

**OFFICIAL SUMMARY PROCEEDINGS  
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met in regular session on **May 7, 2019** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00am and the Pledge of Allegiance was recited.

**ROLL CALL**

County Commission: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, Mark Newcomb, and Luther Propst were present.

**MINUTES**

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the **4/15/19, 4/16/19, 4/22/19-Voucher, 4/22/19-Special, 4/26/19-Special, 4/29/19-Voucher, 4/29/19-Special, and 4/30/19-Special** minutes. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

**ADOPTION OF AGENDA**

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adopt today's agenda with the following changes:

**TO ADD:** MFPD #6 – JACKSON HOLE GOLF & TENNIS CLUB INC. – **CONTINUED FROM THE FEBRUARY 19, 2019 BCC HEARING**

**TO WITHDRAW:** MFPD #6 – JACKSON HOLE GOLF & TENNIS CLUB INC.

On April 1st staff received a narrative from the applicant describing the changes being proposed, but more information was required from the applicant before staff could move forward with a review and bring the revised application to the Planning Commission. It is clear, however, that the applicant has made significant modifications to the application, which evokes LDR Section 8.2.4.F:

F. Significant Modification

If at any point during the review of an application the Planning Director deems that revisions to the application are significant enough to render previous reviews incomplete or obsolete, the Planning Director may declare that the revision is a resubmittal or a new application and declare the original application withdrawn. Such a declaration resets all review deadlines and processes, and the Planning Director may assess a new application fee.

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

**CONSENT AGENDA**

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to place the following Matters from Staff on a Consent Agenda:

1. Consideration of Approval of a Contract with the Wyoming Health Council and Teton County to provide Title X Family Planning Services at Teton County Health Department
2. Consideration of Approval of a Contract with the Sheriff's Office to Provide Prevention Services Related to Underage Drinking Using a Simulated Live Action Melodrama (SLAM)
3. Consideration of Approval of a Contract with Curran Seeley to Provide Prevention Services Related to Alcohol, Tobacco, and Other Drugs
4. Consideration of Approval of Temporary Easements for Stream Restoration Work on South Leigh Creek Associated with New Bridge Construction
5. Consideration of Approval of a Contract Award for Alta North Road Paving Project
6. Consideration of Approval of a Contract Award for Wilson West Street Paving Project
7. Consideration of Approval of a Contract Award for Teton County Road Dust Control Project
8. Consideration of Approval of a Contract with Silverstar for Phase 2 of Door Project
11. Consideration of Approval of 2019 Fair Cleaning Contract
12. Consideration of Approval of 2019 Fair Construction Contract
13. Consideration of Approval of 2019 Fair Electrical Contract
14. Consideration of Approval of 2019 Fair Parking Contract
15. Consideration of Approval of 2019 Fair Rodeo Contract
16. Consideration of Approval of 2019 Fair Security Contract
17. Consideration of Approval of 2019 Fair Trash Contract
18. Consideration of Approval of 2019 Fair Kick-Off Concert Contract
19. Consideration of Approval of EMP Request for EcoFair
20. Consideration of Approval of Summer Van Lease
23. Consideration of Approval of Agreement with Sun TecData for Clerk of District Court Case Index Preservation Project

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

**MATTERS FROM COMMISSION AND STAFF:**

1. **Consideration of Approval of a Contract with the Wyoming Health Council and Teton County to provide Title X Family Planning Services at Teton County Health Department**

To approve the Contract with the Wyoming Health Council for Title X Family Planning Services at Teton County Health Department for the period April 1, 2019 through September 31, 2019.

**2. Consideration of Approval of a Contract with the Sheriff's Office to Provide Prevention Services Related to Underage Drinking Using a Simulated Live Action Melodrama (SLAM)**

To approve the contract with the Sheriff's Office to provide prevention services related to underage drinking using a simulation Live Action Melodrama in the amount of \$7,776.00.

**3. Consideration of Approval of a Contract with Curran Seeley to Provide Prevention Services Related to Alcohol, Tobacco, and Other Drugs**

To approve the contract with Curran Seeley to provide prevention services related to alcohol, tobacco and other drugs in the amount of \$82,000.00.

**4. Consideration of Approval of Temporary Easements for Stream Restoration Work on South Leigh Creek Associated with New Bridge Construction**

To approve the temporary construction easements between Teton County and Smith Teton Ranch LLC, J&M Ranch Properties, LLC and Matthew Place, LLC for stream restoration work at South Leigh Creek associated with the 2019 Stateline Road improvement project.

