

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

The Teton County Board of Commissioners met in a special meeting on **August 9, 2021** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 1:31 p.m.

The purpose of the meeting was to consider a contested case that had been filed on a Planning decision.

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

Hearing Officer: Melissa Owens.

Staff present: Deputy County Attorney Keith Gingery, County Clerk Maureen Murphy, Planning Director Chris Neubecker, and Deputy County Clerk Chalice Weichman.

**CONTESTED CASE: BLUE CRANE CREEK LLC**

The Hearing Officer opened the meeting and gave an overview of the proceedings. Blue Crane Creek LLC is contesting a decision made by the Teton County Planning Director regarding an agricultural accessory residential unit (ARU) and its use under the Teton County Land Development Regulations as a workforce housing deed-restricted unit.

Chris Hawks, representing Blue Crane Creek LLC, the Contestant, gave opening comments and answered questions from the Board.

Keith Gingery, representing the Teton County Planning Director, Contestee, gave opening comments and answered questions from the Board.

The meeting recessed at 2:58 p.m. and reconvened at 3:07 p.m.

Mr. Hawks gave closing comments.

Mr. Gingery gave closing comments.

Mr. Hawks responded to Mr. Gingery's closing comments.

The Hearing Officer recommended that motion for summary judgement be granted, and that at a minimum, the basic use permit conditions numbers 1, 4, and 5 should be deleted, directing the Contestee to reissue the Agriculture ARU approval letter reflecting the same.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein that summary judgement is appropriate in this matter because the contestant has proven beyond preponderance of the evidence that the Contestee misunderstood how to apply the standards and made a decision based on the standards not contained in these LDRs, or other appropriate ordinance, regulation or state law, and, incorrectly applied a standard that is more strict or broad than the standard established in the LDRs. Chairwoman Macker called for a vote. The vote showed in favor and the motion carried 5-0.

**ADJOURN**

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:39 p.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk