

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

The Teton County Board of Commissioners met in regular session on **March 6, 2018** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:02am and the Pledge of Allegiance was recited.

ROLL CALL

County Commission: Mark Newcomb Chair, Smokey Rhea, Greg Epstein, and Paul Vogelheim were present. Natalia Macker was absent.

MINUTES

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve the **2/20/18, 2/22/18, and 2/26/18** minutes. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

ADOPTION OF AGENDA

A motion was made by Commissioner Rhea and seconded by Commissioner Epstein to adopt today's agenda as presented with the changes as noted.

TO MOVE: (Ahead of Item #1) MFP&D #5 Findings of Fact and Conclusion of Law: MSC2018-0005 Muromcew, Alexander L. & Joohee L.

TO MOVE: (Ahead of Item #1) MFP&D #6: MSC2018-0010

TO POSTPONE: MFP&D #7 – ZCV2018-0002 (Postponed to March 20, 2018 BCC Hearing)

TO POSTPONE: MFP&D #8 – MSC2018-0012 (Postponed to March 20, 2018 BCC Hearing)

TO POSTPONE: MFP&D #9 – VAR2017-0007 (Postponed to March 20, 2018 BCC Hearing)

TO POSTPONE: MFP&D #10 – VAR2017-0006 (Postponed to March 20, 2018 BCC Hearing)

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

CONSENT AGENDA

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

2. Consideration of Application for FY2018 SHSP Grant
6. Consideration of Award of Bid and Approval of Contract for Miller Park Pickleball Conversion and Court Re-Surfacing
10. Consideration of Award and Approval of Contract for Remodel Work at the Huff Old Library Building
11. Consideration of a Memorandum of Understanding with Wyoming Department of Transportation for milled asphalt material
12. Consideration of an application to SLIB for the Wagon Wheel Road landslide emergency funding
13. Consideration of a State Lands and Investment Board Certification Statement for the Old Library Repairs project
14. Consideration of Door Access Change Order

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

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

MATTERS FROM COMMISSION AND STAFF:

2. Consideration of Application for FY2018 SHSP Grant

To approve Emergency Management applying for the FY2018 SHSP grant towards 2 years of service on WebEOC, Nixle, and MobilSat contracts in the amount of \$33,000.

6. Consideration of Award of Bid and Approval of Contract for Miller Park Pickleball Conversion and Court Re-Surfacing

To award bid/approve contract with Courts Unlimited for the Miller Park Pickleball Court Conversion and Resurface project in an amount not to exceed \$29,300.00.

10. Consideration of Award and Approval of Contract for Remodel Work at the Huff Old Library Building

To accept the proposal from Century Contractors for work at the Old Library Building and authorize expenditure of up to \$417,857.00 for this project.

11. Consideration of a Memorandum of Understanding with Wyoming Department of Transportation for Milled Asphalt Material

To approve the MOU with the Wyoming Department of Transportation for the receipt of asphalt millings from the 2018 Highway 390 mill/overlay project.

12. Consideration of an application to SLIB for the Wagon Wheel Road landslide emergency funding

To approve the grant application for \$959,971 to the Office of State Lands and Investments for emergency funding for the Wagon Wheel Road landslide.

13. Consideration of a State Lands and Investment Board Certification Statement for the Old Library Repairs Project

To approve the certification statement with waiver to W.S. 16-6-1001, to allow for use of a non-resident contractor for the Old Library Repairs project.

14. Consideration of Door Access Change Order

To approve and sign the change order from Silverstar for Door Access system in the County Courthouse and Health Building for an additional \$630.

DIRECT CORRESPONDENCE

- 1.Nadia Broome, State Board of Equalization 2/13/2018 email regarding Acknowledgement of Appeal
- 2.K.O. Strohbehn 2/13/2018 email regarding Teton Raptor Center
- 3.Mike Nelson 2/14/2018 email regarding Vehicle Licensing
- 4.Lauren McClees 2/14/2018 email regarding Teton Raptor Center
- 5.Erin Weisman, County Attorneys Office 2/14/2018 email regarding Teton Raptor Center
- 6.John Culbertson 2/15/2018 email regarding Teton Raptor Center
- 7.David Ellerstein 2/15/2018 email regarding Snow King
- 8.George McClelland 2/15/2018 email regarding Teton Raptor Center
- 9.Eric Salvesen 2/15/2018 email regarding Cheney Letter re: HR4697
- 10.Nick Spaulding 2/15/2018 email regarding Cheney Letter re: HR4697
- 11.Galen Rockenbach 2/15/2018 email regarding Cheney Letter re: HR4697
- 12.Erin Weisman, County Attorney's Office 2/15/2018 email regarding Teton Raptor Center
- 13.Douglas Keir 2/15/2018 email regarding Cheney Letter re: HR4697
- 14.Nick Orsillo 2/15/2018 email regarding Cheney Letter re: HR4697
- 15.Sasha Motivala 2/15/2018 email regarding Cheney Letter re: HR4697
- 16.Layne Brown 2/15/2018 email regarding Cheney Letter re: HR4697
- 17.Landon Kaufman 2/15/2018 email regarding Cheney Letter re: HR4697
- 18.Roger Smith 2/15/2018 email regarding Teton Raptor Center
- 19.Matt Culpo 2/16/2018 email regarding Cheney Letter re: HR4697
- 20.Chansoo Joung 2/16/2018 email regarding Teton Raptor Center
- 21.K.O. Strohbehn 2/16/2018 email regarding Teton Raptor Center
- 22.Julianne O'Donoghue 2/16/2018 email regarding Teton Raptor Center
- 23.Becca Bredehoff 2/16/2018 email regarding Teton Raptor Center
- 24.Keith Ohnmeis 2/16/2018 email regarding Teton Raptor Center
- 25.Brenden Cronin 2/16/2018 email regarding Cheney Letter re: HR4697
- 26.Katrina Weiss Ryan 2/16/2018 email regarding Teton Raptor Center
- 27.Carol Poole 2/16/2018 email regarding Teton Raptor Center
- 28.Kathy Smith 2/16/2018 email regarding Teton Raptor Center
- 29.Phil Tucker 2/16/2018 email regarding Cheney Letter re: HR4697
- 30.Holly Sinclair 2/16/2018 email regarding Cheney Letter re: HR4697
- 31.Mike Adams 2/16/2018 email regarding Cheney Letter re: HR4697
- 32.Connie Wieneke 2/16/2018 email regarding Teton Raptor Center
- 33.Leslie MacKenzie 2/16/2018 email regarding Teton Raptor Center
- 34.Robert Hayman 2/16/2018 email regarding Teton Raptor Center
- 35.Jacqueline Potter 2/1/2616 email regarding Teton Raptor Center
- 36.Frances Clark 2/16/2018 email regarding Teton Raptor Center
- 37.Jack and Kay Krouskup 2/16/2018 email regarding Teton Raptor Center
- 38.Jim Ryan 2/16/2018 email regarding Cheney Letter re: HR 4697
- 39.Jim Sutton II 2/16/2018 email regarding Cheney Letter re: HR 4697
- 40.Darren Brugmann, START 2/16/2018 email regarding START Operations Manager Resignation
- 41.John and Jocelyn Wasson 2/16/2018 email regarding Teton Raptor Center
- 42.Mary Lohuis 2/16/2018 email regarding Teton Raptor Center
- 43.Tom and Linda Taylor 2/16/2018 email regarding Teton Raptor Center
- 44.Chris Jaubert 2/16/2018 email regarding Cheney Letter re: HR 4697
- 45.Donna Clark 2/16/2018 email regarding Cheney Letter re: HR 4697
- 46.Mike May 2/16/2018 email regarding Teton Raptor Center
- 47.Len Carlman 2/16/2018 email regarding Cheney Letter re: HR 4697
- 48.Bill McNamara 2/16/2018 email regarding Cheney Letter re: HR 4697
- 49.Anna Cole 2/16/2018 email regarding Cheney Letter re: HR 4697
- 50.Kristi Malone, Planning & Development 2/16/2018 email regarding Teton Raptor Center
- 51.Kristi Malone, Planning & Development 2/16/2018 email regarding Teton Raptor Center
- 52.Lisa Friesecke 2/16/2018 email regarding Teton Raptor Center
- 53.Kelly Thomas 2/16/2018 email regarding Cheney Letter re: HR 4697
- 54.Wade Kaufman 2/16/2018 email regarding Cheney Letter re: HR 4697
- 55.Tom Steele 2/16/2018 email regarding Cheney Letter re: HR 4697
- 56.Kraig Gates 2/16/2018 email regarding Cheney Letter re: HR 4697
- 57.Jake Wohlschlegel 2/16/2018 email regarding Cheney Letter re: HR 4697
- 58.Kim Springer 2/16/2018 email regarding Cheney Letter re: HR 4697
- 59.Roy Weber 2/17/2018 email regarding Cheney Letter re: HR 4697
- 60.Anne Hare 2/17/2018 email regarding Teton Raptor Center
- 61.Jenni Sireci 2/17/2018 email regarding Cheney Letter re: HR 4697
- 62.Michael Wold 2/17/2018 email regarding Cheney Letter re: HR 4697
- 63.Phil Hocker 2/17/2018 email regarding Cheney Letter re: HR 4697
- 64.Lane Presson 2/17/2018 email regarding Cheney Letter re: HR 4697
- 65.Shannon Hasenack 2/17/2018 email regarding Cheney Letter re: HR 4697
- 66.Matt Mullenbach 2/18/2018 email regarding Cheney Letter re: HR 4697

67.Sarah Knowles 2/18/2018 email regarding Teton Raptor Center
68.Sarah Knowles 2/18/2018 email regarding Cheney Letter re: HR 4697
69.Virgil Boss 2/18/2018 email regarding Teton Raptor Center
70.Franz Camenzind 2/18/2018 email regarding Cheney Letter re: HR 4697
71.Marilyn Couch 2/18/2018 email regarding Teton Raptor Center
72.Marilyn Couch 2/18/2018 email regarding Cheney Letter re: HR 4697
73.David Hoster 2/18/2018 email regarding Teton Raptor Center
74.Mary Lohuis 2/19/2018 email regarding Cheney Letter re: HR 4697
75.Laurie Boss 2/19/2018 email regarding Teton Raptor Center
76.Brian Close 2/19/2018 email regarding Cheney Letter re: HR 4697
77.Meg Petersen 2/19/2018 email regarding Cheney Letter re: HR 4697
78.Joseph Anderson 2/19/2018 email regarding Cheney Letter re: HR 4697
79.Lisa Ryan 2/19/2018 email regarding Cheney Letter re: HR 4697
80.Tim Griffith 2/19/2018 email regarding Teton Raptor Center
81.Denise Johnson 2/19/2018 email regarding Teton Raptor Center
82.Joe DiPrisco 2/19/2018 email regarding Cheney Letter re: HR 4697
83.Trey Chace 2/19/2018 email regarding Cheney Letter re: HR 4697
84.Sally Stevens 2/19/2018 email regarding Teton Raptor Center
85.Paul Smith 2/19/2018 email regarding Cheney Letter re: HR 4697
86.Rob Hoff 2/19/2018 email regarding Cheney Letter re: HR 4697
87.Robert Berlin 2/19/2018 email regarding Cheney Letter re: HR 4697
88.Robbin Levy Mommsen 2/19/2018 email regarding Teton Raptor Center
89.Dan Feuz 2/19/2018 email regarding Cheney Letter re: HR 4697
90.Matt Kim-Miller, Hollard & Hart 2/19/2018 email regarding Teton Raptor Center
91.Jan Ottobre 2/19/2018 email regarding Cheney Letter re: HR 4697
92.Camille Obering 2/19/2018 email regarding Teton Raptor Center
93.Scott Harmon 2/19/2018 email regarding Teton Raptor Center
94.Jesse Combs 2/19/2018 email regarding Cheney Letter re: HR 4697
95.Ann Harvey 2/19/2018 email regarding Teton Raptor Center
96.Meg Petersen 2/19/2018 email regarding Cheney Letter re: HR 4697
97.Norris Brown 2/19/2018 email regarding Cheney Letter re: HR 4697
98.Paul Kamstra 2/19/2018 email regarding Cheney Letter re: HR 4697
99.Scott Mellor 2/19/2018 email regarding Cheney Letter re: HR 4697
100.Bill Weiss 2/19/2018 email regarding Cheney Letter re: HR 4697
101.Garth, Christy, and Jocelyn Gillespie 2/19/2018 email regarding Teton Raptor Center
102.Annie Riddell 2/19/2018 email regarding Teton Raptor Center
103.Julie Obering 2/19/2018 email regarding Teton Raptor Center
104.Erin Weisman, County Attorney's Office 2/20/2018 email regarding Teton Raptor Center
105.Erin Weisman, County Attorney's Office 2/20/2018 email regarding Teton Raptor Center
106.Robbin Levy Mommsen 2/20/2018 email regarding Teton Raptor Center
107.Richard Bloom 2/20/2018 email regarding Teton Raptor Center
108.Todd Kehoe 2/20/2018 email regarding Cheney Letter re: HR 4697
109.Chris Hawks 2/20/2018 email regarding Cheney Letter re: HR 4697
110.Soleil Holding 2/20/2018 email regarding Teton Raptor Center
111.Josh Metten 2/20/2018 email regarding Cheney Letter re: HR 4697
112.Mary Patno 2/20/2018 email regarding Teton Raptor Center
113.Silas Streeter 2/20/2018 email regarding Cheney Letter re: HR 4697
114.Taylor Jones 2/20/2018 email regarding Cheney Letter re: HR 4697
115.Kathy Wipfler 2/20/2018 email regarding Cheney Letter re: HR 4697
116.Tymothy Young 2/20/2018 email regarding Disparate Senior Services in Teton County, WY
117.Jamie Reilly 2/20/2018 email regarding Teton Raptor Center
118.Lars Moller 2/20/2018 email regarding Teton Raptor Center
119.Kevin Kavanagh 2/20/2018 email regarding Cheney Letter re: HR 4697
120.Richard Bloom 2/20/2018 email regarding Teton Raptor Center
121.Drew Weesen 2/20/2018 email regarding Cheney Letter re: HR 4697
122.Kathy Harrington 2/21/2018 email regarding Teton Raptor Center
123.Kristi Malone, Planning & Development 2/21/2018 email regarding Teton Raptor Center
124.Jennifer Overcast 2/21/2018 email regarding Teton Raptor Center
125.Arcelia Hawks 2/21/2018 email regarding Teton Raptor Center
126.Amy McCarthy, Teton Raptor Center 2/21/2018 email regarding Teton Raptor Center
127.Jodi Forsyth 2/21/2018 email regarding Teton Raptor Center
128.Nelson Braddy, Jr 2/21/2018 email regarding Teton Raptor Center
129.Benji Sinclair 2/21/2018 email regarding Cheney Letter re: HR 4697
130.Camille Obering 2/21/2018 email regarding Teton Raptor Center
131.Reynolds and Bettie Pomeroy 2/21/2018 email regarding Teton Raptor Center
132.Pam Niner 2/21/2018 email regarding Teton Raptor Center
133.Marc Hirschfield 2/21/2018 email regarding Teton Raptor Center
134.Kathy Rains 2/21/2018 email regarding Teton Raptor Center
135.John Tozzi 2/21/2018 email regarding Teton Raptor Center
136.Brad and Brit Hoyt 2/21/2018 email regarding Teton Raptor Center
137.Mickey Babcock 2/21/2018 email regarding Teton Raptor Center
138.Jerry Kitchen 2/21/2018 email regarding Teton Raptor Center
139.Henry Phibbs 2/21/2018 email regarding Teton Raptor Center
140.Ann Dwan 2/21/2018 email regarding Teton Raptor Center
141.Ron Razzolini 2/21/2018 email regarding Teton Raptor Center
142.Julie Obering 2/21/2018 email regarding Teton Raptor Center
143.Carrie Kirkpatrick 2/21/2018 email regarding Teton Raptor Center
144.Benji Sinclair 2/22/2018 email regarding Teton Raptor Center
145.Carrie Richer, Center for the Arts 2/22/2018 letter regarding pavilion
146.Department of Revenue 2/23/2018 letter regarding Taxing Authorities
147.Wyoming T2 Center 2/22/2018 letter regarding 23rd Annual Transportation and Safety Conference
148.Eric Burba 2/22/2018 email regarding Dead and Co.

149.Dan Visosky 2/22/2018 email regarding Dead and Co.
150.Devin Owens 2/22/2018 email regarding Dead and Co.
151.Claudia Hobbs 2/23/2018 email regarding Dead and Co.
152.Kelsey Cole 2/23/2018 email regarding Dead and Co.
153.Amy Vignaroli 2/23/2018 email regarding Dead and Co.
154.Casey Holladay 2/23/2018 email regarding Dead and Co.
155.Tawnya Denice 2/23/2018 email regarding Dead and Co.
156.Amy Stark 2/23/2018 email regarding Dead and Co.
157.Tyler Saron 2/23/2018 email regarding Dead and Co.
158.Dan Blonder 2/23/2018 email regarding Dead and Co.
159.Brent Laws 2/23/2018 email regarding Dead and Co.
160.Walt Moore 2/23/2018 email regarding Dead and Co.
161.Sarah Wolstenholme 2/23/2018 email regarding Dead and Co.
162.Adele Smith 2/23/2018 email regarding Dead and Co.
163.Mike Keegan 2/23/2018 email regarding Dead and Co.
164.Meredith Watkins 2/23/2018 email regarding Dead and Co.
165.Tyler Saron 2/23/2018 email regarding Dead and Co.
166.Eric Seymour 2/23/2018 email regarding Dead and Co.
167.David Johnson 2/23/2018 email regarding Dead and Co.
168.Fred Harness 2/23/2018 email regarding Dead and Co.
169.Sam Lowenthal 2/23/2018 email regarding Dead and Co.
170.Andrew Hayes 2/23/2018 email regarding Dead & Co.
171.Scott Page 2/23/2018 email regarding Dead & Co.
172.Amy Stark 2/23/2018 email regarding Dead & Co.
173.Carter Cox 2/23/2018 email regarding Dead & Co.
174.Alex Macdonald 2/23/2018 email regarding Dead & Co.
175.Caroline Dewar 2/23/2018 email regarding Dead & Co.
176.Jimmy Fraser 2/23/2018 email regarding Dead & Co.
177.Mira Lee 2/23/2018 email regarding Dead & Co.
178.Renee Crawford 2/23/2018 email regarding Dead & Co.
179.Ryan Sears 2/23/2018 email regarding Dead & Co.
180.Rob Hoff 2/23/2018 email regarding Dead & Co.
181.Chloe Probst 2/23/2018 email regarding Dead & Co.
182.Susan Upton 2/23/2018 email regarding Dead & Co.
183.Brian Hubbard 2/23/2018 email regarding Dead & Co.
184.Shawn Smith 2/23/2018 email regarding Dead & Co.
185.Chris Novak 2/23/2018 email regarding Dead & Co.
186.Renee Jelinek 2/23/2018 email regarding Dead & Co.
187.Andrew Wiles 2/23/2018 email regarding Dead & Co.
188.Taylor Currier 2/23/2018 email regarding Dead & Co.
189.Debra Beatty 2/23/2018 email regarding Dead & Co.
190.Colin Hughes 2/23/2018 email regarding Dead & Co.
191.LB Haney 2/23/2018 email regarding Dead & Co.
192.bowkill4@gmail.com 2/23/2018 email regarding Dead & Co.
193.Chris Baker 2/23/2018 email regarding Dead & Co.
194.Charlotte Best 2/23/2018 email regarding Dead & Co.
195.Peter Romaine 2/23/2018 email regarding Dead & Co.
196.Suzanne Niles 2/23/2018 email regarding Dead & Co.
197.Deanna Briggs 2/23/2018 email regarding Dead & Co.
198.Dave Rhinehart 2/23/2018 email regarding Dead & Co.
199.Evan Simpson 2/23/2018 email regarding Dead & Co.
200.Kevin Burke 2/23/2018 email regarding Dead & Co.
201.Cindy Lucey 2/25/2018 email regarding Dead & Co.
202.Rebecca Heisinger 2/23/2018 email regarding Dead & Co.
203.Ike Faust 2/23/2018 email regarding Dead & Co.
204.Brett McPeak 2/23/2018 email regarding Dead & Co.
205.Jenny Cashen 2/23/2018 email regarding Dead & Co.
206.Josh Riggs 2/23/2018 email regarding Dead & Co.
207.nobourbonal@gmail.com 2/23/2018 email regarding Dead & Co.
208.Kyle Thompson 2/23/2018 email regarding Dead & Co.
209.Lynley Scatchard 2/23/2018 email regarding Dead & Co.
210.Richard Preuit 2/23/2018 email regarding Dead & Co.
211.Gabriel Nolan 2/24/2018 email regarding Dead & Co.
212.Bobby Weir 2/24/2018 email regarding Dead & Co.
213.James Bowles 2/24/2018 email regarding Dead & Co.
214.Mark Ferris 2/24/2018 email regarding Dead & Co.
215.Kelly Stephens 2/24/2018 email regarding Dead & Co.
216.William Fay 2/24/2018 email regarding Dead & Co.
217.Daniel Smith 2/24/2018 email regarding Dead & Co.
218.Susan Kopp 2/24/2018 email regarding Dead & Co.
219.Judy Castor 2/24/2018 email regarding Dead & Co.
220.Garth Gillespie 2/24/2018 email regarding Dead & Co.
221.Cody McInnes 2/24/2018 email regarding Dead & Co.
222.Tammy Kruger 2/24/2018 email regarding Dead & Co.
223.Ross Crandall 2/24/2018 email regarding Dead & Co.
224.Don Frank 2/24/2018 email regarding Dead & Co.
225.John Gardiner 2/24/2018 email regarding Dead & Co.
226.Thomas Stanton 2/24/2018 email regarding Dead & Co.
227.Kathy Tompkins 2/24/2018 email regarding Dead & Co.
228.Chris Wolstenholme 2/24/2018 email regarding Dead & Co.
229.Jay Tomich 2/24/2018 email regarding Grooming the South Park Pathway
230.Rebecca Hawkins 2/24/2018 email regarding Dead & Co.

