

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

The Teton County Board of Commissioners met in regular meeting on **May 16, 2023** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:03 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

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

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to adopt today's agenda, continuing items #2, #3, and #4 (below) to the June 6th, 2023 BCC Agenda. Chair Propst called for the vote. The vote showed all in favor and the motion carried.

These items are continued:

2. Consideration of Contract for Owners Representatives Master Agreement
3. Consideration of Contract for Owners Representatives Services for Courthouse Project
4. Consideration of Contract for Owners Representative Services for General Service Building Addition Project

MINUTES

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the 4-24-2023, 4-25-2023, 4-26-2023, 5-1-2023, 5-2-2023, and 5-3-2023 minutes. Chair Propst called for the vote. The vote showed all in favor and the motion carried.

CONSENT AGENDA

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

5. Consideration of Change Order for Motorola EOC Consolettes
6. Consideration of Purchase of Vehicle for Facilities
8. Consideration of Contract Amendment #1 between the Wyoming Department of Health, Public Health Division and Teton County to Increase Capacity to Provide Communicable Disease Services
9. Consideration of an Informal Bid Award and Purchase of a Compact Gas Powered SUV for the Health Department
10. Consideration of Amendment #2 of the Contract between the Wyoming Department of Health and Teton County for a Community Health Outreach Worker Program
12. Consideration of Renewal of Public Notification System
14. Consideration of a Sole Source Contract with Fish Creek Excavation for Parkside at Benson & Brown Station Horizontal Infrastructure
15. Consideration of a Contract for a Geotechnical Report at 90 Virginian Lane
16. Consideration of Health Care Plan Agreements and Amendments
17. Consideration of New Position Classification Request – Associate County Engineer
19. Consideration of Participation as Sub-Applicant on the Town of Jackson's Community Fueling Infrastructure Grant
22. Consideration of Final Reconnaissance Report for Bridge over Mosquito Creek
24. Consideration of Wildlife Crossings Contract Amendment

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

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

MATTERS FROM COMMISSION AND STAFF

5. Consideration of Change Order for Motorola EOC Consolettes

To approve change order 001 with Motorola Solutions for the EOC Consolette Replacement project.

6. Consideration of Purchase of Vehicle for Facilities

To approve the sole source contract for the purchase of the Ford Escape SUV from Jackson Hole Ford in the amount of \$37,149.00.

8. Consideration of Contract Amendment #1 between the Wyoming Department of Health, Public Health Division and Teton County to Increase Capacity to Provide Communicable Disease Services

To approve contract amendment #1 with the State of Wyoming, Department of Health, Public Health Division, and the associated grant funding award of \$1,578,600.00 to provide communicable disease services for the period through December 31, 2024. I further move to approve the use of these grant funds to support the expansion of the term-limited Interpreter position from .5 FTE to 1 FTE.

9. Consideration of an Informal Bid Award and Purchase of a Compact Gas Powered SUV for the Health Department

To award the informal bid and to approve the purchase of a compact SUV from Teton Motors in the amount of \$27,931.00 for a 2024 Subaru Crosstrek Premium.

10. Consideration of Amendment #2 of the Contract between the Wyoming Department of Health and Teton County for a Community Health Outreach Worker Program

To approve Amendment # 2 with the Wyoming Department of Health, Public Health Division and Teton County for a community health worker program for the period of the effective date through May 31, 2024.

12. Consideration of Renewal of Public Notification System

To approve quote #Q-126711 for Everbridge Mass Notification for a first-year cost of \$2,390.84 and second-year cost of \$8,958.50 and to approve the associated Everbridge Master Services Agreement.

14. Consideration of a Sole Source Contract with Fish Creek Excavation for Parkside at Benson & Brown Station Horizontal Infrastructure

To approve the contract with FC Excavation for completion of the horizontal infrastructure at the Parkside at Benson-Brown Station development in the amount of \$957,693.75, as described in the contract presented.