**5. Consideration of Approval of a Contract Award for Alta North Road Paving Project**

To award the Alta North Road Paving Project contract to CM Owen Construction, LLC, and to approve the contract with CM Owen Construction, LLC, in the amount of \$273,000.00.

**6. Consideration of Approval of a Contract Award for Wilson West Street Paving Project**

To award the Wilson West Street Paving Project contract to DePatco, Inc., and to approve the associated contract with DePatco, Inc. in the amount of \$70,897.00.

**7. Consideration of Approval of a Contract Award for Teton County Road Dust Control Project**

To award the 2019 County Road Dust Control Project to On Grade Blade Services, LLC, and to approve the contract with On Grade Blade Service, LLC, in the amount of \$118,432.00.

**8. Consideration of Approval of a Contract with Silverstar for Phase 2 of Door Project**

To approve the installation agreement for a Door Access Control System with Silverstar Communications for \$142,491.54.

**11. Consideration of Approval of 2019 Fair Cleaning Contract**

To award TM Commerical Cleaning, LLC the 2019 Fair cleaning bid and approve the associated contract with TM Commercial Cleaning, LLC in the amount of \$23,004.00.

**12. Consideration of Approval of 2019 Fair Construction Contract**

To award Todd Taylor the 2019 Fair construction bid and approve the associated contract with Todd Taylor in the amount of \$60,840.00.

**13. Consideration of Approval of 2019 Fair Electrical Contract**

To award TLC Electric, Inc. the 2019 Fair electrical bid and approve the associated contract with TLC Electric, Inc. in the amount of \$16,920.00.

**14. Consideration of Approval of 2019 Fair Parking Contract**

To award Friends of the Jackson Mounted Patrol the 2019 fair parking bid and approve the associated contract with Friends of the Jackson Mounted Patrol in the amount of \$10,500.00.

**15. Consideration of Approval of 2019 Fair Rodeo Contract**

To award R and R Rodeo the 2019 Fair Rodeo contract and enter into contract with R and R Rodeo in the amount of \$15,000.00.

**16. Consideration of Approval of 2019 Fair Security Contract**

To award Jackson Hole Security, LLC. the 2019 Fair security bid and approve the associated contract with Jackson Hole Security, LLC. in the amount of \$17,561.50.

**17. Consideration of Approval of 2019 Fair Trash Contract**

To award Westbank Sanitation the 2019 Fair trash removal bid and approve the associated contract with Westbank Sanitation in the amount of \$9,710.00.

**18. Consideration of Approval of 2019 Fair Kick-Off Concert Contract**

To approve the contract with the band Whiskey Myers for the 2019 Teton County Fair in the amount of \$22,000.00.

### **19. Consideration of Approval of EMP Request for EcoFair**

To approve the Energy Conservation Works request for a 2019 Eco-Fair funding in the amount of \$5,000 to be paid from Teton County Energy Mitigation Program Funds.

### **20. Consideration of Approval of Summer Van Lease**

To award Teton Motors Lease Agreement in the amount of \$11,100.00.

### **23. Consideration of Approval of Agreement with Sun TecData for Clerk of District Court Case Index Preservation Project**

To approve the Service Agreement between Teton County and SunTec Web Services.

