

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

The Teton County Board of Commissioners met in a special session on **September 11, 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: Natalia Macker Vice-Chair, Smokey Rhea, Paul Vogelheim, and Greg Epstein were present. Mark Newcomb was absent.

ACTION/DISCUSSION ITEMS

1. Memorandum of Understanding Among Teton County Board of County Commissioners, Jackson Hole Mountain Resort, and Teton County School District #1 Board of Trustees

Erin Weisman, Deputy County Attorney, presented to the Board for consideration of a proposed draft tripartite Memorandum of Understanding (MOU) among Jackson Hole Mountain Resort Corporation (JHMR), Teton County Board of County Commissioners and Teton county School District No. 1 Board of Trustees regarding the mutual desire of these parties to potentially use and transfer the 8.5 acres known as Stilson Park Subdivision currently owned by Teton County to TCSD #1 to be used for a school site/purpose in exchange for the recently transferred 3.0 acre parcel in Teton Village which the TCSD #1 would then convey back to Teton County.

Discussion between the Board and Staff included highlighting some difference of opinions – reverter clause and time frame, continued involvement of JHMR in use of Village Park exaction parcel at Teton Village, role of Teton County on the larger Stilson site, restriction on Lot 2 (playing fields); attorneys for all three parties are working together on the MOU; implementing ITP with potential transfer, if zoning map amendment approved when would it take effect.

Gillian Chapman, Superintendent of TCSD and Jeff Daugherty, Assistant Superintendent of TCSD, addressed the Board regarding why the Board of Trustees are not attending the meeting; belief that the eventual trade is still in the hands of Teton County and JHMR; concerns of 3.C.ii, 3.D.iii, and 3.D.iv; segregate uses between parking/transit and school uses, geotechnical considerations, state has a very real and inherent role.

Discussion between the Board and TCSD included MERCER (Most Cost Effective Remedy) study, process, and timeline of school, non-construction options, timeline for breaking ground on new school (possibly March 2020), what is needed for consideration of Stilson, some restrictions on parcel that make it not a viable alternative, deed restrictions lifted from parcel, concern for all work done in good faith that School Board is considering Stilson.

Mary Kate Buckley, President of Jackson Hole Mountain Resort, addressed the Board regarding Stilson being the preferred solution for a school; change of use of parcel – 8.5 acres of playing fields; conditions – three-year timeline for development, approval of new master plan, parcel in Teton Village for public use; JHMR willing to donate an additional four acres to TCSD if put to a good use.

Discussion between the Board and Ms. Buckley included segregation of school and parking.

Discussion between the Board and staff included there is not currently a Master Plan for Stilson but there is a Development Plan, Stilson is included in the Teton Village Master Plan as part of the Transportation Demand Management Program (TDM) but not in the Master Plan boundary, additional four acres and how they fit into the Development Plan and unique shape of Lot 2, replat and boundary adjustment, land under conservation easement does allow for recreation, management agreement – would it be modified and maintained or terminated, steps of Development Plan process, Conditional Use Permit process, the impetus of the MOU and potential rezone of Lot 2 was to avoid the potential longer process, rezone from Park to P/SP will still allow other uses.

Public comment was given by Jerry Blann (TVA), Melissa Turley (TVA), Mark Barron.

The meeting was recessed at 10:05am and Commissioner Vogelheim left the meeting at this time.

The meeting was reconvened at 10:13am.

Discussion among the Board included giving staff direction to continue working on the MOU, direct staff to begin working on the zoning map process, three-year reverter clause too short, planning for all parcels and how they interface together – prioritize, priority no. 1 is rezone, priority no. 2 is MOU, two separate MOU's and phased development plan, move forward with public zoning map amendment process, County will always have a stake in Stilson to deal with transit issue, school district will use land at Stilson at some point, long term reverter clause, County can focus on the three acres at Teton Village, property stake vs community stake at Stilson – how is that recognized moving forward, link with transit and Stilson is START presence, rezone can be done by end of year, original purpose of three acres out at Teton Village was an elementary school, if TCSD takes over the County land at Stilson the maintenance agreement is void, how is the County and JHMR working together pertaining to transportation, potential for separate MOU with JHMR and with TCSD, all parties work together to move development plan forward, changes to the MOU,

A motion was made by Commissioner Epstein to direct staff to make the following changes on the MOU among the tripartite group of Teton County, Jackson Hole Mountain Resort, and Teton County School District. This motion failed with no second.

A motion was made by Commissioner Epstein and seconded by Commissioner Rhea to direct staff to modify the MOU as stated in the discussion we've had throughout this meeting today. Vice-Chair Macker called for a vote. The vote showed all in favor and the motion carried.

ADJOURN

A motion was made by Commissioner Rhea and seconded by Commissioner Epstein to adjourn. Vice-Chair Macker called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:54am.

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