15. Consideration of a Contract for a Geotechnical Report at 90 Virginian Lane

To approve the contract with Jorgensen Geotechnical LLC to complete a Geotechnical Report for the Virginian RV Park site.

16. Consideration of Health Care Plan Agreements and Amendments

To approve the Administrative Services Agreement with Allegiance Benefit Plan Management, Inc. for the 2023 Calendar Year.

17. Consideration of New Position Classification Request – Associate County Engineer

To approve the request by Public Works and the Engineering Department to reclassify an Engineering Technician FTE to an Associate County Engineer FTE.

19. Consideration of Participation as Sub-Applicant on the Town of Jackson's Community Fueling Infrastructure Grant

To approve Teton County's participation as a sub-applicant on the Town of Jackson's Community Fueling Infrastructure (CFI) grant for EV charging stations and associated infrastructure as well as to approve the accompanying Teton County Commitment Letter.

22. Consideration of Final Reconnaissance Report for Bridge over Mosquito Creek

To approve the Final Reconnaissance Report for the Bridge over Mosquito Creek on Fall Creek Road.

24. Consideration of Wildlife Crossings Contract Amendment

To approve Amendment 1 to the Jorgensen Contract for the development of Teton County Wildlife Crossing Preliminary Designs, in the amount of \$214,423.24, to be funded with Wildlife Crossing SPET funds approved by Teton County voters in 2019.

DIRECT CORRESPONDENCE

1. Chris Peck 4/25/2023 email regarding Development Concerns
2. Elisabeth Rohrbach 4/25/2023 email regarding Housing Authority Purchase of RV Park
3. Ryan Dorgan 4/26/2023 email regarding Kelly Property/Shacks on Racks
4. Jayne Ottman 4/26/2023 email regarding Recreation Center Fees
5. Geoff Gottlieb 4/27/2023 email regarding Cooperative Agreement with WYDOT
6. Paintbrush Water & Sewer 4/27/2023 email regarding Mill Levies - Notice of Intent to Collect
7. Art Association 4/27/2023 email regarding Funding
8. Whitney Fessler 4/27/2023 email regarding Fire in the Mountains
9. Doug Halsey 4/27/2023 email regarding Assessments
10. Margie Lynch 4/27/2023 email regarding Energy Code Adoption Comments
11. Justin Adams 4/28/2023 email regarding Living Wage Essay
12. Jess Erwin 4/29/2023 email regarding Fire in the Mountains
13. Jonathan Schechter 5/1/2023 email regarding Joint Budget Task Force
14. Leonard Lucas 5/1/2023 email regarding Mill Rates
15. Mark Newcomb 5/1/2023 email regarding Trail Usage
16. Kristine Selleck 5/1/2023 email regarding Fire in the Mountains
17. Jonathan Schechter 5/2/2023 email regarding Taxable Sales Data
18. Julie Zell 5/2/2023 email regarding Noncommercial Zoning ZMA2022-0005
19. Laura Bonich 5/3/2023 email regarding Housing Director Compensation
20. Laura Bonich 5/3/2023 email regarding Virginian RV Park Land Purchase
21. Kevin Byrne 5/3/2023 email regarding Targhee Access/Development
22. Nancy Leon 5/3/2023 email regarding Piston Bully/Grooming Budget
23. Karen Daubert 5/3/2023 email regarding Piston Bully/Grooming Budget
24. Janis Falabella 5/4/2023 email regarding Grand Targhee Cabins
25. Jeff Lawrence 5/4/2023 email regarding LDR Process
26. Matt Bambach 5/5/2023 email regarding POWJH Funding Request
27. Jim Clouse 5/5/2023 email regarding JIM Public Comment
28. Darcy Rodenbach 5/5/2023 email regarding Buffalo Valley Fire in the Mountains
29. Heide McBride 5/5/2023 email regarding Sage Meadow Rezone
30. Gloria Courser 5/5/2023 email regarding Salary Grades for Fire Department
31. Kimberly Hilden 5/6/2023 email regarding Buffalo Valley - Fire in the Mountains
32. Gloria Courser 5/7/2023 email regarding Salary Grades for FIRE/EMS
33. Joan Anzelmo 5/7/2023 email regarding Budget Related Info

