

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

The Teton County Board of Commissioners met in regular session on **June 5, 2018** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00am and the Pledge of Allegiance was recited.

ROLL CALL

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

MINUTES

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the **5/14/18, 5/15/18, 5/15/18 (Budget), and 5/21/18** minutes. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

ADOPTION OF AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to adopt today's agenda as presented. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

TO ADD: MFS #19 - Consideration of ARU Restriction for Lot 2 of Cornerstone Business Park

CONSENT AGENDA

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

1. Consideration of Approval of Contract for Acceptance of FY2020 CJSB Grant Award
3. Consideration of Adoption of Teton County / Town of Jackson All Hazards Recovery Plan
4. Consideration of Approval of a Single Contract with the Wyoming Department of Health and Teton County for Public Health Nursing Services, Maternal and Child Health Services and Public Health Emergency Preparedness Services
6. Consideration of Approval of the FY19 Treatment Court Grant Contract with Wyoming Behavioral Health Division
7. Consideration of Approval Grant Application with the March of Dimes for Provider Education
10. Consideration of Approval of the Purchase of an Auxiliary Zoll X-Series Cardiac Monitor Defibrillator
13. Consideration of Approval of Notice of Award and Contract for Administration Building Chiller Replacement

Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Macker 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 4-0.

MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Approval of Contract for Acceptance of FY2020 CJSB Grant Award

To approve the grant agreement with the Wyoming Department of Family Services on behalf of the Community Juvenile Services Board in the amount of \$45,000 over the 2020 biennium.

3. Consideration of Adoption of Teton County / Town of Jackson All Hazards Recovery Plan

To approve and adopt the Teton County / Town of Jackson All Hazards Recovery Plan.

4. Consideration of Approval of a Single Contract with the Wyoming Department of Health and Teton County for Public Health Nursing Services, Maternal and Child Health Services and Public Health Emergency Preparedness Services

To approve the single contract with the Wyoming Department of Health for public health nursing services, maternal and child health services and public health emergency preparedness services.

6. Consideration of Approval of the FY19 Treatment Court Grant Contract with Wyoming Behavioral Health Division

To approve the FY2019 treatment court funding contract with the Wyoming Department of Health, Behavioral Health Division in the amount of \$77,130.08.

7. Consideration of Approval Grant Application with the March of Dimes for Provider Education

To approve the grant application by Teton County Health Department to the March of Dimes Rocky Mountain Chapter, 2018 Community Award Grant for implementation of the Ask One Key Question campaign to help prevent unintended pregnancy in the amount of \$4,000.00.

10. Consideration of Approval of the Purchase of an Auxiliary Zoll X-Series Cardiac Monitor Defibrillator

To approve the purchase of a Zoll X-Series Cardiac Monitor in the amount of \$29,537.20.

13. Consideration of Approval of Notice of Award and Contract for Administration Building Chiller Replacement

To give Notice of Award and Contract to Snake River MEP Complete to remove and replace the main AC chiller unit serving the Administration Building according to the plan "Teton County Admin Building Chiller Replacement" by JTEC dated 4/02/2018 in the amount of \$42,247.00.