### **DIRECT CORRESPONDENCE**

1. Debra Patla 4/10/2019 email regarding Buffalo Valley Fire in the Mountains Camping 2019
2. Alison Lee, Jackson Hole Community Housing Trust 4/10/2019 email regarding Redmond Street Rentals
3. Bob Caesar 4/11/2019 email regarding Surprise Dog Park Closing
4. Bob Caesar 4/11/2019 email regarding Surprise Dog Park Closing
5. State Board of Equalization 4/12/2019 email regarding Decision and Order 2018-48
6. Denise Germann, Grand Teton National Park 4/15/2019 email regarding Grand Teton NP - Park Update Friday Morning
7. Shawn Hill, Teton County Advocates 4/15/2019 email regarding Haub School TVRP 2018 Assessment
8. Alice Widdess 4/18/2019 email regarding Flat Creek Water Improvement District
9. Indian Paintbrush Water District 4/18/2019 regarding Indian Paintbrush Water District
10. Rebekkah Kelley 4/19/2019 email regarding Munger Mountain Workforce Housing
11. Layne Brown 4/19/2019 email regarding Munger Mountain Workforce Housing
12. Carol Kaminski 4/19/2019 email regarding No On Comprehensive Plan Amendment to Add Subarea 7.3
13. Ian Johnston 4/19/2019 email regarding Proposed Hog Island Development
14. Tim Young, Wyoming Pathways 4/21/2019 email regarding Support of Construction Funding for the Wilson to Snake River Pathway Project
15. Keith Benefiel 4/21/2019 email regarding Wilson Pathway
16. Scott Horn 4/21/2019 email regarding Wilson to Snake River Budget Request
17. Bob Weiss and Maggie Radford 4/21/2019 email regarding Pathway 22 Capital Budget Expenditure
18. Marylee White 4/22/2019 email regarding Wilson to Snake River Pathway
19. Tim Young, Wyoming Pathways 4/22/2019 email regarding Pathways Operating Budget - Add FTE Back In
20. Bruce Hawtin 4/22/2019 email regarding Munger Mountain
21. Richard Uhl 4/22/2019 email regarding Munger Mountain Workforce Housing
22. Susan Temple 4/22/2019 email regarding Funding for Wilson to Snake River Pathway
23. Patty Lummis, Habitat for Humanity 4/22/2019 email regarding Munger Mountain Workforce Housing - Please Vote to Amend the Comp Plan
24. Warren Samuels, Teton Science School 4/22/2019 email regarding Munger Mountain Workforce Housing
25. Jackson Hole Chorale 4/23/2019 letter regarding Thank you for your support
26. Christine Walker 4/23/2019 email regarding Munger Mountain Sustainable Workforce Housing
27. Kristi Malone, Planning & Development 4/23/2019 email regarding Hog Island Comp Plan Amendment
28. Jeff Daugherty, Teton County School District 4/23/2019 regarding Amendment to the TCSPT Easement Encumbering the Melody Ranch Investments I, LLC Property
29. Nina Lenz 4/24/2019 email regarding Children's Learning Center Budget Support
30. Tim Young, Wyoming Pathways 4/24/2019 email regarding Pathways Joint Operating Budget
31. Mary Martin, UW Extension Office 4/24/2019 email regarding Leadership Wyoming Program Costs - Leadership Jackson Hole Budget
32. Sandy Shuptrine 4/24/2019 email regarding 440 W. Kelly Proposals
33. Judge Jim Radda, Circuit Court of Teton County 4/24/2019 email regarding Teton Youth and Family Services Budget Request
34. Melissa Turley, Teton Village Association 4/24/2019 email regarding START Bus Budget
35. Cindy King 4/24/2019 email regarding Munger Mountain Sustainable Workforce Housing
36. Carl Pelletier, Town of Jackson 4/25/2019 email regarding Planned Helicopter Landings in Town this summer for Events
37. Bam Mendiola 4/25/2019 email regarding SHIFT
38. John Wright 4/25/2019 email regarding Pathways Taskforce Interview
39. Mike Crook, Sheriffs Office 4/26/2019 email regarding Teton County Courthouse Court Security Committee
40. Bradford Walsh 4/26/2019 email regarding Munger Mountain Sustainable Workforce Housing
41. Jim Verdone 4/28/2019 email regarding Old Pass Road Public/Private Partnership
42. Emily Cohen, Planning & Development 4/29/2019 letter regarding Notice to Neighbors - CUP Application for Metallurgy, Inc. (CUP2019-0002)
43. Duane W. Spencer, US Department of the Interior 4/29/2019 letter regarding BLM/Teton County MOU Regarding Cooperative Management of the Snake River Corridor
44. Bob Weiss 4/29/2019 email regarding Thank You
45. Scott Cotton, UW Extension Office 4/29/2019 email regarding Disaster Training in Western Wyoming
46. Ellyn Brady 4/29/2019 email regarding Early Childhood in Wyoming
47. Brandon Brazil 4/30/2019 letter regarding Wildlife Crossings
48. Lilly Duquette 4/30/2019 letter regarding Wildlife Crossings
49. Parker Smith 4/30/2019 letter regarding Wildlife Crossings
50. Rosalie Daval 4/30/2019 letter regarding Wildlife Crossings
51. Sienna Taylor 4/30/2019 letter regarding Wildlife Crossings
52. Jennife Mei 4/30/2019 letter regarding Wildlife Crossings
53. Tim Young, Wyoming Pathways 4/30/2019 email regarding Wilson to Snake Pathway

### **PUBLIC COMMENT**

Public comment was given by Joan Anzelmo regarding Jackson Hole Golf and Tennis Masterplan, and Rodger Dodson regarding Moulton Loop Subdivision paving.