- 34. Tom Segerstrom 5/7/2023 email regarding Fire in the Mountains
- 35. Scott Sanchez 5/8/2023 email regarding Piston Bully/Pathway Grooming
- 36. Louise DeLand 5/8/2023 email regarding Winter Trail Grooming Budget
- 37. Matt Bambach 5/8/2023 email regarding Fish Creek and Flat Creek Pathogen Monitoring
- 38. Community Housing Trust 5/8/2023 email regarding Letter Concerning Northern South Park

PUBLIC COMMENT

Public comment was given by Paige Collins regarding the County's purchase of land in Alta new emergency services complex.

Public comment was given by Bob Hammond, Engineer for WYDOT regarding updates on projects on Highway 22.

MATTERS FROM COMMISSION AND STAFF

1. Consideration of Proclamation for AmeriCorps Recognition

Jessamyne Biette, AmeriCorps Program Coordinator, read a resolution for National Service Recognition Day in May:

BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY
RESOLUTION # _____

National Service Recognition Day

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation's communities are increasingly turning to national service and volunteerism as a cost-effective strategy to meet their needs; and

WHEREAS, AmeriCorps and AmeriCorps Senior participants address the most pressing challenges facing our communities, from educating students for the jobs of the 21st century, to fighting the opioid epidemic, to responding to natural disasters, to supporting veterans and military families; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and AmeriCorps Senior participants serve in more than 50,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve, both through their direct service and by managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the AmeriCorps shares a priority with local leaders nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, the National Association of Counties, Cities of Service, and local leaders across the country for National Service Recognition Day; and

NOW, THEREFORE, the Teton County Board of County Commissioners Teton County Board of County Commissioners encourage residents to recognize the positive impact of national service in our community, to thank those who serve; and to find ways to give back to their communities. Having duly met at a regular meeting and considered the matter, the Teton County Board of County Commissioners, do hereby recognize May 16, 2023 as National Service Recognition Day

Adopted on the 16th day of May, 2023.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS

Luther Propst, Chair

Attest:

Maureen E. Murphy, Teton County Clerk

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the resolution. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

7. Consideration of Change Order #2 for Community Center Project

Rachel Grimes, Fair & Fairgrounds Manager, presented to the Board for consideration of approval a change order #2 to the Fairgrounds Community Building contract with ACM Wyoming, LLC.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to approve the change order #8 for the Fairgrounds Community Building in the amount of \$45,177.75. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

11. Consideration of FY2023 and FY2024 Fees for ISWR - Public Hearing

Heather Overholser, Director of Public works, for Brenda Ashworth, Superintendent of Integrated Solid Waste & Recycling, presented to the Board for consideration of approval permission to proceed with the public hearing for the adoption of fees for the Teton County trash transfer, recycling and household hazardous waste (HHW) facilities.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the Resolution for the Adoption of fees for the Transfer Station, Recycling Center, and Household Hazardous Waste facilities. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

13. Consideration of Request for Public Hearing to Adopt new Electrical Code

Keith Gingery, Chief Deputy County Attorney, for Stephen Jellie, Fire Chief, presented to the Board for consideration of approval permission to begin the process of adopting the 2023 National Electrical Code Resolution which includes revisions to the Electrical Inspection Program Fee schedule.