231.Nancy - JH Nordic 2/24/2018 email regarding Grooming the South Park Pathway
232.John Fettig 2/24/2018 email regarding Dead & Co.
233.Richard Smith 2/24/2018 email regarding Dead & Co.
234.Nancy Shibuya 2/24/2018 email regarding Dead & Co.
235.Emily Smith 2/24/2018 email regarding Dead & Co.
236.Tom Stoner 2/24/2018 email regarding Dead & Co.
237.Katharine Laughlin 2/24/2018 email regarding Dead & Co.
238.Julia Smith 2/24/2018 email regarding Dead & Co.
239.Jeff Lawrence 2/24/2018 email regarding Dead & Co.
240.Chris Fagan 2/24/2018 email regarding Dead & Co.
241.Mary Margaret Pittman 2/24/2018 email regarding Dead & Co.
242.Brian Hubbard 2/24/2018 email regarding Dead & Co.
243.Kate Robinett 2/24/2018 email regarding Dead & Co.
244.Kelsey Garrett 2/24/2018 email regarding Dead & Co.
245.Samantha Glaes 2/24/2018 email regarding Dead & Co.
246.Scott Stolte 2/25/2018 email regarding Dead & Co.
247.Michele Gammer 2/25/2018 email regarding Dead & Co.
248.Jennifer Ross 2/25/2018 email regarding Dead & Co.
249.Kirk Speckhals 2/25/2018 email regarding Dead & Co.
250.Cody Welgosh 2/25/2018 email regarding Dead & Co.
251.Julie Deardorff 2/25/2018 email regarding Dead & Co.
252.Len Carlman 2/25/2018 email regarding Cheney Letter re: HR 4697
253.John Springer 2/25/2018 email regarding Dead & Co.
254.Tracy Nelson 2/25/2018 email regarding Dead & Co.
255.Chad Jackson 2/25/2018 email regarding Dead & Co.
256.Rob Weinstein 2/25/2018 email regarding Dead & Co.
257.Robert Weinstein 2/25/2018 email regarding Dead & Co.
258.Hunter Frobouck 2/26/2018 email regarding Dead & Co.
259.Jared Gebauer 2/26/2018 email regarding Dead & Co.
260.Mike Speich 2/26/2018 email regarding Dead & Co.
261.Jeffrey Klausmann 2/26/2018 email regarding Dead & Co.
262.David Kemper 2/26/2018 email regarding Dead & Co.
263.Will MacNaughton 2/26/2018 email regarding Dead & Co.
264.Patrick Carney 2/26/2018 email regarding Dead & Co.
265.Jessie Hollander 2/26/2018 email regarding Dead & Co.
266.Jack Krouskup 2/26/2018 email regarding Teton Raptor Center
267.Robyne Befeld 2/26/2018 email regarding Dead & Co.
268.Hillary Munro 2/26/2018 email regarding Dead & Co.
269.Katherine Mead, Teton County School District 2/26/2018 letter regarding LDR Text Amendment
270.Carli Lyon 2/26/2018 email regarding Dead & Co.
271.Harriette Gussenhoven 2/26/2018 email regarding Dead & Co.
272.Garnett Smith 2/26/2018 email regarding Dead & Co.
273.Bitsy Smith 2/26/2018 email regarding Dead & Co.
274.David Stout 2/26/2018 email regarding Dead & Co.
275.Liz and Mark Spradling 2/26/2018 email regarding Dead & Co.
276.Senator Larry Hicks, Wyoming Legislature 2/26/2018 email regarding Correspondence from BCC re SF107
277.Brendan Nolan 2/26/2018 email regarding Dead & Co.
278.Chris Howard 2/26/2018 email regarding Dead & Co.
279.Missy Hoster 2/26/2018 email regarding Dead & Co.
280.Thomas Grisell 2/27/2018 email regarding Dead & Co.
281.Elizabeth Gray 2/27/2018 email regarding Dead & Co.
282.Louise Wade 2/27/2018 email regarding Dead & Co.
283.Sarah Pilzer 2/27/2018 email regarding Dead & Co.

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Warranty Deed of Teton Village Park Exaction Parcel from Four Shadows LLC to Teton County

Erin Weisman, Deputy County Attorney, presented to the Board for consideration of approval the proposed Warranty Deed from Four Shadows LLC to Teton County for the conveyance of the 11.7-acre Teton Village Park Exaction Parcel. As part of the July 12, 2005 approval of the Teton Village Expansion (Area Two) Resort Master Plan, the applicant proposed 13.81 acres of exaction land where 11.4 acres was required. Part of the requirement included 0.55 acres for Tram Line Road, which cannot be constructed, and 12.25 acres for the Village Park. Based upon these adjustments, the applicant updated the exaction table (Exhibit 13-1) on June 6, 2017, as shown below, which replaced the exaction of 0.55 acres for Tram Line Road with 0.33 acres for Après Vous Road and updated the acreage for the Village Park following a survey to remove the road easement, therefore accurately reflecting the total acreage. Four Shadows LLC intends to complete the conveyance of a portion of the required exaction land referred to as the Village Park.

Discussion between the Board and staff included does the acceptance of conveyance influence the outstanding obligation for the potential fire station, typical for the amount of time this exaction has taken (2005-2018).

Amberley Baker representing Four Shadows LLC addressed the Board regarding the step-by-step process of the acceptance of the exaction land. Step one is to accept the conveyance of the exaction land. Step two is the conveyance to the School District of their guaranteed 3-acres of land. Step three is to begin discussions and comprehensive planning between the Jackson Hole Fire/EMS and the Teton Village Fire District to anticipate and meet the future needs of the public for a potential firehouse. Ms. Baker also stated there is no supporting evidence

in the record that the “up to 1-acre for a potential firehouse” would be “floating” and could be placed anywhere in Area 2.

Public comment was given by Paul D'Amours, Jerry Blann, Kate Mead, Kevin Salava, Melissa Turley, Bain Campbell, Jeff Daugherty, and Melissa Turley.

Discussion among the Board included language includes potential for a firehouse, reverter clause, and the maintenance lot still a possible site for firehouse.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Rhea to approve the Warranty Deed between Four Shadows LLC and Teton County, Wyoming, for 11.7 acres of real property, which fulfills and satisfies one of the development exaction requirements set forth in Exhibit 13-1 of Section 13 of the Teton Village Expansion (Area Two) Resort Master Plan, last revised June 6, 2017, for a "Village Park including potential 3.0 Acre School Site and potential fire district site" and direct the Chair to sign on behalf of Teton County, Wyoming, to be attested to by the Teton County Clerk, and thereafter recorded in the land records of the Teton County Clerk's Office. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 10:06am and reconvened at 10:14am.

3. Consideration of Notice of Award and Contract Approval to Jorgensen Associates for Civil Design Services for the Path 22 Wilson to Snake River Pathway Connection

Brian Schilling, Pathways and Trails Program Coordinator, presented to the Board for consideration of approval the notice of award and contract for civil design services to Jorgensen Associates for the Path 22 Wilson to Snake River pathway project. The contract will cover conceptual design phase work only for the time being. Future (final design) phases will be approved following the completion of conceptual design work. The goal is to connect the neighborhoods south of Highway 22 to downtown Wilson and the existing pathways. The total distance is 1.6 miles and may possibly include a bridge over Fish Creek. In January 2018 a RFP for civil design work was advertised and three proposals were submitted from Harmony Design, Jorgensen Associates, and Nelson Engineering. The selection committee recommends retaining Jorgensen Associates to provide civil design services.

Discussion between the Board and staff included WYDOT plans at Highways 390 and 22 intersections, RFP vs. RFQ, budgeting issues, easement at intersection, timeframe with WYDOT – intersection, bridge, and west to Wilson, short-term vs. long-term, costs and funding – state and federal grants, WYDOT help with design and work, timeline for design, and public interest.

Public comment was given by Bernie McHugh.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Rhea to continue this item to March 20, 2018. Chair Newcomb called for a vote. The vote showed 3-1 with Commissioner Epstein opposed and the motion carried.

4. Consideration of Notice of Award and Contract with RSCI, Inc. for the Trash Transfer Facility Construction

Heather Overholser, Solid Waste & Recycling Superintendent, presented to the Board for consideration of approval a notice of award to Record Steel and Construction, Inc. (RSCI) for the Trash Transfer Station construction project, and to authorize the Chair to sign the Owner/Contractor Agreement for Construction Services, once all Contractor submittals have been received and approved.

Discussion between the Board and staff included large discrepancy in bid amounts, and Town of Jackson Contractor License.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the Trash Transfer Station Notice of Award to Record Steel and Construction, Inc., for a total project cost of \$6,048,137.00 (lump sum (not-to-exceed) and unit cost), including 10% contingency, and to authorize the Chair to execute the Owner/Contractor Agreement once all submittals have been received and approved. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

5. Consideration of Selection of a Public Health Nursing Model to Provide Public Health Nursing Services in Teton County

Jodie Pond, Director of Environmental and Public Health, presented to the Board for consideration of selecting a public health nursing model for the provision of Public Health Nursing services in Teton County.

There was no public comment.

A motion was made by Commissioner Rhea and seconded by Commissioner Vogelheim to approve Option (i) A partnership memorandum of understanding with the Wyoming Department of Health for the provision of Public Health Nursing Services in Teton County. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

7. Consideration of Approval of an Amended Janitorial Services Agreement with C&A Cleaning

Paul Cote, Facilities Manager, presented to the Board for consideration of approval an amended contract to Contract for Janitorial Services at the Sheriff's Detention Center Offices, Teton County Emergency Operations Center, and the Road & Levee Offices. A contract for janitorial services was approved by the BCC at its January 16, 2018 meeting. Subsequent to that, C&A Cleaning asked for clarification of some clauses and a return to the contract period as advertised in the Request for Proposal.

Discussion between the Board and staff included previously approved a version of this contract, felt the wording limited the compensation of their work, and additional overtime.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the awarding of the amended contract to C&A Cleaners. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

8. Consideration of Order of Approval in Tzompa Hearing

Sherry Daigle, County Clerk, presented to the Board for consideration an Appellate Decision. This matter came before the Board of Teton County Commissioners from an appeal by Moises and Adela Tzompa of an order dated August 16, 2017 entered after an administrative hearing before the Jackson/Teton County Housing Authority Board. The Tzompas appealed the decision to the Board of County Commissioners who reviewed the record on January 29, 2018.

Discussion between the Board and staff included clarification of process, disappointment in process that County has, and Order represents arguments made on January 29, 2018.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Rhea to approve the proposed Appellate Decision of Teton County Commissioners and Order as presented in the matter of the Appeal by Moises and Adela Tzompa, Docket 2017-0006. Chair Newcomb called for a vote. The vote showed 2-1 with Commissioner Vogelheim opposed and the motion carried. Chair Newcomb recused himself from the vote.

9. Consideration of Re-Hearing in Tzompa Case

Sherry Daigle, County Clerk, presented to the Board for consideration of an Appellee Motion for Re-Hearing. The Appellee is requesting a re-hearing (re-consideration) of the above appeal decision. If considered in the affirmative, a date for re-hearing must be set. Also, discussion of type of rehearing, such as Board discussion only, open the record, remand, etc.

This item was not considered.

MATTERS FROM PLANNING & DEVELOPMENT

5. Findings of Fact and Conclusion of Law: MSC2018-0005 Muromcew, Alexander L. & Joohee L.

Erin Weisman, Deputy County Attorney, presented to the Board for consideration of approval the findings of fact and conclusions of law and order granting an exception to the current Pond/Berm Freeze Resolution 18-002 to allow the owners to submit a revision to Grading & Erosion Control Permit, GEC2015-0022 for the addition of three (3) unpermitted berms referencing Miscellaneous Planning Request MSC2018-0005 for Alexander L. and Joohee L. Muromcew.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the Findings of Fact, Conclusions of Law and Order granting an exception to the current Pond/Berm Freeze Resolution 18-002 referencing MSC2018-0005. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried.

- 6. Applicant:** CRYSTAL SPRINGS RANCH, INC.
Presenter: Susan Johnson
Permit No.: MSC2018-0010
Request: Amend Section 7 of the Covenants, Conditions and Restrictions for Lots 1-87, Shooting Star to allow all single family lots to have a guest house and to allow 90-day rental of guest houses pursuant to Section 6.1.11.B, Accessory Residential Units, of the Teton County Land Development Regulations.
Location: Shooting Star single family lots (1-87)

Susan Johnson, Planning Manager, presented to the Board for consideration for consent and approval of the Third Amendment and Complete Restatement of the Declaration of Covenants, Conditions and Restrictions for Lots 1 Through 87 of Shooting Star First Filing, a Subdivision of Teton County, Wyoming (CC&Rs), to modify Section 7 "Development and Use Restrictions" of the CC&Rs to allow all 100 single family lots to have a guest house and to allow 90-day rental of guest houses pursuant to Section 6.1.11.B of the Teton County Land Development Regulations, Accessory Residential Units.

This application seeks to amend Section 7 of the Shooting Star CC&Rs to accomplish the following: 1. Memorialize the allowance of all 100-single family lots to have an additional guest house or ARU; and 2. Allow the rental of a guest house pursuant to the Accessory Residential Unit standards in the LDRs. Consent and approval of this amendment to the CC&Rs will permit a guest house/ARU to be rented as workforce housing for a rental period of no less than 90 days pursuant to Section 6.1.11.B of the LDRs. Short-term rental (less than 31 days) of single family homes and guest houses is not permitted.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve MSC2018-0010, dated January 30, 2018, and do hereby consent to the Third Amendment and Complete Restatement of the Declaration of Covenants, Conditions and Restrictions for Lots 1 Through 87 of Shooting Star First Filing, a Subdivision of Teton County, Wyoming, which amends language in Section 7 consistent with the Board's approval of Master Plan Amendment PUD2017-0001, with no conditions, and request the Chair to sign the Affidavit for these

amended covenants to be recorded hereafter. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 11:18am and reconvened at 11:24am.

1. **Applicant:** TETON RAPTOR CENTER
Presenter: Kristi Malone
Permit No.: VAR2017-0002 ([continued from February 22, 2018](#))
Request: Variance, pursuant to Section 8.8.2, to vary Section 3.2.3.B.2 of the Teton County Land Development Regulations, to allow improvements to be made to an existing 36-foot tall structure that would result in a total structural height of 38 feet where 30 feet is the maximum structure height allowance for the zone.
2. **Permit No.:** CUP2017-0007 ([continued from February 22, 2018](#))
Request: Conditional Use Permit, pursuant to Section 8.4.2 of the Teton County Land Development Regulations, to amend an existing institutional use.
3. **Permit No.:** ZCV2017-0025 ([continued from February 22, 2018](#))
Request: Zoning Compliance Verification for Visual Resource Analysis, pursuant to Section 8.6.2 of the Teton County Land Development Regulations, to assess foreground scenic standards.
Location: Site of Teton Raptor Center and historic Hardeman barns; generally located in Wilson on the south side of Highway 22. The property is zoned R-2 and is located within the Scenic Resources Overlay.

The discussion began with the Board and staff going continuing review of the conditions for the CUP from the February 22, 2018 meeting.

CUP Draft Conditions:

1. *Prior to issuance of a Certificate of Occupancy on any new Building Permit, the existing septic system shall be decommissioned under direction of the Teton County Sanitarian and a permit shall be obtained from the appropriate authority for connection to the public sanitary sewer.*
2. *Prior to issuance of a Certificate of Occupancy for any new Building Permit on site, the access drive shall be widened to 20' to the west of the existing access drive to provide emergency vehicle access and shall be paved. The parking lot may remain gravel with curb stops designating parking spaces.*
3. *Prior to installation of any signage, a Master Signage Plan shall be approved by the Planning Director.*
4. *Trash and recycling shall be stored inside a structure that is bear resistant and for purposes of shielding view and containing smells.*
5. *PLANNING DIRECTOR: Maximum occupancy on site at any one time is limited to 100 people, including visitors, employees, volunteers, residents and any supplementary staff. Cumulative site visitation by the public is limited to 150 individuals per day. Staff, volunteers and visitation related to raptor rehabilitation are not included in this limit. Upon issuance of this Conditional Use Permit, an annual report shall be submitted to the Planning Director by January 31st. This report shall at a minimum include the number of participants on site at any one time and the total number per the day. The report may also include transportation, parking monitoring, and any additional information as required by the Board. For the first five years, the report shall be reviewed at a public hearing with the Board of County Commissioners, following the mailing of neighbor notice letters to all property owners within 1,300 feet. After the fifth year, the Board may allow the report to be reviewed administratively by the Planning Director. If new issues of negative impacts to neighbors arise due to unanticipated consequences associated with this use, or if the standards or conditions of the Conditional Use Permit have not been met, the annual review shall be brought before the Board where mitigation measures and/or additional conditions may be required in association with the Conditional Use Permit. The Conditional Use Permit may be subject to revocation proceedings for failure to comply with the conditions of approval. If the report shows no negative impacts on neighbors and compliance with all conditions of approval the applicant may request Board consideration of a change to the maximum occupancy on site at any one time and/or cumulative site visitation per day.*

TETON RAPTOR CENTER: Maximum occupancy on site at any one time is limited to 100 people, including visitors, employees, volunteers, residents and any supplementary staff. Cumulative site visitation by the public is limited to 150 individuals per day, with an allowance of 4 days in a month when more than 150 visitors are allowed, but not to exceed a cumulative total of 200 individuals. Staff, volunteers and visitation related to raptor rehabilitation are not included in this limit. Upon issuance of this Conditional Use Permit, an annual report shall be submitted to the Planning Director by January 31st. This report shall at a minimum include the number of participants on site at any one time and the total number per the day. The report may also include transportation, parking monitoring, and any additional information as required by the Board. For the first five years, the report shall be reviewed at a public hearing with the Board of County Commissioners, following the mailing of neighbor notice letters to all property owners within 1,300 feet. After the fifth year, the Board may allow the report to be reviewed administratively by the Planning Director. If new issues of negative impacts to neighbors arise due to unanticipated consequences associated with this use, or if the standards or conditions of the Conditional Use Permit have not been met, the annual review shall be brought before the Board where mitigation measures and/or additional conditions may be required in association with the Conditional Use Permit. The Conditional Use Permit may be subject to revocation proceedings for failure to comply with the conditions of approval. If the report shows no negative impacts on neighbors and compliance with all conditions of approval the applicant may request Board consideration of a change to the maximum occupancy on site at any one time and/or cumulative site visitation per day.