#### **MATTERS FROM COMMISSION AND STAFF:**

#### **9. Consideration of Approval of a Contract for General Services Building Fire Alarm System**

Keith Gingery, Deputy County Attorney, presented to the Board for consideration a contract for the installation of a fire alarm notification system in the General Services Building.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the contract for the installation of a fire notification system in the General Services Building with Fire Services of Idaho in the amount of \$14,049.00. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

#### **10. Consideration of Approval of Mental Health Awareness Resolution**

Chair Macker presented to the Board for consideration a request to formally proclaim May 2019 as Mental Health Awareness Month.

##### **RESOLUTION PROCLAIMING MAY AS MENTAL HEALTH AWARENESS MONTH**

**WHEREAS**, mental illness is a leading cause of disability in the United States affecting nearly one in five adults and one in thirteen children, and access to early treatment can significantly improve outcomes and lead to a better quality of life; and

**WHEREAS**, postpartum depression and anxiety affects one in seven new mothers and one in ten new fathers worldwide; and

**WHEREAS**, prevention and stigma reduction are effective methods for reducing the burden of mental health conditions, and can lead to effective treatment for individuals with mental health conditions; and

**WHEREAS**, mental health conditions affect all members of the community, either directly or indirectly; and

**WHEREAS**, access to effective treatment can assist those with mental health conditions to lead full and productive lives; and

**WHEREAS**, each business, educational institution, healthcare provider, governmental agency, organization, and citizen shares the burden of mental health conditions in the community and has a responsibility to promote mental wellness, support prevention efforts, and work to educate themselves on local mental health needs and services that exist.

**NOW THEREFORE**, having duly met at a regular meeting on May 7, 2019, and having fully considered the matter, it is hereby,

**RESOLVED**, that the Teton County Board of Commissioners proclaims May 2019 as Mental Health Awareness Month in Teton County, Wyoming, and encourages all citizens, governmental agencies, public, private, and educational institutions to recommit our community to increase the understanding and awareness of mental health conditions and the need to reduce stigma related to mental illness, as well as highlight the need for appropriate and accessible mental health services.

BOARD OF COUNTY COMMISSIONERS

TETON COUNTY

By: Natalia D. Macker, Chair

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to proclaim May 2019 as Mental Health Awareness Month in Teton County. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

#### **21. Consideration of Approval to Authorize the Commencement of the 45-Day Public Comment Period for Proposed Amendments to the Energy Mitigation Plan**

Billy Nunn, Teton County Building Official, presented to the Board for consideration to authorize the commencement of the 45-day public comment period for proposed amendments to the energy mitigation program.

Public comment was given by Phil Cameron, Energy Conservation Works.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to authorize the commencement of the 45-day public comment period for the proposed changes to the Energy Mitigation Program Fees policy. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

#### **22. Consideration of Approval of Resolution Designating the County Clerk as the Public Records Contact Person**

Keith Gingery, Deputy County Attorney, presented to the Board for consideration a resolution designating the County Clerk to serve as the Public Records Contact Person.

##### **Designating a Public Records Person**

**WHEREAS**, pursuant to 2019 Legislation from the Wyoming Legislature (Senate File 57, Enrolled Act No. 72) each governmental entity is required to designate prior to July 1, 2019 a person to receive all applications for public records; and

**WHEREAS**, pursuant to the newly created section (e) of Wyoming Statute §16-4-202 the governmental entity shall submit the name, business email address and business mailing address of the designated public records person to the Wyoming Department of Administration and Information for publication on the Department of Administration and Information official website; and

**WHEREAS**, also pursuant to Wyoming Statute §16-4-202(e), the designated public records person shall serve as a point of contact between the governmental entity and applicants seeking public records.

