

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

The Teton County Board of Commissioners met in regular meeting on **October 18, 2022** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:02 a.m. and the Pledge of Allegiance was recited.

ROLL CALL

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

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adopt today's agenda as presented. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

MINUTES

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the 9-22-2022, 9-26-2022, 9-26-2022 (BOE), 10-3-2022, and 10-4-2022. minutes. Chairwoman 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 to place the following Matters from Staff on a Consent Agenda:

2. Consideration of Contract with the JH Community Counseling Center for Suicide Prevention Services and Prevention Services Related to Alcohol, Tobacco, and other Drugs
3. Consideration of a Contract with the City of Jackson to Provide Tobacco Prevention and Alcohol Education and Prevention Activities
4. Consideration of Atherton Campground Snow Removal Grant Agreement with Wyoming State Trails
5. Consideration of Amendment and Restatement Special Restriction for 7332 Rimrock Road
6. Consideration of Letter of Authorization for 105 Mercill Avenue
7. Consideration of LWCF Grant Application Resolution
8. Consideration of Stop Loss Insurance Renewal Offer
9. Consideration of ARP Fund Authorization for Sheriff and EOC
10. Consideration of Professional Services Agreement for Wildlife Crossings Preliminary Designs
11. Consideration of Letter of Concurrence for Wildlife Crossings

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

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

MATTERS FROM COMMISSION AND STAFF:

2. Consideration of Contract with the JH Community Counseling Center for Suicide Prevention Services and Prevention Services Related to Alcohol, Tobacco, and other Drugs

To approve the contract with the Jackson Hole Community Counseling Center to provide suicide prevention services and prevention services related to alcohol, tobacco, and other drugs, in an amount not to exceed \$30,250.00 for the period July 1, 2022 – June 30, 2023.

3. Consideration of a Contract with the City of Jackson to Provide Tobacco Prevention and Alcohol Education and Prevention Activities

To approve the contract with the City of Jackson to provide prevention services related to tobacco youth use not to exceed \$2,720.00 for the period July 1, 2022 – June 30, 2023.

4. Consideration of Atherton Campground Snow Removal Grant Agreement with Wyoming State Trails

To approve the Maintenance, Construction, and Planning Grant Agreement in the amount of \$10,500 between the State of Wyoming, Department of State Parks and Cultural Resources, Division of State Parks, Historic Sites and Trails, and Teton County for snow removal at the Atherton Campground

5. Consideration of Amendment and Restatement Special Restriction for 7332 Rimrock Road

To approve the Amendment and Restatement Special Restriction as presented by staff for 7332 Rimrock Road

6. Consideration of Letter of Authorization for 105 Mercill Avenue

To approve the Letters of Authorization for 105 Mercill Avenue as presented today.

7. Consideration of LWCF Grant Application Resolution

To approve the resolution authorizing the submittal of a grant application to the 2023 Wyoming Land and Water Conservation Fund in the amount of \$200,000.

8. Consideration of Stop Loss Insurance Renewal Offer

To approve the Stop Loss Insurance Renewal Offer, Option one (1), from Voya Financial.

9. Consideration of ARP Fund Authorization for Sheriff and EOC

To approve the purchase of public safety radios to be paid with American Rescue Plan (ARP) Funds in the amount of \$141,178 for Sheriff and \$26,880 for EOC.

10. Consideration of Professional Services Agreement for Wildlife Crossings Preliminary Designs

To approve the Professional Services Agreement with Jorgensen Associates Inc., in the not-to-exceed amount of \$662,624.16, for the development of Teton County Wildlife Crossing Preliminary Designs.

2) I further move to approve the utilization of Wildlife Crossings SPET funds approved by Teton County voters in 2019 for this project.

11. Consideration of Letter of Concurrence for Wildlife Crossings

To approve the letter of concurrence with WYDOT to fund two wildlife crossings that are part of the WYDOT Snake River bridge project, in the amount of \$2,716,598.00.