Pursuant to Wyo. Stat. §35-9-121 the Board of County Commissioners (BCC) may adopt an electrical code. Additionally, pursuant to the above statute, local adoption of the newly adopted state code must be complete within 6 months of state adoption. The Wyoming State Fire Marshal's Office has adopted the 2023 National Electrical Code, effective 1 July 2023.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to begin the 45-day comment period for the 2023 Electrical Code Resolution for the unincorporated areas of Teton County, Wyoming with a public hearing to be held on July 11, 2023. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

18. Consideration of a Memorandum of Understanding with the Wyoming County Commissioners Association for Cooperating Agency Support in the Bureau of Land Management's Effort to Revise the Greater Sage Grouse Plan

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a Memorandum of Understanding (MOU) between the Wyoming County Commissioners Association (WCCA), Teton County, and other counties serving as cooperating agencies in the Bureau of Land Management's (BLM) effort to revise the Greater Sage Grouse Plan.

The Board became a cooperating agency in 2018, and renewed the agreement in April of 2023. The WCCA is coordinating an effort between participating counties to work together, pool resources, and speak with a unified voice. This initiative will allow counties to be engaged without being overwhelmed from a resource standpoint. To make this possible, the WCCA requested Federal Natural Resources Policy Account funds to retain two consultants to assist the counties in the drafting and submission of comments. The grant was approved and will cover 80% of the consultant's costs, participating counties will be responsible for the remaining 20%.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the Memorandum of Understanding between Teton County, the Wyoming County Commissioners Association, and other counties serving as cooperating agencies in the Bureau of Land Management's effort to revise the Greater Sage Grouse Plan. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

20. Consideration of Notice of Award and Contract for the Wilson to Stilson Pathway

Brian Schilling, Pathways Coordinator, presented to the Board for consideration of approval a Notice of Award and Contract for Construction of the Wilson to Stilson Pathway Project.

This project consists of the construction of approximately 7,700 linear feet of multi-use pathway, a 200 linear foot single span pedestrian bridge over Fish Creek, signage, striping, grading, and installation of a pedestrian accessible wildlife guard. The project extends primarily along the south side of WY 22 from the Town of Wilson, under WY 22 west of the HWY 390 intersection and into the Stilson Transit Center. The project includes earthwork, pavement, culvert extensions, signage installation, pathway striping, and the placement of a pedestrian bridge with concrete deck over Fish Creek.

Public comment was given by Tim Young.

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to approve the Notice of Award and Contract with Westwood Curtis Construction, Inc. for the Wilson to Stilson Pathway in the amount not-to-exceed \$3,195,645.70. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

21. Consideration of the FY24 Teton County Salary Plan Structure

Scott Miller, Director of Human Resources, presented to the Board for consideration of approval the adoption of the FY24 Salary Plan structure.

Stephen Jellie, Fire Chief, answered questions from the Board concerning Fire/EMS staff salaries.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the FY24 Teton County Salary Plan structure, effective July 2, 2023. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

23. Consideration of Wyoming Wildlife and Natural Resources Trust Grant Agreement

Chris Colligan, Public Works Project Manager, presented to the Board for consideration of approval a Grant Agreement awarding Teton County \$2M from the Wyoming Wildlife and Natural Resources Trust (WWNRT).

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the grant agreement with the Wyoming Wildlife and Natural Resources Trust for wildlife crossings funds in the amount of \$1,000,000. Chair Propst called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 9:55 a.m. and reconvened at 10:01 a.m.

MATTERS FROM PLANNING AND DEVELOPMENT

Items #1 and #2, ADJ2022-0013 and DEV2022-0008, were presented concurrently:

1. **Permit:** ADJ2022-0013 - **CONTINUED FROM APRIL 18, 2023**

Applicant: Jorgensen Associates, PC
Presenter: Hamilton Smith
Request: Request for Administrative Adjustment pursuant to Section 8.8.1. of the Land Development Regulations to allow development on Steep Slopes of up to 36%.
Location: 3300 East Alta Ski Hill Road, Grand Targhee Resort, west of the Resort Center in the Residential and Accommodation Plan Area (RAPA West). The property is zoned Planned Resort (PR) and is not within any Zoning Overlays.