DIRECT CORRESPONDENCE

1. Jared Baecker 5/10/2018 email regarding Stormwater Symposium
2. Billy Kirk, County Public Information Specialist 5/10/2018 email regarding Old West Days Parade
3. Calvin Chalstrom 5/11/2018 email regarding Environmental Solutions in Jackson Hole
4. Mark Young, Department of Fire Prevention and Electrical Safety 5/8/2018 letter regarding Wyoming Fallen Firefighter Memorial Service
5. Anna Olson, Jackson Hole Chamber of Commerce 5/11/2018 email regarding Housing Mitigation
6. Korby Van Valkenburg 5/11/2018 email regarding Employee Housing and Zoning Comments
7. Alicia McGaugh 5/11/2018 email regarding Housing Mitigation
8. Paul Cote, Facilities Management 5/11/2018 email regarding Sidewalk Repairs at Admin Building
9. Anne Cresswell, Jackson Hole Community Housing Trust 5/11/2018 email regarding Housing Mitigation
10. Beverly Boynton 5/12/2018 email regarding Tractor Trailers on Teton Pass
11. JH Working 5/12/2018 email regarding Housing Mitigation
12. Anne Cresswell, Jackson Hole Community Housing Trust 5/14/2018 email regarding Housing Mitigation
13. Jamie Reilly, Teton Raptor Center 5/14/2018 email regarding Teton Raptor Center VAR2017-0005 and VAR2018-0001
14. Peter Jorgensen 5/15/2018 email regarding Snow King Protected Bike Lane
15. Keith Soper 5/15/2018 email regarding Mill Levy Adjustment Due to Account Change
16. Federal Emergency Management Agency 5/2/2018 letter regarding Flood Insurance Rate Mapp
17. Fred Lutz 5/15/2018 regarding 2018 Assessments
18. Hans Flinch 5/17/2018 email regarding Wildlife Crossings Master Plan
19. Darren Brugmann, START 5/17/2018 email regarding New Hire - START Operations Manager - Robert Johnson
20. Lynne Davis 5/17/2018 email regarding Wildlife Crossings Master Plan
21. Jennifer Overcast 5/18/2018 email regarding Housing Crisis
22. Skye Schell, Jackson Hole Conservation Alliance 5/18/2018 email regarding Safe Wildlife Crossings as a top SPET priority
23. Skye Schell, Jackson Hole Conservation Alliance 5/18/2018 email regarding Snow King
24. Chris Perkins 5/20/2018 email regarding Snow King
25. Anpeytu Raben, Teton County Court-Supervised Treatment Program Co 5/21/2018 email regarding Treatment Court Graduation
26. Amy Ramage, Engineering 5/21/2018 email regarding Stateline Road Public Meeting Report
27. Rob Bass 5/21/2018 email regarding 2018 Tax Assessments
28. Gene Borre' 5/12/2018 letter regarding Cleaning Contract for Teton County Fair
29. Patti Boyd, Childrens Learning Center 5/22/2018 email regarding Announcing Changes in Tuition Rates and Calendar
30. Pete Jorgensen 5/16/2018 email regarding WYDOT Y
31. Rob Bass 5/23/2018 email regarding New Tax Assessment for Evans Mobile Home Court
32. William Gale 5/24/2018 email regarding Redmond Rental Project Concern
33. Wade Hirschi, Aspens Water and Sewer District 5/25/2018 email regarding Preliminary 2018-19 Budget
34. Presbyterian Church of Jackson Hole 5/17/2018 letter regarding The Global Leadership Summit
35. Carrie Geraci, Jackson Hole Public Art 5/25/2018 email regarding Town Enclosure Pavilion Save-the-Date
36. Richard Lurie 5/25/2018 email regarding Jackson Property Tax Increases
37. Melissa Turley, Teton Village Association 5/25/2018 email regarding Stilson Management
38. Robert Bell 5/25/2018 email regarding Property Tax Increases
39. Pete Jorgensen 5/28/2018 email regarding The Wall Street Journal: Anger Over Tourists Swarming Vacation Hot Spots Sparks Global Backlash
40. Nancy Hughes 5/28/2018 email regarding Tax Assessments
41. Carla Watsabaugh 5/29/2018 email regarding Re-Election
42. Roby Hurley, Planning & Development 5/29/2018 email regarding Natural Resources Stakeholders Group Meeting Notice
43. Diana Osuna, South Squaw Creek ISD 5/29/2018 email regarding Proposed Budget
44. George Leys, Buffalo Valley Water District 5/29/2018 email regarding 2018 Directors List

PUBLIC COMMENT

There was no public comment.

MATTERS FROM COMMISSION AND STAFF:

2. Consideration of Amended Decision of the Teton County Board of Equalization in the Matter of Property Tax Appeal of Alexandre and Sybilla Balkanski

Sherry Daigle, County Clerk, presented to the Board for consideration of approval the Amended Order in the Balkanski 2017 Tax Appeal. The County Board of Equalization met on May 8, 2018 and denied the request for a new evidentiary hearing in Docket 2017-61, the appeal of Alexandre and Sybilla Balkanski from a decision of the Teton County Assessor 2017 property valuation and requested the amended decision of the Teton County Board of Equalization including the addition of the Finding of Fact related to the classification of the home be brought to the County Board of Equalization at a meeting on June 5, 2018.