DIRECT CORRESPONDENCE

1. Rich Ochs 9/27/2022 email regarding FEMA's Local Elected Official Guide
2. Jesse Glick 9/27/2022 email regarding Bearproof Trash
3. Mark Sullivan 9/27/2022 email regarding One Wild life Ranch DEV
4. Holly Hegener 9/27/2022 email regarding One Wild life Ranch DEV
5. Peter Kennedy 9/27/2022 email regarding One Wild life Ranch DEV
6. Lizzy Moran 9/27/2022 email regarding One Wild life Ranch DEV
7. Mason Cassidy 9/27/2022 email regarding One Wild life Ranch DEV
8. Tom Westbrook 9/27/2022 email regarding Property Taxes
9. Jan Lovett 9/27/2022 email regarding Rafter J Lot 333
10. Matt Bambach 9/27/2022 email regarding POWJH - One Wild life Ranch DEV
11. Melissa Malm 9/28/2022 email regarding One Wild Life Ranch PRD
12. Julie Huot 9/28/2022 email regarding Rafter J Lot 333
13. Robert Frodeman 9/28/2022 email regarding Hoback Water
14. Barb Trompeter 9/29/2022 email regarding One Wildlife Ranch DEV
15. Dave Niles 9/29/2022 email regarding SPET Questions
16. Janice Smith 9/29/2022 email regarding Rafter J Lot 333
17. Tom Pockat 9/29/2022 email regarding Rafter J Lot 333
18. Holly Hegener 9/30/2022 email regarding One Wild Life Ranch Dev.
19. Valerie Ehrich 9/30/2022 email regarding Rafter J Lot 333
20. Clare Stumpf 9/30/2022 email regarding Rafter J Lot 333
21. Susan Johnson 9/30/2022 email regarding One Wild Life Ranch PRD
22. Aida Farag 10/3/2022 email regarding Rafter J Lot 333
23. Richard Bloom 9/30/2022 email regarding Rafter J Lot 333
24. Douglas Pitman 9/30/2022 email regarding Rafter J Lot 333
25. Karilyn Brodell 9/30/2022 email regarding Rafter J Lot 333
26. Mark Lovett 9/30/2022 email regarding Rafter J Lot 333
27. Richard Sugden 10/1/2022 email regarding One Wild Life Ranch PRD
28. Karl Jagstadt 10/1/2022 email regarding Rafter J Lot 333
29. Margaret Creel 10/1/2022 email regarding Rafter J Lot 333
30. Steve Baldock 10/1/2022 email regarding Rafter J Lot 333
31. May Sumicad 10/1/2022 email regarding Rafter J Lot 333
32. Mandy Lowe 10/1/2022 email regarding Rafter J Lot 333
33. Janice Smith 10/1/2022 email regarding Rafter J Lot 333
34. Donald Cooke 10/3/2022 email regarding Rafter J Lot 333
35. Anna Knaeble 10/3/2022 email regarding Rafter J Lot 333
36. Joe Demarsh 10/3/2022 email regarding Rafter J Lot 333
37. Kathy Tompkins 10/3/2022 email regarding Resident Irritation
38. Sue Perkins 10/3/2022 email regarding Rafter J Lot 333
39. Karin King 10/3/2022 email regarding Rafter J Lot 333
40. Loring Woodman 10/3/2022 email regarding One Wild Life Ranch
41. Maria Alyce Clark 10/3/2022 email regarding Rafter J Lot 333
42. Camille Obering 10/3/2022 email regarding One Wildlife Ranch
43. Tony Hill 10/3/2022 email regarding Rafter J Lot 333
44. Herb Brooks 10/3/2022 email regarding Rafter J Lot 333
45. Janis Allen 10/3/2022 email regarding Rafter J Lot 333
46. Aida Farag 10/3/2022 email regarding Rafter J Lot 333
47. Mark Schultheis 10/3/2022 email regarding Rafter J Lot 333
48. Janis Allen 10/3/2022 email regarding Assisted Living
49. Jackie Baxa 10/3/2022 email regarding Rafter J Lot 333
50. Gina Lipp 10/3/2022 email regarding Rafter J Lot 333
51. Tris dunn 10/3/2022 email regarding Rafter J Lot 333
52. Christine Denton 10/3/2022 email regarding Rafter J Lot 333
53. Aly Courtemanch 10/3/2022 email regarding Fishs Creek Dev.
54. Art Denton 10/3/2022 email regarding Rafter J Lot 333
55. Ian Zawacki 10/3/2022 email regarding Rafter J Lot 333
56. Vickie Lund 10/3/2022 email regarding Rafter J Lot 333
57. Evan Molyneaux 10/3/2022 email regarding Rafter J Lot 333
58. Arthur Greger 10/3/2022 email regarding Rafter J Lot 333
59. Kristine Lee 10/3/2022 email regarding Pathways
60. Judy Legg 10/3/2022 email regarding Rafter J Lot 333
61. Joy Watson 10/3/2022 email regarding Fish Creek - One Wildlife
62. Elizabeth Jacobson 10/4/2022 email regarding Rafter J Lot 333
63. Sue Perkins 10/3/2022 email regarding Rafter J Lot 333