6. *PLANNING DIRECTOR: A maximum of twelve employees are allowed on site at any one time and a maximum of four of these employees individuals are permitted to live on-site. Employees are defined as persons employed for wages or salary and excludes volunteers. Individuals living on site may be Teton Raptor Center employees or shall be employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations.*
7. *Use of the pavilion and west yard is limited to educational programmatic use and bird rehabilitation and care. Educational programmatic use of the pavilion and west yard can take place from May 1st to September 30th annually between 10:00AM and 4:00PM without use of any electronic amplification. Activity necessary for bird rehabilitation or care in the west yard may occur outside these dates and times.*
8. *In addition to condition #7, any outdoor event or outdoor educational programming on site shall occur between 9:00am and 7:00pm.*
9. *All public activity on site is limited to between the hours of 9:00am and 7:00pm. All staff operation and activity on site is limited to between the hours of 8:00am and 11:00pm. Residential activity associated with the ARU's may occur outside these hours of operation. Staff activity necessary for bird rehabilitation or care may occur outside these hours, but only in raptor mews, the clinic, flight barn, and storage structures.*
10. *Music is prohibited after 7:00pm.*
11. *Outdoor amplified music is prohibited.*

PLANNING DIRECTOR:

8. *Public Hours of Operation: All public activity, indoor or outdoor, on site is limited to the daily hours of 9:00am to 7:00pm.*
9. *Staff Hours of Operation: All staff activity, indoor or outdoor, on site is limited to the daily hours of 8:00am to 11:00pm. Residential activity associated with the ARU's may occur outside these hours of operation. Staff activity necessary for bird rehabilitation or care may occur outside these hours, but only in raptor mews, the clinic, flight barn, and storage structures.*
10. *Noise: Outdoor amplified music is prohibited at any time and all music, indoor or outdoor and amplified or non-amplified, on site is prohibited after 7:00pm daily. Residents of the on-site employee housing are not subject to these restrictions but are subject to the effective noise regulations in the Teton County Land Development Regulations.*

TETON RAPTOR CENTER:

8. *Public Hours of Operation: All indoor public activity on site is limited to the daily hours of 9:00am to 9:00pm. All outdoor public activity, outside of the West Yard (condition #7), is limited to the daily hours of 9:00am to 7:00pm.*
9. *Staff Hours of Operation: All staff activity, indoor or outdoor, on site is limited to the daily hours of 8:00am to 9:00pm. Residential activity associated with the ARU's may occur outside these hours of operation. Staff activity necessary for bird rehabilitation or care may occur outside these hours, but only in raptor mews, the clinic, flight barn, and storage structures.*
10. *Noise: Outdoor amplified music is prohibited at any time and all music, indoor or outdoor and amplified or non-amplified, on site is prohibited after 7:00pm daily. Amplified voice is only allowed indoors and prohibited after 9pm. Residents of the on-site employee housing are not subject to these restrictions but are subject to the effective noise regulations in the Teton County Land Development Regulations.*

The meeting was recessed at 12:17pm and reconvened at 1:34pm.

Discussion continued on the review of the conditions of the CUP.

12. *Parking shall only be allowed in designated areas within the parking lot and two bus parking spaces.*
13. *All use of the development area designated by the Jackson Hole Land Trust conservation easement property is limited to charitable, educational, administrative and/or community functions consistent with conservation, research, education, and wildlife rehabilitation and the provision of workforce housing. Notwithstanding condition 5, up to 4 events with more than 100 people will be allowed each year under a Special Event Permit. These events shall not be subject to conditions 6, 7, 8, 9, 10, and 11. Non-mission events such as weddings, retreats, family reunions, facility rental for private parties, etc. are prohibited.*
14. *Prior to issuance of this Conditional Use Permit, the Board of County Commissioners shall approve a final landscape plan designed to mitigate impacts of use to neighboring properties.*

15. *The temporary tent erected seasonally between the North Barn and Horse Barn for educational programs is permitted to be moved within the building envelope when construction and staging requires it to be relocated. Prior to issuance of the Certificate of Occupancy on the North Barn or two years after the issuance of this Conditional Use Permit (whichever is sooner), the allowance for a temporary tent on-site for seasonal programmatic use shall expire.*
 16. *Prior to the issuance of a Building Permit that relies upon the reclamation and use of the square footage of the South Barn, on site, the South Barn shall be relocated off site.*
 17. *PLANNING DIRECTOR: The north barn shall be restored as the first phase of redevelopment on the site. In addition, there shall be a bond provided to Teton County to ensure the rehabilitation of the north barn takes place.*
- TETON RAPTOR CENTER: Within two years of the issuance of CUP2017-0007, TRC shall stabilize and place on a proper foundation the North Barn. Within five years of the CUP issuance, TRC shall complete all phases of upgrading the North Barn as described in the application for CUP2017-0007.*

The meeting was recessed at 3:08pm and reconvened at 3:18pm.

Discussion among the Board included the findings of the CUP application: 1) Is compatible with the desired future character of the area; 2) Complies with the use specific standards of Div. 6.1. and the zone; 3) Minimizes adverse visual impacts; 4) Minimizes adverse environmental impacts; 5) Minimizes adverse impacts from nuisances; 6) Minimizes adverse impacts on public facilities; 7) Complies with all other relevant standards of these LDRs and all other County Resolutions; and 8) Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve CUP2017-0007, an amended Conditional Use Permit, submitted July 3, 2017 with final materials dated March 4, 2018, subject to the following fourteen (14) conditions, being able to make all eight (8) of the findings of Section 8.4.2 of the Teton County Land Development Regulations as recommended by the Planning Director.

1. Prior to issuance of a Certificate of Occupancy on any new Building Permit, the existing septic system shall be decommissioned under direction of the Teton County Sanitarian and a permit shall be obtained from the appropriate authority for connection to the public sanitary sewer.
2. Prior to issuance of a Certificate of Occupancy for any new Building Permit on site, the access drive shall be widened to 20' to the west of the existing access drive to provide emergency vehicle access and shall be paved. The parking lot may remain gravel with curb stops designating parking spaces.
3. Prior to installation of any signage, a Master Signage Plan shall be approved by the Planning Director.
4. Trash and recycling shall be stored inside a structure that is bear resistant and for purposes of shielding view and containing smells.
5. Maximum occupancy on site at any one time is limited to 100 people, including visitors, employees, volunteers, residents and any supplementary staff. Cumulative site visitation by the public is limited to 150 visitors per day, with an allowance of 4 days in a month when more than 150 visitors are allowed, but not to exceed a cumulative total of 200 individuals. Staff, volunteers and visitation related to raptor rehabilitation are not included in this limit. The facility shall be closed to the public on Sundays except for the last Sunday of each month.
6. Upon issuance of this Conditional Use Permit, an annual impact monitoring report shall be submitted to the Planning Director by November 30th. This report shall at a minimum include the number of participants on site at any one time, the total number per day throughout the year as well as the number of large groups (over 40 people) per day and year. The report shall also include the total number of visitors, event hours, number and type of vehicles, etc, for the 4 allowed Special Events. The report shall be reviewed at a public hearing with the Board of County Commissioners from the issuance of the CUP until three years after the issuance of a certificate of occupancy for the last physical development, following the mailing of neighbor notice letters to all property owners within 1,300 feet. After this, the Board may allow the report to be reviewed administratively by the Planning Director. If new issues of negative impacts to neighbors arise due to unanticipated consequences associated with this use, or if the standards or conditions of the Conditional Use Permit have not been met, the annual review shall be brought before the Board where mitigation measures and/or additional conditions may be required in association with the Conditional Use Permit. The Conditional Use Permit may be subject to revocation proceedings for failure to comply with the conditions of approval. If the report shows no negative impacts on neighbors and compliance with all conditions of approval the applicant may request Board consideration of a change to the maximum occupancy on site at any one time and/or cumulative site visitation per day.
7. A maximum of twelve Teton Raptor Center employees are allowed on site at any one time and a maximum of four individuals are permitted to live on-site. Employees are defined as persons employed for wages or salary and excludes volunteers. Individuals living on site may be Teton Raptor Center employees or shall be employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations.