There was no public comment.

Discussion between the Board and staff included additional request for new evidentiary hearing received from the Balkanski's attorney.

A motion was made by Commissioner Macker and seconded by Commissioner Vogelheim to convene as the Board of Equalization. Chair Newcomb called for the vote. The vote showed 3-0 with Commissioner Epstein recused and the motion carried. The Board of Equalization convened at 9:14am.

Erika Nash, attorney for the appellant, addressed the Board regarding the Order Setting New Evidentiary Hearing received by the Teton County Clerk's office on June 4, 2018 at 3:49pm. The Order received is referring to clean up on the order from the Balkanski's side.

Discussion among the Board included continuing this item vs. going line by line on changes, time sensitivity with State Board of Equalization, protecting process, and possible amendment to Order – no changes necessary.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Macker to approve the amended order as presented in the case of Docket 2017-61, the appeal of Alexandre and Sybilla Balkanski from a decision of the Teton County Assessor 2017 property valuation. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 3-0 with Commissioner Epstein recused.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Macker to adjourn as the Board of Equalization. Chair Newcomb called for the vote. The vote showed 3-0 with Commissioner Epstein recused and the motion carried. The Board of Equalization convened at 9:29am.

5. Consideration of Approval of Contract Among Wyoming Department of Health, Public Health Division, Teton County Health Officer and Teton County to Provide Support for Public Health Emergency Preparedness and Response Services

Jodie Pond, Director of Environmental and Public Health, presented to the Board for consideration of approval a contract to provide supplemental funding to ensure the County Health Officer provides additional support to the County and the County Health Department in relation to Public Health Emergency Preparedness and Response.

Keith Gingery, Chief Deputy County Attorney, addressed the Board regarding independent contractor vs. Public Health Officer among the Wyoming counties. Deputy Attorney Gingery recommends approving as the contract is with Teton County not the County Health Officer. Wording can get resolved for next year's contract. These funds go to the CHO to help with emergency preparedness.

There was no discussion between the Board and staff.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to approve the contract between the Wyoming Department of Health, Public Health Division, Teton County Health Officer, and Teton County for supplemental funding for the County Health Officer to provide support for Public Health Emergency Preparedness and Response services. Chair Newcomb called for the vote. The vote showed 4-0 and the motion carried.

8. Consideration of Approval of Annual Contract Award of Park and Public Restrooms Custodial Services

Steve Ashworth, Director of Parks & Recreation, presented to the Board for consideration of approval the annual contract for custodial cleaning of the Town/County public restroom facilities for the FY2019 with White Glove Cleaning. These include the downtown restrooms, seasonal athletic fields, parks, and boat ramp facilities. There were two sealed bids received on May 16, 2018.

Discussion between the Board and staff included cleaning services for Stilson – not included but the contract can be amended and add additional facilities for additional fees.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the Public Restroom Custodial Contract with White Glove Cleaning for fiscal year 2019, in the amount of \$144,802.80. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

9. Consideration of Approval of a Contract for Construction Services for the Parks and Recreation Shop and Housing Project

Steve Ashworth, Director of Parks & Recreation, presented to the Board for consideration of approval the contract for Park Maintenance and Employee Housing Project Base Bid C, Teton County/Jackson Parks and Recreation Department, to Record Steel and Construction Inc. dba RSCI in the amount of \$7,521,000.00. The Board awarded the project to RSCI on May 29, 2018. Staff has worked with the contractor and the Teton County Attorney to finalize the contract. The project will be a fixed cost bid-build for the development of park maintenance offices, storage and indoor work areas, and the development of 17 studio and 9 one-bedroom apartments.

Discussion between the Board and staff included how to read the AIA contract – highlights to look for on the 101 part of the contract.

There was no public comment.

Discussion among the Board included this contract is covered by SPET funds.