64. Bobbie Dailey 10/3/2022 email regarding Rafter J Lot 333
65. Tom Pockat 10/3/2022 email regarding Rafter J Lot 333
66. Lee FitzPatrick 10/3/2022 email regarding Rafter J Lot 333
67. Jan Lovett 10/3/2022 email regarding Rafter J Lot 333
68. Mary Sharood 10/3/2022 email regarding Rafter J Lot 333
69. Bob Wemple 10/3/2022 email regarding Rafter J Lot 333
70. Vicky O'Donoghue 10/3/2022 email regarding Rafter J Lot 333
71. Case Brown 10/3/2022 email regarding Rafter J Lot 333
72. Laurel Sanville 10/3/2022 email regarding Rafter J Lot 333
73. Mike FitzPatrick 10/3/2022 email regarding Rafter J lot 333
74. Margaret Creel 10/3/2022 email regarding Rafter J Lot 333
75. Jessica Hendryx Brown 10/3/2022 email regarding Rafter J Lot 333
76. Kathie Brazinski 10/5/2022 email regarding Rafter J Lot 333
77. Jody Donnelly 10/3/2022 email regarding Rafter J Lot 333
78. Rosi De Haan 10/3/2022 email regarding WYDOT Housing
79. Pamela McIntosh 10/3/2022 email regarding Rafter J Lot 333
80. Julien Haas 10/4/2022 email regarding Rafter J Lot 333
81. Jonathan Schechter 10/4/2022 email regarding September Tax Data
82. Jason Fritts 10/4/2022 email regarding SPET Items
83. Renee Seidler 10/4/2022 email regarding Rules and Regs Affordable Housing
84. Keith Harger 10/4/2022 email regarding Rafter J Lot
85. Chi Melville 10/6/2022 email regarding One Wildlife Ranch
86. Stacey Morse 10/7/2022 email regarding Airport Board candidates
87. Peggy Gilday 10/10/2022 email regarding Miller Park Extension of Season
88. Brad Dickey 10/10/2022 email regarding Rafter J Lot 333
89. Fred Arbuckle 10/11/2022 email regarding Hopkins/ JH Airport Board Application

PUBLIC COMMENT

Public comment was given by Meghan Quinn (via Zoom) regarding enforcement of water protection regulations of activities on a parcel near Fish Creek.

MATTERS FROM COMMISSION AND STAFF

1. Consideration of Approval of Petition for Formation of the Hoback Junction Water and Sewer District

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a Petition for Formation of the Hoback Junction Water and Sewer District.