8. Public Hours of Operation, Staff Hours of Operation and Noise shall be limited as follows:

Activity	Indoor Hours	Outdoor Hours	West Yard
9. Staff - excluding bird care & rehab	8 am - 9 pm	8 am - 9 pm	Bird rehab and care - No limit
Public Events / Ed Programs	9 am - 9 pm	9 am - 7 pm	10 am - 4 pm 5/1 -9/30
Bird Care and Rehab	No limit	No limit	No limit
ARUs	No limit	No limit	Prohibited
Music	Until 7 pm	Until 7 pm	Prohibited
Amplified Music	Until 7 pm	Prohibited	Prohibited
Amplified Sound (Voice)	Until 9 pm	Prohibited	Prohibited

Parking shall only be allowed in designated areas within the parking lot and two bus parking spaces.

10. All use of the development area designated by the Jackson Hole Land Trust conservation easement property is limited to charitable, educational, administrative and/or community functions consistent with conservation, research, education, and wildlife rehabilitation and the provision of workforce housing. Notwithstanding condition 5, up to 4 events with more than 100 people will be reviewed under the Special Events Resolution. These events shall not be subject to conditions 7 and 8. Non-mission events such as weddings, retreats, family reunions, facility rental for private parties, etc. are prohibited.
11. The temporary tent erected seasonally between the North Barn and Horse Barn for educational programs is permitted to be moved within the building envelope when construction and staging requires it to be relocated. Prior to issuance of the Certificate of Occupancy on the North Barn or two years after the issuance of this Conditional Use Permit (whichever is sooner), the allowance for a temporary tent on-site for seasonal programmatic use shall expire.
12. Prior to the issuance of a Building Permit that relies upon the reclamation and use of the square footage of the South Barn, on site, the South Barn shall be relocated off site.
13. Within two years of the issuance of CUP2017-0007, TRC shall stabilize and place on a proper foundation the North Barn. Within five years of the CUP issuance, TRC shall complete all phases of upgrading the North Barn as described in the application for CUP2017-0007.
14. The proposed phasing plan shall be amended to prohibit the decommissioning or demolition of the Bull Barn for 2 years from the date of issuance of the CUP.

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

Discussion among the Board included the findings of the VAR application: 1) There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood; 2) The special circumstances and conditions have not resulted from any willful modification of the land or building; 3) The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community; 4) The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant; 5) The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare; and 6) The granting of the variance is consistent with the general purpose and intent of these LDRs; and

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve VAR2017-0002, submitted July 3, 2017 with final materials dated January 5, 2018, with no conditions, being able to make the findings of Section 8.8.2 as recommended by the Planning Director. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

Discussion among the Board included the findings of the ZCV application: 1) Is in substantial conformance with all relevant standards of these LDRs and other County Resolutions; and 2) Complies with all standards or conditions of any prior applicable permits or approvals. Not applicable. A Visual Resource Analysis has not been reviewed prior to this application.

A motion was made by Commissioner Epstein and seconded by Commissioner Rhea to find ZCV2017-0025 for a Visual Resource Analysis, submitted July 3, 2017 with final materials dated February 9, 2018, to be in substantial conformance with Section 5.2.3 Scenic Resource Overlay (SRO) Standards of the Teton County Land Development Regulations, with no conditions, based on the findings recommended by the Planning Director. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

4. Applicant: TETON RAPTOR CENTER (continued from February 22, 2018)

Presenter: Kristi Malone
Permit No.: MSC2017-0017 Staff Report (5908) - Application
Request: Waive application fees for the proposed rezone and redevelopment of the Teton Raptor Center, pursuant to finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054).
Location: Site of Teton Raptor Center and historic Hardeman barns; generally located in Wilson on the south side of Highway 22. The property is zoned R-2 and is located within the Scenic Resources Overlay. Kristi Malone, Planning Staff, presented to the Board an application to waive all fees for the rezone and proposed redevelopment of the Teton Raptor Center, pursuant to finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054). The Teton Raptor Center has submitted several applications and plans to submit additional applications associated with a rezone of the subject parcel and subsequent redevelopment of their facility. This fee waiver request was previously heard at the November 7, 2017 meeting of the Teton County Board of Commissioners. At that time, Commissioners opted to postpone a decision on the item until after the Teton Raptor Center's Conditional Use Permit is heard in order to give the applicant opportunity to demonstrate that the applications are for a bona-fide community benefit for the whole of Teton County, Wyoming.

Amy McCarthy, Executive Director for the Teton Raptor Center, addressed the Board asking that Teton County partner with the Teton Raptor Center by waiving the fees for the redevelopment as a benefit to the whole community.

Public comment was given by Porgy McClelland.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Rhea to approve the Teton Raptor Center Fee Waiver request MSC2017-0017 received March 28, 2017 for the cost of applications associated with rezone and proposed redevelopment, being able to make finding 2.a of the Teton County Fee Waiver Policy (Resolution 2014-054), for the amount of \$9,139.00 plus Building Permit fees including mechanical, plumbing, electrical, demolition fees. Chair Newcomb called for a vote. The vote showed 1-3 and the motion failed with Commissioners Vogelheim, Rhea, and Newcomb opposed.

9. Applicant: ROBINSON, JAMES TREVOR & CHELSEA IRENA
Presenter: Jennifer Kocher-Anderson
Permit No.: VAR2017-0007
Request: Variance, pursuant to Section 8.8.2, Variances, of the Teton County Land Development Regulations, to vary Section 3.3.3.1 to allow an existing structure within the side setback.
Location: 10870 S. Old Yellowstone Road (Plt 4, Rogers Point). Generally located in Hoback on the northeast side of the Junction above Hoback Junction above Hoback Market. The property is zoned Neighborhood Conservation and within the Natural Resources Overlay.

This item was requested to be postponed to the March 20, 2018 BCC Hearing.

10. Applicant: ELK FEED GROUNDS HOUSE, LLC
Presenter: Jennifer Kocher-Anderson
Permit No.: VAR2017-0006
Request: Variance, pursuant to Section 8.8.2, Variances, of the Teton County Land Development Regulations, to vary Section 5.1.1.D.2.b to allow a fence within the Horse Creek stream buffer.
Location: 3355 E. Horse Creek Road. Generally known as Tract 2 of the Wheeldon Family Subdivision at Mill Iron Ranch located 1.5 miles east of S. Highway 89 at Horse Creek (S13, T39N, R116W). The property is zoned Rural-2 and is partially within the Natural Resources Overlay.

This item was requested to be postponed to the March 20, 2018 BCC Hearing.

ADJOURN

A motion was made by Commissioner Rhea and seconded by Commissioner Vogelheim to adjourn. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 4:22pm.

Respectfully submitted,

Shelley Fairbanks
Deputy County Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Mark Newcomb, Chair

Natalia D Macker, Vice-Chair

Greg Epstein

Paul Vogelheim

ATTEST: _____
Kathleen "Smokey" Rhea

Sherry L. Daigle, County Clerk