contract](#)
3. Consideration of [Entre-Prises Climbing Design/Build Contract](#)
4. Consideration of [StreetLight Insight Named User Access Agreement](#)
5. Consideration of [a FY22 START Budget Amendment for Nightly Teton Village Local Service](#)
6. Consideration of [Addendum #1 to the Cardboard Collection Contract](#)
7. Consideration of [Sustainable Business Leader Program Collaboration with the Riverwind Foundation](#)
8. Consideration of [Employee Lease at Hoback Cabin #7](#)
9. Consideration of [Employee Lease at Hoback Cabin #8](#)
10. Consideration of [Master Lease and Employee Subleases for 400 W. Snow King Units 12, 17, and 23](#)
11. Consideration of [an Employee Lease at 40 E. Pearl Avenue Unit 201](#)
12. Consideration of [Award for Nonresidential Space at Mercill Condos](#)
13. Consideration of [Approval of Resolution for Pari-Mutuel Wagering Located at 980 W. Broadway](#)
14. Consideration of [an Agreement with Bluebeam for Training Services](#)

MATTERS FROM PLANNING & DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

1. [DEV2022-0001 - TETON PINES LIMITED LIABILITY COMPANY](#)
2. [SKC2022-0001 - LOWER VALLEY ENERGY, INC.](#)
3. **Permit:** SD2022-0002 [Staff Report](#) [Application](#)
Applicant: AJL DUERSCH, LLC & PWD DUERSCH, LLC C/O LYNCH, ALLEN J
Presenter: Chandler Windom
Request: Request pursuant to Land Development Regulation Section 8.5.3 for a 2-lot Subdivision Plat, the "Teton Vista Ranches."
Location: The subject property PIDN 22-44-18-19-1-00-003 is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.
4. **Permit:** ZMA2022-0001 [Staff Report](#) [Application](#)
Applicant: COMUNIDAD LLC
Presenter: Ryan Hostetter
Request: Teton County will consider adoption of an amendment to the Teton County Official Zoning Map to rezone approximately 13.13 acres currently zoned Rural-3 (R-3) to Suburban (S-TC). This zoning map amendment is proposed by the Jackson Hole Community Housing Trust (agent) on behalf of Comunidad LLC (owner).
Location: The property is located at 9550 S Henry's Road, adjacent to South Highway 89 and approximately 1.5 miles north of Hoback Junction. The property is within the Natural Resources Overlay.
5. **Permit:** MSC2022-0026 [Staff Report](#) [Application](#)
Applicant: JHHR HOLDINGS I LLC
Presenter: Ryan Hostetter
Request: Miscellaneous Planning Request to amend condition #7 of approval of a Sketch Plan, permit number SKC2020-0001.
Location: 1500 South Park Loop Road and two properties immediately to the south along South Park Loop Road, Revised Hereford Ranch Tracts 1 & 10. The parcels are located south of High School Road and east of South Park Loop Road. The parcels are zoned Suburban and Rural-1 and located within the Scenic Resources Overlay (SRO).

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.

6. **Permit:** SD2022-0004 [Staff Report](#) [Application](#)
Applicant: CASA ALTA, LLC
Presenter: Chandler Windom
Request: Plat Amendment, pursuant to Section 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate the Lot 33 building envelope on Plat No. 1414 and re-plat an amended building envelope pursuant to Section 8.5.3 of the LDRs.
Location: The subject property, Altamont Lot 33, is located at 275 Altamont Road, Alta. The property is located approximately ¼ mile east from the intersection with Stateline Road. It is zoned Rural-Legacy and is not within any Overlays.
7. **Permit:** SD2022-0005 [Staff Report](#) [Application](#)
Applicant: BLUE MOUNTAIN BENCH LLC
Presenter: Chandler Windom
Request: Subdivision Plat, pursuant to Section 8.5.3 of the Land Development Regulations, for the final plat of Phases 1 & 2 of the Blue Mountain Bench Planned Unit Development
Location: 5730 and 5870 W Blue Mountain Road & ranch area Lot 6 of Blue Mountain Bench. The site is on the west bank of Fish Creek and north of the Wilson Commercial Core, adjacent to USFS land to the west. The properties are zoned Rural-2 and are partially within the Natural Resource Overlay.
8. **Permit:** MSC2022-0018 – **POSTPONE TO JUNE 14 OR JUNE 21, 2022** [Postponement Memo](#) [Application](#)
Applicant: TARGHEE VILLAGE, INC. C/O RHOLAND E. LANGE
Presenter: Hamilton Smith
Request: An application to amend a condition of approval on a Final Development Plan for the Targhee Village subdivision (DEV99-0027), to amend the condition such that a fee-in-lieu be provided to meet affordable housing standards rather than subject the property to a deed restriction as an Affordable lot, pursuant to Section 8.2.13 of the Land Development Regulations, Amendment of Permits or Approvals.
Location: Lot 21 of Targhee Village, Plat No. 971. The subject Lot is undeveloped, located within the Targhee Village Subdivision in the Rural-3 Zone (R-3). The Lot is not within any Teton County Zoning Overlays.
9. **Permit:** SD2022-0003 – **POSTPONE TO JUNE 14 OR JUNE 21, 2022** [Postponement Memo](#) [Application](#)
Applicant: TARGHEE VILLAGE, INC. C/O RHOLAND E. LANGE
Presenter: Hamilton Smith
Request: Partial Vacation Without Replat, of Lot 21 of Targhee Village, Plat No. 971, pursuant to Section 8.2.13.C.5 of the Teton County Land Development Regulations, Amendment of Permits or Approvals, to remove plat notes referencing the status of Lot 21 as "Affordable" or "Deed Restricted".
Location: Lot 21 of Targhee Village, Plat No. 971. The subject Lot is undeveloped, located within the Targhee Village Subdivision in the Rural-3 Zone (R-3). The Lot is not within any Teton County Zoning Overlays.
10. **Permit:** VAR2022-0001 – [WITHDRAWN](#) [Application](#)
Applicant: MEAD FAMILY, LLC
Presenter: Hamilton Smith
Request: Variance request pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.4.1 Steep Slopes.
Location: 1175 N East Butte Road, Jackson, WY 83001. The property is zoned Rural-1 and is within the Natural Resources Overlay (NRO) and Scenic Resources Overlay (SRO).
11. **Permit:** SD2021-0005 [Staff Report](#) [Application](#)
Applicant: SRS CLUB, LLC
Presenter: Hamilton Smith
Request: Partial Vacation Without Replat, of Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195, pursuant to Section 8.2.13.C.5 of the Teton County Land Development Regulations, Amendment of Permits or Approvals, to vacate interior lot lines.
Location: Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195. All subject Lots are undeveloped, located within the Snake River Sporting Club Planned Residential Development, adjacent to the Snake River Sporting Club Golf Course in the Rural 1 Zone (R-1), and are within the Scenic Resources Overlay and the Natural Resources Overlay.

MATTERS FROM COMMISSION – *No Public Comment Taken*

EXECUTIVE SESSION

WORKSHOP

ADJOURN