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to approve the contract for the Park Maintenance and Employee Housing Project with Record Steel and Construction Inc. dba RSCI in the amount of \$7,521,000, subject to compliance with bonds, proof of liability and worker's compensation insurance. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

11. Consideration of Approval of the 2018 Wildland Fire Management Annual Operating Plan

Brady Hansen, Fire Chief, presented to the Board for approval the 2018 Wildland Fire Management Annual Operating Plan. The plan establishes the process by which resources are requested for local, regional, and national wildfires. the plan also sets the rates at which firefighters are compensated and Teton County is reimbursed for the use of firefighting apparatus. This plan also sets forth guidelines for cost negotiations for fires depending on land ownership.

Discussion between the Board and staff included serves as an MOU with federal partners and surrounding regions, update to Wildland Urban Interface Map last year – upcoming changes – this is a separate document, guiding document as a response, focus on preventative work, how first response is our responsibility vs. tactical approach, not assuming costs outside our jurisdiction, messages to public regarding prevention as the summer continues, making a more defensible community – education vs. enforcement, and Wyoming/Idaho coordination in wildland fires.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Macker to approve the 2018 Wildland Fire Management Annual Operating Plan as presented. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

The meeting was recessed at 9:59am and reconvened at 10:10am. Commissioner Macker was absent.

12. Consideration of Approval to Award Construction Contract to Wapiti Corporation for Station 1 Renovation and Temporary Fire Station (Pavilion Enclosure)

Brady Hansen, Fire Chief, presented to the Board for approval the contract for the construction of Fire Station #1 and the remodel of the Fair Pavilion for a temporary fire station with Wapiti Corporation.

There was no discussion between the Board and staff.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the contract with Wapiti Corporation for construction of the temporary fire station and the remodel/addition of Station 1 in the amount of \$6,543,700.00. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 3-0.

14. Consideration of Approval of Notice of Award and Contract for the Purchase of Administration Building Chiller Unit

Paul Cote, Facilities Manager, presented to the Board for consideration of approval of award and contract to Snake River MEP Complete to remove and replace the main AC chiller unit serving the Administration Building. An RFP was issued for procurement and installation. Eighteen entities reviewed the bid, 2 attended the mandatory pre-bid conference and one submitted a bid.

Discussion between the Board and staff included bidding process – not multiple bids, chiller purchased by Teton County to save sales tax, RFP included purchase and installation – separated for clarification to Board.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to give Notice of Award and Contract to Snake River Supply LLC to supply the main AC chiller unit serving the Administration Building according to the plan "Teton County Admin Building Chiller Replacement" by JTEC dated 4-02-2018 in the amount of \$76,700.00. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

Commissioner Macker returned to the meeting at 10:22am.

15. Consideration of Approval of Amendments to the 2017 Teton County Building Code Resolution

Kelly Sluder, Building Official, presented to the Board for consideration of approval amendments to the 2017 Teton County Building Code Resolution. Staff is proposing amendments to these codes based upon comments received from the public and staff input.

Discussion between the Board and staff included no public comment received, changes came from contractors and public, small changes (clean-up) in timely manner before next changes from state, workshop on significant changes before being brought before the Board.

There was no public comment.

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the 2017 Teton County Building Code Resolution as presented with Amendments effective upon approval by the Board of County Commissioners. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

16. Consideration of Approval of Settlement Agreement of James P. Spalding v. BCC of Teton County, Docket No. 17580

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a settlement agreement in the case of Spalding v. BCC of Teton County, Docket No. 17580, allowing for a division of a 3-acre parcel located at 3850 Zach Lane into two parcels, neither of which will be less than 1-acre.

Discussion between the Board and staff included highlighting new language in settlement, non-conformity is only for the division of lots.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Macker to continue this item to next Monday's (June 11, 2018) voucher meeting. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

17. Consideration of an Agreement with WYDOT to Allow Entry to a Strip of Horse Creek Property Owned by Teton County

Sean O'Malley, Director of Public Works, presented to the Board for consideration of approval a permit to enter upon Teton County owned lands for the purposes of paving Horse Creek Road approach, performing grading, removing existing right of way fence, installing 8' tall deer fence, and installing cattle guards for Project N104066, Snake River/Jackson South section of the South Highway 89 project.