Robert Frodeman of Hoback Junction filed with the Teton County Clerk a Petition for Formation of the Hoback Junction Water and Sewer District. The Petition was filed on August 18, 2022. The County Clerk reviewed the signatures attached to the petition and found the signatures to meet all requirements of the statute. A map of the proposed new district was submitted to the Wyoming Department of Revenue and to the Teton County Assessor, which both approved the map. The name of the new Water and Sewer District will be the Hoback Junction Water and Sewer District.

The resolution reads thus:

**BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY
RESOLUTION # _____**

(Order Approving the Petition for Formation of the Hoback Junction Water and Sewer District)

WHEREAS, Petitioner; Robert Frodeman of 1660 E J-W Drive, Jackson, Wyoming; submitted a Petition for Formation of the Hoback Junction Water and Sewer District on August 18, 2022, to the Teton County Clerk; and

WHEREAS, the Hoback Junction Water and Sewer District will have all the powers conferred upon water and sewer districts under the Water and Sewer District Act, Wyoming Statute §§41-10-101 through 157; and

WHEREAS, the Teton County Clerk has certified the signatures of meeting all requirements of Wyoming Statute §22-29-107; and

WHEREAS, the Teton County Assessor and the Wyoming Department of Revenue have reviewed the boundaries of the proposed district and have found no overlaps, gaps, conflicts, or boundary issues; and

WHEREAS, this hearing was properly noticed under Wyoming Statute §22-29-109(a)(ii); and

WHEREAS, a hearing was held on today's date, October 18, 2022, and

WHEREAS, the Teton County Board of County Commissioners find that the proposed area to be included in the district will be benefitted by the Water and Sewer District; and

WHEREAS, the Teton County Board of County Commissioners find that it is appropriate to waive the requirement for a detailed description of the construction to be completed, so long as no construction shall be commenced without prior approval by the Teton County Board of County Commissioners; and

NOW THEREFORE, having duly met at a regular meeting, October 18, 2022, and considered the matter, it is

RESOLVED, that the Petition for Formation of the Hoback Junction Water and Sewer District is approved and find that the proposed district benefits the area proposed to be in the district; and

IT IS FURTHER RESOLVED, that the district shall be named the "HOBACK JUNCTION WATER AND SEWER DISTRICT;" and

IT IS FURTHER RESOLVED, that the boundaries of the district shall be as outlined in Exhibit A and B of the Petition.

IT IS FURTHER RESOLVED, that the board waives the requirement for a detailed description of the system proposed with the condition that prior to construction beginning the commission must approve the plan; and

IT IS FURTHER RESOLVED, that it is respectfully requested that the Teton County Clerk assist the petitioner in conducting a mail ballot to approve the formation of the district and to elect the initial directors after the expiration of the 30 day objection period outlined in Wyoming Statute §22-29-109(e).

Adopted on the _____ day of _____, 2022.

**TETON COUNTY BOARD OF
COUNTY COMMISSIONERS**

Natalia D. Macker, Chairwoman, Teton County Board of County Commissioners
Maureen E. Murphy, County Clerk

There was no public comment.

Chris Colligan, Public Works Project Manager, answered questions from the Board.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the Order approving the Petition for Formation of the Water and Sewer District, and find that the proposed district benefits the area proposed to be in the district, and I further move to waive the requirement for a detailed description of the system proposed with the condition that prior to construction beginning the commission must approve the plan, and lastly I further move to direct the County Clerk to assist the proposed district in conducting a mail ballot to approve the formation of the district and to elect the initial directors. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