2. **Permit:** DEV2022-0008 – **CONTINUED FROM APRIL 18, 2023**
Applicant: Jorgensen Associates, PC
Presenter: Hamilton Smith
Request: A Development Plan request pursuant to Section 8.3.2. of the Teton County Land Development Regulations, for a 22 lodging cabin unit development.
Location: 3300 East Alta Ski Hill Road, Grand Targhee Resort, west of the Resort Center in the Residential and Accommodation Plan Area (RAPA West). The property is zoned Planned Resort (PR) and is not within any Zoning Overlays.

Hamilton Smith, Principal Planner, presented to the Board for consideration of approval a Development Permit to permit twenty-two (22) lodging cabin units in the Grand Targhee Resort Residential and Accommodation Plan Area (West) within the Planned Resort zone. This staff report includes a concurrent analysis and recommendation for an Administrative Adjustment pursuant to Section 8.8.1, to adjust the Steep Slope Development standards of Section 5.4.1 of the LDRs

Mr. Smith highlighted changes to the conditions of approval that were made after the last hearing of these items.

The meeting recessed at 10:22 a.m. and reconvened at 10:32 a.m.

Amy Ramage, County Engineer, and April Norton, Director of Housing, answered questions from the Board.

Public comment was given in-person by Jade Krueger, Rob Marin, Kevin Krasnow, Dave Sollitt, and Matthew Thackray.

Brendan Schulte of Jorgensen Associates, for the Applicant, and Geordie Gillett commented on the changes to the conditions.

The meeting recessed at 10:54 a.m. and reconvened at 1:33 p.m.

Additional public comment was given by Cindy Riegel, via Zoom.

Stephen Jellie, Fire Chief, answered questions from the Board.

MOTION FOR ADJ2022-0013

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve ADJ2022-0013 dated November 3, 2022, an administrative adjustment pursuant to Section 8.8.1, to adjust the Steep Slope Development standards of Section 2.2.B.9 of the Grand Targhee Resort First Amendment Master Plan, based on the five (5) recommended findings, with one condition.

1. The Developer shall avoid temporary and permanent impacts to slopes >36% (greater than thirty-six percent) for development of anything other than roads and driveways.

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

The meeting recessed at 2:31 p.m. and reconvened at 2:40 p.m.

Commissioner Newcomb proposed a 10th condition for DEV2022-0008:

“No construction shall occur until a Wildland/Urban Interface Assessment and fire management plan for the suburban wilderness interface, developed in cooperation with the U.S. Forest Service, has been completed. The plan shall include a letter acknowledging cooperation has occurred signed by the US Forest Service.”

Nicole Krieger, Attorney for the Applicant, commented on the proposed condition.

The revised condition #10 read:

“No construction shall occur until a Wildland/Urban Interface Assessment and fire management plan for the suburban wilderness interface, developed in cooperation with the U.S. Forest Service, has been completed. The assessment and plan shall be submitted for approval by the Jackson Hole Fire/EMS Fire chief.”

MOTION FOR DEV2022-0008

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to approve DEV2022-0008, a Development Plan to permit twenty-two (22) lodging cabin units in the Grand Targhee Resort Residential and Accommodation Plan Area, being able to make all five (5) findings for approval under Section 8.3.2., with nine (10) conditions of approval.

1. Primary Residential Uses shall have a maximum height of 28 feet and Attached Multi Family Uses shall have a maximum height of 33 feet.
2. For the benefit of creating affordable and workforce housing, the Owner shall record a declaration of restrictive covenant with the Teton County Clerk for a real estate transfer fee that shall be recorded against all units within the Resort subject to the Affordable or Employee housing requirement, within 60 days of final plat approval, and prior to any property conveyance. The covenant shall run with the encumbered properties and bind all future owners thereof. The covenant shall require the payment of a half percent (0.5 %) real estate transfer fee to Teton County on the closing of the transfer, sale and resale of each residential lot and unit within the Resort (excepting the transfer and sale of lots and units by the developer).