There was no discussion between the Board and staff.

There was no public comment.

In consideration of receipt of \$11,105.00 from WYDOT a motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to approve the agreement to grant WYDOT permission to enter upon Teton County property Parcel 9, as described above, to construct Project N104066, Snake River/Jackson South section. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

18. Consideration of a Contract for Removal of Cattleguard and Installation of Traffic Calming on Trail Creek Road

Dave Gustafson, Road and Levee Manager, presented to the Board for consideration to approve and award the Trail Creek Road Cattleguard removal and speed control installation project. The Trail Creek Road (Old Pass Road) cattleguard has exceeded its life cycle and has not been livestock functional for the past several years. This cattleguard was not included in the 2018 Teton County Cattleguard Replacement Project in hopes the cattleguard could be removed soon. Trail Creek Ranch has offered their support for cattleguard removal, however have expressed concern with increased speeds on the road. Trail Creek Ranch requested installation of a speed control structure at the cattleguard location. Other residents on the road have expressed the same concern and support speed control. Since the project cost predominately consists of the speed hump installation, the two local paving companies, Evans Construction Company and CM Owen Construction were contacted for project bids. Evans Construction and CM Owen bid prices are \$16,975.00 and \$16,000.00, respectively. CM Owen's price does not include a fixed cost for removal and disposal of the cattleguard due to the unknown cattleguard construction. Evans Construction did provide a cost for removal and disposal.

Discussion between the Board and staff included two bids and what they entailed.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Vogelheim to award the Trail Creek Road Cattleguard Removal and Speed Control Installation Project to the lowest responsible bidder, Evans Construction Company, in the amount of \$16,975.00.

19. Consideration of ARU Restriction for Lot 2 of Cornerstone Business Park

Stacy Stoker, Housing Manager, presented to the Board for consideration of approval an ARU Restriction for five ARUs that were constructed on the second floor of Lot 2 of Cornerstone Business Park.

There was no discussion between the Board and staff.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve the special restriction for five Accessory Residential Units located at Lot 2 of Cornerstone Business Park as presented. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

The meeting was recessed at 10:44am and reconvened at 10:47am.

MATTERS FROM PLANNING & DEVELOPMENT

- 1. Applicant:** SAHADI, SCOTT AND CHRISTINE c/o WYLIE BAKER LLP
Presenter: Emily Cohen
Permit No.: S/D2018-0002
Request: Partial Vacation of a Plat, pursuant to Section 8.2.13 of the Teton County Land Development Regulations, to re-plat a building envelope.
Location: Lot 113, Saddle Butte Heights. Generally located on the east side of Saddle Butte. The property is zoned rural 3 and is within the Natural and Scenic Resource Overlays.

Emily Cohen, Associate Planner, presented to the Board for consideration of approval a partial vacation of a plat, pursuant to Section 8.2.13 of the Teton County Land Development Regulations, to amend a building envelope without a replat. This application follows the approval of a Zoning Compliance Verification (ZCV2018-0008) which assessed proposed physical development on the property. Staff performed a sky lining analysis and determined that the proposed location of the building is in the area that penetrates the skyline less than any other area on the property.

There was no discussion between the Board and staff.

Public comment was given Amanda Macfarlane and Chris Spencer.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve S/D2018-0002.

submitted March 9, 2018 for the partial vacation of a building envelope on Lot 113 on Plat No. 1140, based on the Teton County Land Development Regulations, findings of Section 8.5.5. and the standards of Section 8.2.13.C., being able to make the finding pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 1140, with no conditions as recommended herein by the Planning Director and request the Teton County Clerk to write vacate on the building envelope of Lot 113 Plat No. 1140. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

- 2. Applicant:** SRSC LOTS, LLC
Galway Properties, LLC
Presenter: Hamilton Smith
Permit No.: S/D2018-001
Request: Partial Vacation of Plat, pursuant to Section 8.2.13. Amendment of Permits or Approvals and pursuant to Section 8.5.3. Subdivision Plan of the Teton County Land Development Regulations, to re-plat Lots 3, 5, 7, 10, 12, 14, 16, and 20 of The Lodges at Snake River Canyon Ranch Resort, Plat No. 1377, within Sub Area III of the Snake River Canyon Ranch Resort.
Location: The Lodges at Snake River Canyon Ranch Resort, Sub Area III of the Snake River Canyon Ranch Resort. The property is zoned Planned Unit Development-Planned Resort, and is within the Natural and Scenic Resources Overlays.