**NOW THEREFORE**, having duly met at a regular meeting and considered the matter, it is

**RESOLVED**, that the Teton County Board of County Commissioners hereby designate the Teton County Clerk as the designated public records person for all public records involving Teton County including: the Teton County Fair, the Teton County Library, Jackson/Teton County Affordable Housing Department, Teton County/Jackson Parks and Recreation Department, Jackson Hole Fire/EMS Department, Teton County General Services Department, Teton County Public Health Department and Teton Health District, Teton County Planning and Building Department, and the Teton County Public Works Department.

**IT IS FURTHER RESOLVED**, the Teton County Sheriff, Teton County Assessor, Teton County Treasurer, Teton County Coroner, Teton County and Prosecuting Attorney, Teton County Clerk, and Teton County Clerk of District Court shall continue to make all decisions as to the release of their respective documents as the official custodians of their own respective records, but that the County Clerk shall serve as the public records person for those elected officials, solely for the purpose of serving as a point of contact between the elected officials' offices and the applicant seeking the public records.

BOARD OF COUNTY COMMISSIONERS

TETON COUNTY

By: Natalia D. Macker, Chair

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the Resolution designating the County Clerk as the Public Records Contact Person for Teton County. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

#### **MATTERS FROM PLANNING & DEVELOPMENT**

1. Applicant: COOK, WENDY  
Presenter: Emily Cohen  
Permit No.: BDJ2019-0003  
Request: A Boundary Adjustment, pursuant to Section 8.5.5 of the Teton County Land Development Regulations to merge a 30-foot strip of land north of Lot 8 with the Teton Hideaway Subdivision.  
Location: 3335 W. Teton Hideaway Drive, Lot 8 of the Teton Hideaway Subdivision. The property is west of Alta North Road. The property is zoned Rural-3 and is not in any resource overlays.

Emily Cohen, Planning Staff, presented to the Board for consideration a Boundary Adjustment, pursuant to Section 8.5.5 of the Teton County Land Development Regulations to reconfigure two platted lots.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve BDJ2019-0003, based upon the application for Boundary Adjustment dated February 19, 2019 to replat and reconfigure Lot 8 of the Teton Hideaway Subdivision, based on the Teton County Land Development Regulations, findings of Section 8.5.5, the standards of Section 8.2.13.C, and being able to make the findings pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 581, with no conditions as recommended herein by the Planning Director, and request the Teton County Clerk write vacate on Lot 8 on Plat No. 581 and that the new plat amendment, a replat of the reconfigured lot, Lot 14 shall be recorded in the land records of the Teton County Clerk. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

2. Applicant: WRIGHT-CLARK, PETER H. FAMILY LLC TRIANGLE Q RANCH  
Presenter: Emily Cohen  
Permit No.: DEV2019-0001  
Request: Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, to use the remaining development rights from the PUD to subdivide Lot 9 of the Triangle Q Ranch, into 3 lots.  
Location: 2600 Fish Creek Road (Lot 9, Triangle Q Ranch); located approximately 1.2 miles north of Wilson. The property is zoned PUD Rural-2 and is partially within the Natural Resources Overlay.

Emily Cohen, Planning Staff, presented to the Board for consideration Final Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations (LDRs), to subdivide Lot 9 of the Triangle Q Ranch into three lots.

Scott Pierson on behalf of the Write-Clark Family, described the history of work on the site.

The meeting was recessed at 9:48am and reconvened at 9:58am.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to recommend approval of Development Plan DEV2019-0001, as set forth in the application dated January 4, 2019 for the proposed division of Lot 9 into three lots with two (2) conditions of approval being able to make all five (5) findings of Section 8.3.2. of the LDRs, as recommended by staff.

1) A total of 4,515 square feet of site development shall be reclaimed on proposed Lot 10 prior to recordation of the plat.

2) A report of percolation, groundwater, and soils tests shall be provided at the time of application for any new dwelling unit on Lot 11.

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

3. Applicant: TRUST FOR PUBLIC LANDS, THE  
Presenter: Hamilton Smith  
Permit No.: MSC2019-0013  
Request: Fee waiver request being made by the Trust for Public Lands to waive Energy Mitigation fees

Location: associated with the heated hardscape of the Astoria Hot Springs Park.  
Astoria Hot Springs Park, 665 W. Johnny Counts Road, Sub Area I of the Snake River Canyon Ranch Resort. The property is zoned Planned Unit Development-Planned Resort and is within the Natural and Scenic Resources Overlay.