3. No more than ninety (90) days following the approval of DEV2022-0008, the applicant and the Teton County, Wyoming Engineer shall agree upon a revised formula for calculating the Road Impact Fee for Construction for future applications under the Grand Targhee Resort First Amended Master Plan. The revised formula shall be maintained in the office of the Teton County Engineer and shall be used to calculate the Road Impact Fee under Section 3.5.D. for future development plans/physical development in accordance with the terms and conditions of the master Plan.
4. Required components of livability. Each required restricted housing unit shall include, at a minimum, the components of Livability Standards required by Sec. 2-3 of the Jackson/Teton County Housing Department Rules and Regulations.
 - a. Prior to issuance of Certificate of Occupancy on the short-term rental units, the Jackson/Teton County Housing Department shall inspect the housing mitigation units to ensure units were built to terms of approval.
5. Deed Restriction. To ensure continued compliance with the standards of the Grand Targhee Resort Master Plan and the Teton County Land Development Regulations, the property on which the mitigation housing units are to be located shall be subject to a deed restriction for Affordable Workforce housing (0- 120% MFI) in perpetuity, in a form established and approved by the Jackson/Teton County Housing Department.
 - b. Prior to issuance of Certificate of Occupancy on the short-term rental units,
 - i. a special restriction drafted by the Jackson/Teton County Housing Department using the applicable approved Restriction Template will be recorded on the mitigation units/property. The applicant will be responsible for payment of recording fees.; and
 - ii. The leasing agent or person managing residents in the mitigation housing shall attend a Compliance Conference with the Jackson/Teton County Housing Department to learn how Affordable Workforce households are qualified for residency in restricted units.
6. Prior to issuance of a Certificate of Occupancy for any of the permitted dwelling units per this application the applicant shall provide sidewalks or pathways of a minimum width of 5 feet with a safe separation from vehicle traffic to permit cabin tenants to safely walk to the Resort Center. These amenities shall be installed prior to the issuance of Certificate of Occupancy of the permitted dwelling units per this application.
7. The applicant shall provide sidewalks or pathways of a minimum width of 5 feet to connect Cabin 15 on west end and Cabin 22 on east end. These sidewalks shall be installed prior to issuance of Certificate of Occupancy of the permitted dwelling units per this application.
8. A revised system of compliance and oversight of Employee Housing Standards for Deed Restricted Units proposed in the Grand Targhee Resort Phase 1 Targhee Cabin Housing Mitigation Plan is approved in accordance with Section 3.4.A.4 of the Grand Targhee Resort First Amended Master Plan, wherein Jackson/Teton County Affordable Housing Department shall provide oversight on all restricted housing Units.
9. The Cabins approved pursuant to DEV2022-0008 are to be used for short-term, lodging rentals. Any owner of a Cabin may reside in their Cabin for no more than ninety (90) cumulative days per calendar year, in accordance with the terms of the Master Plan. The Covenants, Conditions and Restrictions for the Cabins shall contain this restriction, and shall be recorded in the Teton County, Wyoming land records. Compliance with this condition shall be included in the Resort's Annual monitoring Report. Any modification of the use of a Cabin from Short-term rental to residential will require an amendment to the Development Plan approval.
10. No construction shall occur until a Wildland/Urban Interface Assessment and fire management plan for the suburban wilderness interface, developed in cooperation with the U.S. Forest Service, has been completed. The assessment and plan shall be submitted for approval by the Jackson Hole Fire/EMS Fire Chief.

Commissioner Macker, the second, suggested a friendly amendment to the motion to add the sentence: "has been completed and approved" to condition #10.

Commissioner Epstein, the motion maker, accepted the friendly amendment. The new Condition 10 read:

10. No construction shall occur until a Wildland/Urban Interface Assessment and fire management plan for the suburban wilderness interface, developed in cooperation with the U.S. Forest Service, has been completed and approved. The assessment and plan shall be submitted for approval by the Jackson Hole Fire/EMS Fire Chief.