MATTERS FROM PLANNING AND DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

a. DEV2022-0002 – LF&F, LLC

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Facts and Conclusions of Law for DEV2022-0002, a Development Plan application made by SJ Planning Solutions on behalf of LF&F, LLC, pursuant to Section 8.3.2. of the Teton County Land Development Regulations for a Rural Planned Residential Development (Rural PRD). This matter was heard by the Board of County Commissioners on October 4, 2022 where the Board voted 1-4 to approve the application and the motion failed.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the Findings of Fact and Conclusions of Law for DEV2022-0002 with the two changes made as noted in paragraphs 8 and 9. In Paragraph 8, the word “partnered” was deleted and the word “involved” was inserted. In Paragraph 9 the last clause of “under which the Teton County Scenic Preserve Trust would serve as the conservation easement holder for the Rural PRD” was deleted. Chairwoman Macker called for a vote. The vote showed four in favor and the motion carried 4-1 with Commissioner Barron opposed.

b. SKC2022-0002 – Wyoming Department of Transportation

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact and Conclusions of Law for SKC2022-0002, a Sketch Plan application made by Nelson Engineering on behalf of the Wyoming Department of Transportation, pursuant to Section 8.3.1 of the Teton County Land Development Regulations (LDRs), for a 28 Accessory Residential Unit workforce housing project. This matter was heard by the Board of County Commissioners on October 4, 2022 where the sketch plan was approved with the findings listed in the document.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Findings of Fact and Conclusions of Law for SKC2022-0002. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

- 1. Permit:** CUP2022-0003 – **CONTINUE TO NOVEMBER 1, 2022**
Applicant: SCHROTH, ROBERT E. & LINDA M. TRUSTEES
Presenter: Hamilton Smith
Request: A Conditional Use Permit request pursuant to Land Development Regulation Section 8.4.2 to amend the Jackson Hole Winery Home Business CUP.
Location: 2800 Boyles Hill Road, Lot 3B, of the Dairy Subdivision, generally located 1.4 miles west of the South Park Loop and Highway 89 intersection. The property is zoned Planned Unit Development - Rural 2 and is not within the Scenic Resources Overlay or the Natural Resources Overlay.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue CUP2022-0003 to the November 1st, 2022 Board of County Commissioners meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

- 2. Permit:** DEV2022-0003
Applicant: CS JACKSON GROUP, LLC
Presenter: Hamilton Smith
Request: A Development Plan application for a light industrial warehouse with four (4) Accessory Residential Units (ARUs) pursuant to Section 8.3.2 of the LDRs.
Location: The subject property is located at 3555 South Park Drive, and accessed from South Park Drive off of South Highway 89. The land is zoned Business Park (BP-TC) within the Natural Resources Overlay.

Hamilton Smith, Principal Planner, presented to the Board for consideration of approval a development Permit pursuant to Section 8.3.2 of the Teton County Land Development Regulations (LDRs) to permit a 11,647 sf light industrial warehouse project with four Accessory Residential Units (ARUs) at 3555 South Park Drive within the Business Park zone.

The applicant is proposing a Development Plan to construct a light industrial storage warehouse with four accessory residential units at 3555 South Park Drive. Less than 12,000 sf of nonresidential floor area is proposed; therefore, the project did not go through Sketch Plan review. The proposed square footage is within one structure, with the residential uses located on the second floor, to the north end of the building.

There was no public comment.

Taylor Cook, Nelson Engineering, commented on the Application.

Kristi Malone, Housing Supply Specialist, answered questions from the Board.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve DEV2022-0003, a Development Plan for a light industrial warehouse project with four Accessory Residential Units, based upon the

application dated April 25, 2022, being able to make all five (5) findings for approval under Section 8.3.2., with six (6) conditions of approval (1. a.-c. and 2. a.-c.), as follows:

1. Prior to submittal for Building Permit:
 - a. A Housing Mitigation Plan shall be submitted by the applicant for review by the Planning Department and Housing Department as part of a sufficient Basic Use Permit application for the proposed Light Industry use. The Housing Mitigation Plan shall demonstrate how the standards of LDR Div. 6.3 are met for the proposed development and use.
 - b. All restricted units shall be designed to comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. A completed Livability Standards Questionnaire for each unit type shall be submitted by the applicant to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
 - c. A Livability Standards Approval Letter issued by the Housing Department is required to be included in the Building Permit application.
2. Prior to issuance of Certificate of Occupancy on the Building Permit:
 - a. The applicant or applicant's agent(s) shall attend a Compliance Conference with the Housing Department.
 - b. The Housing Department shall inspect the units to confirm that each were built to Livability Standard specifications.
 - c. A restriction drafted by the Housing Department using the approved Restriction Template will be recorded on the units and property with terms of Workforce occupancy and Affordability, as applicable. The applicant will be responsible for payment of recording fees.

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

The meeting recessed at 9:45 a.m. and reconvened at 10:02 a.m.

3. **Permit:** CUP2021-0005 - **CONTINUED FROM OCTOBER 4, 2022**
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.

Chandler Windom, Senior Planner, presented to the Board for consideration of approval a Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations (LDRs) to allow for Workforce Apartments at the Legacy Lodge, with the amended conditions:

1. Prior to the issuance of the Certificate of Occupancy for the units within each building wing (4 wings in total), the owner shall restrict the occupancy of the apartment units to members of the Teton County Workforce, in a deed restriction form that is acceptable to the Jackson/Teton County Affordable Housing Department.
2. The minimum lease period for apartment occupants shall be 6 months in accordance with the Jackson/Teton County Affordable Housing Rules & Regulations. The minimum lease period for any master leases shall be consistent with the occupant leases to which they apply. Each occupant lease and master lease shall be reviewed and approved by the Housing Department prior to applicant use.
3. For at least 75% of the units a right of first rental refusal shall be offered to qualifying members of the workforce who are critical service providers as defined by the Jackson/Teton County Affordable Housing Department or to employees of education or childcare institutions in Teton County, WY.
4. Annual monitoring reports shall be submitted by the owner to the Teton County Planning Director prior to January 31st of each year, which at minimum shall demonstrate compliance with the conditions of approval including the occupancy restriction and analysis of the Parking and Transportation Demand Management plan. The submittal shall include the property manager's complaint/enforcement log. These reports may be elevated to the Board of County Commissioners if deemed the monitoring report warrants a public review. If deemed necessary the Board may impose additional conditions of approval at this time to mitigate impacts or respond to changing conditions.
5. The Transportation Demand Management plan shall include the owner/operator supplying all occupants of the apartment building with START Bus passes annually, at no cost to the occupant. Should individual occupants choose not to receive a pass, then the owner/operator shall make a contribution to START in an amount equal to the cost of the unused passes to support START service to Rafter J. Prior to the occupancy of any apartment units the applicant shall enter into an agreement with START to document the above requirement.
6. Within six (6) months of permit issuance, the owner of Lot 333 shall apply to the Rafter J HOA for approval of the pathway crossing improvements in a manner that is acceptable to the Teton County Pathways Coordinator. The owner of Lot 333 shall complete the pathway crossing improvements within one (1) year of Rafter J HOA approval.
7. Prior to the issuance of any Certificates of Occupancy, the applicant shall request and pass the required Jackson Hole Fire Department inspections.
8. Prior to occupancy of any individual apartment unit, the owner shall install the additional required vehicle parking equal to a minimum of one parking space per unit occupied and 5 additional guest spaces, for a total of 62 vehicle parking spaces for 57 units. Within six (6) months of permit issuance, the owner shall apply to the Rafter J Development Review Committee for approval to install a minimum of one (1) bicycle parking/storage space per Apartment Unit. The applicant shall install the required bicycle parking within one (1) year of the Rafter J Development Review Committee approval.
9. Prior to occupancy of each building wing (4 wings in total), each unit shall, at minimum, include complete kitchen facilities as defined in LDR Division 9.5., and Livability Standard components of the Housing Department Rules & Regulations for existing units, and be inspected by Teton County staff.
10. Maximum occupancy of the apartment building shall be a total of 99 individuals.
11. The applicant shall provide an on-site 24-hour property manager whose responsibilities include parking enforcement. It is the responsibility of the landowner, and by proxy the property manager, to inform, monitor and enforce parking restrictions that prohibit any resident, visitor or employee of the site from parking on any Rafter J roads or rights-of-way or anywhere on site that is not in a designated paved and lined parking space.
12. This permit does not authorize use of the existing commercial kitchen by apartment occupants or for any commercial operation. The kitchen and common areas may however be utilized for activities that directly serve the