Hamilton Smith, Senior Planner, presented to the Board for consideration of approval a Partial Vacation of a Plat, pursuant to the Teton County Land Development Regulations (LDRs), dated October 19, 2015, Section 8.2.13, Amendment of Permits or Approvals, to re-plat Lots 3, 5, 7, 10, 12, 14, 16 and 20 of The Lodges at Snake River Canyon Ranch Resort, Plat No. 1377, within Sub Area III of the Snake River Canyon Ranch Resort, pursuant to Section 8.5.3. Subdivision Plat. Seven townhome lots and one common area lot are being vacated and re-platted on Plat No. 1377. On March 7, 2017 the Board of County Commissioners (Board) approved the Snake River Canyon Ranch Resort Final Development Plan for Phase 2 development (DEV2016-0005) 5 to 0, with one condition of approval. The condition of approval required the formation of an Improvement Service District, or other entity approved by the Teton County Planning Director, within three years of the approval of the Phase 2 Final Development Plan. This condition was met. The developer proposed to construct two different building models on the 19 lots at the time of recordation of Plat No. 1377. After the plat was recorded the decision was made to only construct one of these two models. Seven of the newly platted townhome lots would not accommodate the townhome model that will be developed throughout this subdivision. The proposed replat solves this problem through reconfiguration of the lot lines for Lots 3, 5, 7, 10, 12, 14, 16 and the Common Area Lot.

Discussion between the Board and staff included lot shapes.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Vogelheim to approve S/D2018-0001, partial vacation and re-plat of The Lodges at Snake River Canyon Ranch Resort, Plat No. 1377 and re-plat of Lots 3, 5, 7, 10, 12, 14, 16 and 20 to Lots 21 through 28, being able to make all four (4) findings of Section 8.5.3. of the Teton County Land Development Regulations, dated October 19, 2015, being able to meet the standards of Section 8.2.13.C. of the applicable Teton County Land Development Regulations, being able to make the finding pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 1377, with no conditions, and with the partial vacation and re-plat complying with the Snake River Canyon Ranch Resort Master Plan, as recommended by the Planning Director herein, and request the Teton County Clerk to write vacate on the applicable lots within Plat No. 1377. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

- 3. Applicant:** LODGES AT FISH CREEK, LLC
Presenter: Susan Johnson
Permit No.: S/D2018-0003
Request: Partial Vacation of a Plat, pursuant to Section 8.2.13, Amendments of Permits or Approvals and pursuant to Section 8.5.3, Subdivision Plat of the Teton County Land Development Regulations, to partially vacate and re-plat Lot 1, Shooting Star West into six single family lots and one utility lot, in conformance with Final Development Plan DEV2017-0012.
Location: Lot 1, Shooting Star West, Teton Village. Generally located east of Teton Village Area 1, west of Fish Creek, along Bowman Road. The property is zoned Planned Unit Development-Planned Resort and is within the Scenic Resources Overlay.

Susan Johnson, Planning Manager, presented to the Board for consideration of approval a Partial Vacation of a Plat, pursuant to Section 8.2.13. Amendment of Permits or Approvals and pursuant to Section 8.5.3. Subdivision Plat of the Teton County Land Development Regulations, to partially vacate and replat Lot 1, Shooting Star West into six single family lots and one utility lot, in conformance with Final Development Plan DEV2017-0012. The applicant is requesting to plat the first phase of Shooting Star West as The Homesites at Shooting Star West, which includes 7 total lots: one utility lot and six single family residential lots. The proposal is in substantial conformance with the Shooting Star West Sketch Plan (SKC2017-0006), approved by the Board of County Commissioners on April 10, 2017. The proposed plat is also in conformance with the approved Development Plan (DEV2017-0012), which was approved by the Planning Director on February 14, 2018, with the following conditions: *(red indicates status of condition):*