Chair Propst called for a vote. The vote showed three in favor and the motion carried 3-2 with Commissioners Newcomb and Propst opposed.

3. **Permit:** SD2023-0001
Applicant: Susan Johnson
Presenter: Chandler Windom
Request: A Final Subdivision Plat request for the Porter Ranch pursuant to Section 8.5.2 of the Teton County Land Development Regulations, for a 79-lot residential subdivision, with one exaction lot.
Location: The subject property is Lot 1 of the JHHR South subdivision, previously the western portion of Revised Hereford Ranch Tract 10, located approximately 1/4 mile south of the corner of South Park Loop Road and High School Road. The project area is zoned Suburban and is within the Scenic Resources Overlay.

Chandler Windom, Senior Planner, presented to the Board for consideration of approval a Subdivision Plat for the final plat of the "Porter Ranch", a 79-lot residential subdivision, with one park exaction lot.

An application came before the Board of County Commissioners in 2021 for a Sketch Plan (SKC2020-0001) to review the proposed subdivision of the 26-acre portion of the JHHR Holdings I LLC parcels into 84 lots at 1500 South Park Loop Road, on the southeast corner of South Park Loop Road and High School Road. The Board approved the Sketch

Plan application with twelve conditions of approval. Subsequent to Sketch Plan approval, the applicant requested an amendment to Sketch Plan Condition of Approval #7 (MSC2022-0026) to allow the approved Sketch Plan to remain in place along with the approved conditions if the Suburban zone were moved to the south on the site, as ultimately happened. The residential development presented in the Sketch Plan was moved to the south in order to accommodate higher density development to the north of the site along High School Road, as contemplated in the Northern South Park Neighborhood Plan. The zoning change to relocate the Suburban zone to the current configuration (ZMA2022-0002) was approved concurrently with the request to amend the Sketch Plan conditions. Subsequently, a Development Plan (DEV2022-0006) was submitted with a reduced proposal of an 80-lot subdivision and was approved with nine conditions for the final configuration of the "Porter Ranch" subdivision. The 25.67 acres subject to the Development Plan was then subdivided into a single lot (Lot 1 JHHR South) for ease of applying future application, such as this final plat.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to approval SD2023-0001, submitted February 10, 2023, for the 80 lot Porter Ranch Final Plat, being able to make the findings of Section 8.5.3 of the Teton County Land Development Regulations, with three (3) conditions of approval, as follows:

1. The subdivision improvements agreement shall be recorded concurrent with the plat recordation.
2. Concurrent with or prior to recording of the subdivision plat the landowner shall convey to Teton County, Wyoming the 0.51 acres of land in fee simple by warranty deed adjacent to and south of the High School Road Right of Way for the purposes of pathway development to satisfy the entirety of the park exaction requirement.
3. Concurrent with or prior to recording of the subdivision plat, the applicant shall pay an exaction fee-in lieu in the amount of \$572,069.02 to satisfy the school exactions.

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

- 4. Permit:** CUP2022-0007
Applicant: HH Land Strategies
Presenter: Chandler Windom
Request: A Conditional Use Permit pursuant to Section 8.4.2 and 1.9.3 of the Land Development Regulations, to change a non-conforming campground use to a non-conforming mobile home use.
Location: 10755 S Highway 89 is Lots 8-12 of the Rogers Point Subdivision in Hoback Junction. The property is on the east bank of the Snake River, is zoned Auto-Urban Commercial and is in the Natural Resources Overlay.

This item has been remanded.

MATTERS FROM COMMISSION – No Public Comment Taken

- a. Human Resources FTE Discussion – postponed.

ADJOURN

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adjourn. Chair Propst called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:24 p.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Luther Propst, Chair

ATTEST:

Maureen E. Murphy, County Clerk