tenants of the apartments as an incidental use limited to group meal service or private gatherings for residents. Only licensed caterers or food service providers may operate the kitchen.

Public comment was given in person by Jan Lovett, Janis Smith, Margaret Creel (written comment read by Janis Smith), Mike Keegan, Art Greger, Kathy Brazinski, and Case Brown. Via Zoom, public comment was given by Laura Soltau, and Gina Lipp.

Stefan Fodor, Attorney representing the Applicant, and Sadek Darwiche, the Applicant, commented on the application.

The meeting recessed at 11:29 a.m. and reconvened at 11:37 a.m.

April Norton, Housing Director, answered questions from the Board.

The meeting recessed at 11:52 a.m. and reconvened at 1:32 p.m.

The Board discussed the proposed conditions of approval.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue CUP2021-0005, AMD2022-0005 and AMD2022-0003 to the November 1st, 2022 Board of County Commissioners meeting.

Chairwoman Macker suggested a friendly amendment to continue only CUP2021-0005 to the November 1st hearing, and Commissioner Barron withdrew his motion so that the Planning Director could recommend dates for continuance.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue CUP2021-0005 to the November 1st, 2022 Board of County Commissioners meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

- 4. Permit:** AMD2022-0005 - **CONTINUED FROM OCTOBER 4, 2022**
Applicant: TETON COUNTY
Presenter: Erin Monroe
Request: Notice is hereby given pursuant to Wyoming Statute §16-3-103 that Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) to establish longer timeframes for County staff to review five of the planning applications, bringing them to 60 days (from 30-45 days). These applications include the following:
1. Environmental Analyses (EA) LDR Section 8.2.2 (45 to 60 days)
 2. Grading Permits (GEC) LDR Section 8.3.4 (45 to 60 days)
 3. Sign Permits LDR Section 8.3.5 (30 to 60 days)
 4. Basic Use Permits (BUP) LDR Section 8.4.1 (45 to 60 days)
 5. Zoning Compliance Verifications (ZCV) LDR Section 8.6.2 (45 to 60 days)
- These are amendments to the Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201.
- Location:** Countywide
- 5. Permit:** AMD2022-0003
Applicant: Teton County, Wyoming
Presenter: Erin Monroe
Request: Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) pursuant to Wyoming State Statute 18-5-316, Requirements for Large Acreage Subdivision Permits. This would remove the blanket exemption for the subdivision of parcels larger than 35 acres, creating new submission and analysis requirements in order to increase transparency on the condition, development potential, and accessibility of subdivided parcels.
- Location:** Countywide

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue AMD2022-0005 and AAMD2022-0003 to the November 15, 2022 Board of County Commissioners meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

NOTE: Permit Applications **AMD2021-0001** and **ZMA2021-0001**, made by the Robertson family, were continued to this date from the **April 19, 2022** Board of County Commissioner meeting. These applications have been remanded to staff by the Planning Commission and are withdrawn from consideration on this agenda. When brought before the Planning Commission again, new notices will be sent out including new noticing for any future Board of County Commissioners hearings. See Memo from Planning and Building.

MATTERS FROM COMMISSION – none.

ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 2:47 p.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chairwoman

October 18, 2022 BCC Regular Meeting Minutes

ATTEST:

Maureen E. Murphy, County Clerk