1. Prior to recordation of the plats for this development, the Board of County Commissioners shall approve the Third Amendment and Complete Restatement of the Declaration of CC&Rs for Lots 1-87 of Shooting Star First Filing, in which Section 7c has been amended to allow a guest house to be rented in accordance with the standards of the Teton County LDRs. *MSC2018-0010 completed 3/6/2017.*
2. Prior to recordation of the plats for this development, the Board of County Commissioners shall approve the First Amendment to Conditional Recreation Access Easement and Agreement, due to the realignment of Bowman Road. *MSC2018-0017 completed 4/10/2018.*
3. An instrument shall be recorded on each of the single family lots at the time of final plat that includes the requirement of the Homeowners Association to maintain the manmade streams and a non-manicured natural

vegetation buffer of fifteen (15) feet from the top of bank along all manmade streams in perpetuity. *Included with this application.*

4. The Homeowners Association shall be required to monitor the areas above and below the gravel treatment areas on each of the water feature outflows once per summer for up to 10 years from the date of certificate of occupancy of each of the single-family homes to measure the effectiveness of the buffer and treatment areas. All monitoring data shall be provided to the Wyoming Game and Fish, Teton County Conservation District, Teton County along with the Home Owners Association for review. If it is found that the proposed mitigation is not adequate based upon increases in nutrient levels of the overall study data, the applicant shall be required to implement additional best management practices to be reviewed and approved by the Planning Director. *Ongoing.*

Discussion between the Board and staff included townhomes transferred to Village Core, perpetuity item, monitoring systems wording, per Erin Weisman, Deputy County Attorney on the plat review – inappropriate to change conditions, review of findings of fact conclusions of law and order.

The meeting was recessed at 11:31am and reconvened at 11:42am.

Discussion between the Board and staff continued with a discussion of numbers of units in the South Residential area with more build out to occur.

Jon Wylie, attorney for applicants, addressed the Board regarding monitoring systems for up to 10 years and exactions including village park, sheriff's substation to be fulfilled. Liz Brimmer addressed the Board about the exaction triggers in the Village Core.

Discussion between the Board and staff included transfer of units to the Village Core.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Epstein to approve S/D2018-0003, partial vacation of Lot 1 on PLAT No. 1376 to replat 6 residential lots and 1 utility lot, being able to make all four (4) findings of Section 8.5.3 of the Teton County Land Development Regulations, being able to meet the standards of Section 8.2.13.C. of the Teton County Land Development Regulations, being able to make the finding pursuant to Wyoming Statute §34-12-108, that such partial vacation does not abridge or destroy any of the rights and privileges of other proprietors in Plat No. 1376, with no conditions, and with the partial vacation and re-plat complying with the Teton Village Expansion Resort Master Plan, as recommended by the Planning Director herein, and request the Teton County Clerk to write vacate on Lot 1 of Plat No. 1376, and require the applicant to modify the Maintenance Easement and Restrictive Covenants Regarding Man-Made Water Features and Natural Vegetation Buffer and add a provision requesting BCC approve any modifications or terminations of the easement and covenants and add a signature page for the County Commissioners. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried 4-0.

MATTERS FROM COMMISSIONERS

- A. Alyssa Watkins updated the Board on a conversation with Roxanne Robinson from the Town of Jackson regarding the town's budget affecting workforce housing funds in the Housing Departments capital funds instead allocating it to employee housing.
- B. Chair Newcomb discussed the Sustainable Destination Management Plan working with the Integrated Transportation Plan and Road to Zero Waste. The Board is in support of having a workshop with Travel & Tourism Board (JHTTB). There was question as to if the Joint Board heard the operating plan for the JHTTB.

ADJOURN

A motion was made by Commissioner Vogelheim and seconded by Commissioner Epstein to adjourn. Chair Newcomb called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 12:13pm.

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