Hamilton Smith, Planning Staff, presented to the Board for consideration to Waive all Energy Mitigation Program fees for the installation of 2,010 square feet of heated exterior hardscape at the Astoria Hot Springs Park, pursuant to finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054).

Chris Deming, Trust for Public Land, supported the project and waiving of fees.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve The Trust for Public Land Fee Waiver Request MSC2019-0013 received March 12, 2019 for \$12,100.00 of County fees associated with Energy Mitigation Plan requirements, being able to make findings 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054). Chair Macker called for the vote. The vote showed all in favor and the motion carried.

4. Applicant: SRSC LOTS, LLC  
Presenter: Hamilton Smith  
Permit No.: DEV2018-0001
5. Permit No.: ADJ2018-0007  
Request: Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, for Phase 3 and 4 development of the Snake River Canyon Ranch Resort Sub Area III, which includes 18 townhome lots and a central lodge that will house 14 condominium units, along with other Resort Support Services such as a spa, restaurant, and conference facilities. This application includes an Administrative Adjustment for development on slopes up to 36%.  
Location: Lots 1-6, Snake River Sporting Club, located off of Wagon Road. approximately 2 miles south of the Astoria Hot Springs bridge over the Snake River. The property is in Sub Area III of the Snake River Canyon Ranch Planned Resort Zone and is within the Natural Resources and Scenic Resources Overlays.

Hamilton Smith, Planning Staff, presented to the Board for consideration Final Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations (LDRs), for Phase 3 and 4 development of the Snake River Canyon Ranch Resort Sub Area III, which includes 18 townhome lots and a central lodge that will house 14 condominium units, along with other Resort Support Services such as a spa, restaurant, and conference facilities. This application includes an Administrative Adjustment for development on slopes up to 36%.

Brandon Schuly, Jorgenson Associates and on behalf Snake River Sporting Club, discussed mitigation measures, progress made at the property, and support of the resort.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to recommend approval of Development Plan DEV2018-0001, as set forth in the application dated July 9, 2018, as revised on March 3, 2019, for the development of 18 townhome lots and a central lodge that will house 14 condominium units and Resort Support Services, with two (2) conditions of approval listed below, being able to make all five (5) findings of Section 8.3.2. of the LDRs, as recommended by the Planning Director.

1. Adoption of all required avalanche hazard mitigation measures including direct protection of buildings, architectural designs, and other measures as detailed in the Wilbur Engineering, Inc. letter of July 5, 2018 shall be demonstrated prior to determination of building permit sufficiency for any structural development within Moderate or High Avalanche Hazard Zones on Lots 1-6.

2. Prior to issuance of Certificate of Occupancy for any dwelling unit in Phase 3 or Phase 4 it shall be demonstrated to the satisfaction of the Teton County Engineer that the proposed ground water well has been connected to the water system and is fully functional, or if the existing well #2 can be reconstructed and produce at an adequate capacity as demonstrated by well pump test, static water level test, drawdown test, or other parameters proposed by the project engineer of record and agreed to by the County Engineer, then well #3 will not be required. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to recommend approval of ADJ2018-0007 to administratively adjust the grade of developable slopes requirement in accord with Sections 8.8.1 of the Teton County Land Development Regulations, based upon the application dated May 3, 2018 and revised March 4, 2019, after having fully considered all five (5) findings for approval under Section 8.8.1.C which have been satisfied and met with no conditions. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 10:55am and reconvened at 11:00am.

#### **MATTERS FROM COMMISSION AND STAFF (continued):**

##### **24.Consideration of Approval to Adopt Compensation Philosophy**

Julianne Fries, Director of Human Resources, presented to the Board for consideration Teton County's policy and philosophy as it relates to employee compensation.

The Board directed staff to provide information at the May 14, 2019 Budget Meeting regarding housing stipends.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve consultant's recommendation to implement the market study findings and adjust affected job classes found below current 'market

plus 5%' position as per findings, effective June 9, 2019. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

**MATTERS FROM COMMISSION**

There were no matters from commission.

**EXECUTIVE SESSION**

There was no executive session today.

**ADJOURN**

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:30pm.

Respectfully submitted,

Kellie Dickerson  
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chair

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Greg Epstein, Vice-Chair

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Mark Barron

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Mark Newcomb

ATTEST:

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Luther Propst

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Sherry L. Daigle, County Clerk