

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

The Teton County Board of Commissioners met in regular meeting on **May 4, 2021** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:01 a.m. and the Pledge of Allegiance was recited.

**ROLL CALL**

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

**ADOPTION OF AGENDA**

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

**MINUTES**

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the 4-12-21, 4-13-21, 4-15-21, 4-19-21, 4-19-21 (special), 4-20-21, and 4-22-21 minutes. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried.

**CONSENT AGENDA**

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

- 5. Consideration of Grant Acceptance and MOU with National Recreation and Park Association for Food Access Program**
- 6. Consideration of Restroom Custodial Services Contract Extension**
- 7. Consideration of Recreation Center Aquatic Window Blind replacement**
- 8. Consideration of Amendment one to the MOU Between the Wy. Department of Health and Teton County for COVID-19 Disease Surveillance and Testing Activities**
- 9. Consideration of Approval of Lease Agreement with TCSD**
- 11. Consideration of Amendment to Allegiance Administrative Services Agreement Fee Schedule for Rebates**
- 12. Consideration of Resolution Requiring Face Coverings for Certain County Buildings**

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

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

**MATTERS FROM COMMISSION AND STAFF**

- 5. Consideration of Grant Acceptance and MOU with National Recreation and Park Association for Food Access Program**

To accept grant funding and approval of MOU with the National Recreation and Park Association to provide funding for the 2021 Supporting Communities Through Food Access Grant Program in the amount of \$10,000

- 6. Consideration of Restroom Custodial Services Contract Extension**

To approve extending the Public Restroom Custodial Services Contract with White Glove Cleaning Services for four months, July 1, 2021 through October 31, 2021, in the amount of \$81,839.02

- 7. Consideration of Recreation Center Aquatic Window Blind replacement**

To approve the purchase and installation replacement window coverings in the Aquatic Center. Vendor to complete the project will be Grand Teton Floor & Window Coverings, at cost of \$7,553

- 8. Consideration of Amendment one to the MOU Between the Wy. Department of Health and Teton County for COVID-19 Disease Surveillance and Testing Activities**

To approve Amendment One to the MOU with the Wyoming Department of Health, Public Health Division and Teton County for COVID-19 disease surveillance and testing activities for the period December 31, 2020 – December 31, 2021

- 9. Consideration of Approval of Lease Agreement with TCSD**

To approve the Addendum to the Lease Agreement with the Teton County School District No. 1 for 15 Alta Schoolhouse Lane in Alta, Wyoming

- 11. Consideration of Amendment to Allegiance Administrative Services Rebate Agreement**

To approve the revised amendment to Appendix A of the Allegiance 2021 Allegiance Administrative Services Agreement for the Medical Benefit Plan, beginning retroactively as of January 1, 2020

- 12. Consideration of Resolution Requiring Face Coverings for Certain County Buildings**

To approve the Resolution requiring face coverings in certain county buildings, specifically the Emergency Operations Center, the Public Health Building, the Hansen Courthouse and the County Courthouse

## DIRECT CORRESPONDENCE

1. Brad Flynt 4/13/2021 email regarding Fireside Grill Liquor Permit
2. Perk Perkins 4/15/2021 email regarding Helicopter Tours GTNP
3. Yves Desgouttes 4/13/2021 email regarding Fries' "Resignation"
4. Dan Heilig 4/14/2021 email regarding LDR Request for Interpretation
5. Dan Baker 4/15/2021 email regarding Transportation ITP
6. Wade McKoy 4/15/2021 email regarding WY22 Speeds
7. S. R. Beck 4/15/2021 email regarding Sagebrush Pathway
8. Mattie Sheafor 4/15/2021 email regarding Sagebrush Pathway
9. Mary Ellen Fausone 4/15/2021 email regarding Sagebrush Pathway
10. Anne Rutherford 4/15/2021 email regarding Scenic Helicopter Tours GTNP
11. Sandra Zelasko 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
12. Laura Bonich 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
13. Alexander Muromcew 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
14. Lori Tillemans 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
15. Peter Alexander 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
16. Allen Symonds 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
17. Jayne Ottman 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
18. Colleen M Crook 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
19. Marylou Klene 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
20. Jean Public 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
21. Maggie Moore 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
22. Cody Downard 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
23. Louisa Sandvig 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
24. Carol Harkness 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
25. Jim Larue 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
26. Amy Charlton 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
27. Valerie Conger 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
28. Leslie Jones 4/15/2021 email regarding Scenic Heli-Tour GTNP Resolution
29. Caroline Rhodes 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
30. Shirley Thomas 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
31. Melissa Malm 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
32. Charlie Otto 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
33. Janice Sproule 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
34. Louis Wang 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
35. Laurie Brown 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
36. Evan Stover 4/17/2021 email regarding Resolution Regarding Heli-Tours in GTNP
37. Jonathon Schetzle 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
38. Jeff Stein 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
39. Cynthia Jones 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
40. Louise Wasde 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
41. Chancellor Burleson 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
42. Dan Creighton 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
43. Cory Curtis 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
44. Janet Helm 4/15/2021 email regarding Resolution Regarding Heli-Tours in GTNP
45. Don Everitts JR 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
46. Rick Miller 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
47. Rick Reinecke 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
48. Bryan Simmons 4/16/2021 email regarding Sagebrush Pathway
49. Robert Henderson 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
50. Frances H Clark 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
51. Sandy Ress 4/16/2021 email regarding Abatement Proceeding on N Highway 89
52. Carol Viau 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
53. Lisa Craighead 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
54. Ben Roth 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
55. Charlie Craighead 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
56. Jackie Skaggs 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
57. Darnel 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
58. Audrey Sorensen 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
59. Brandon Ankenbrandt 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
60. Lisa St. Martin Cook 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
61. Jan Momchilovich 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
62. Carole Sider 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
63. Mary Lynn Callahan 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
64. Nancy Shea 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
65. Cindy Rullman 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
66. Mandie Bellorado 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
67. Brooke Sausser 4/16/2021 email regarding Stilson Planning and Wildlife
68. Mark Schweizer 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP
69. William Hayes 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
70. Rian Rooney 4/16/2021 email regarding Public Comment Regarding Stilson
71. Kirk Davenport 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
72. Kim Springer 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
73. Andrew Salter 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
74. Jane Caller 4/16/2021 email regarding Resolution Regarding Heli-Tours in GTNP
75. Yvonne Henze 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP
76. Tanya Anderson 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP
77. Ross MacIntyre 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP
78. Ross MacIntyre 4/19/2021 email regarding EAS2020-0002 Stilson Open Space Easement
79. Sandy Walters 4/19/2021 email regarding Funding Comment
80. Tatyana Komin 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP
81. Franz Camenzind 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP

82.Maureen O'Leary 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
83.Kim Cornelson 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
84.Rhonda Robles 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
85.Sally Painter 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
86.Bettina M Whyte 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
87.Margo Taylor 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
88.Maury Jones 4/19/2021 email regarding Ordinances, Lockdowns, NIH Information  
89.Mike May 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
90.Jim Vito 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
91.Loren Nelson 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
92.Nate Fuller 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
93.Erica Hunter 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
94.Nina Lenz 4/19/2021 email regarding Week of the Young Child Resolution  
95.Andrew Russ 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
96.Gregory Nevsky 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
97.Joan Kayser 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
98.Jeremy Barnum 4/19/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
99.Beverly Bonton 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
100.Suzanne Felton 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
101.Hole Hike 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
102.Thomas Sneed 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
103.Janis Falabella 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
104.Emily Sadow 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
105.Ellen Fales 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
106.Carol Peck 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
107.Katie Calder 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
108.Jocelyn Wasson 4/20/2021 email regarding Resolution Regarding Heli-Tours in GTNP  
109.Lance Cygielman 4/20/2021 email regarding Snake River Bridge Repair  
110.Justin Adams 4/26/2021 email regarding Helicopters in GTNP  
111.Jessica Barroso 4/26/2021 email regarding Budgeting Concerns  
112.Tim Young 4/26/2021 email regarding Pathways/Transportation  
113.Geneva Chong 4/26/2021 email regarding Parks & Rec Budget Concerns  
114.Katherine Dowson 4/26/2021 email regarding Request for Budgetary Support for Pathways  
115.Geneva Chong 4/27/2021 email regarding Parks & Rec Budget Concerns

#### **PUBLIC COMMENT**

There was no public comment.

#### **MATTERS FROM COMMISSION AND STAFF**

##### **1. Consideration of 45-Day Public Notice Period for Small Wastewater Facility Permit Regulation Updates**

Amy Ramage, Teton County Engineer, and Ted Van Holland, Environmental Permit Engineer, presented to the Board for consideration of approval a 45-day public notice period for Small Wastewater Facility permit regulation updates.

The current Small Wastewater Facility (also known as septic system) regulations were approved in 2010. The Wyoming Department of Environmental Quality released an updated and restructured set of state-wide SWF rules (Chapter 25 of the Water Quality Rules and Regulations) in June 2016. The Delegation Agreement between Teton County and the Wyoming Department of Environmental Quality requires that delegated entities (Teton County, in this case) maintain permit regulations and design and construction standards that are at least as stringent as the equivalent State standards. The delegation agreement currently in effect was executed in 2018 and indicated that the County intended to revise the 2010 SWF regulations to more closely align with the 2016 WYDEQ Chapter 25.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the 2021 Small Wastewater Facility Regulations 45-day public notice period. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

##### **2. Consideration of Climbing Gym Consultant Contract Approval**

Steve Ashworth, Parks and Recreation Director, presented to the Board for consideration of approval an award of proposal/approval of contract for Climbing Gym Consultant services for the Recreation Center Renovation and Expansion Project (2019 SPET).

In November of 2019 Teton County voters approved the proposition for the Recreation Center Renovation and Expansion in the amount of \$22,000,000. A key component of the project is the development of an indoor climbing facility.

Public comment was given by Marian Meyers.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the award of proposal and approve the contract with Entre prises, Inc. in the fixed fee amount not to exceed \$11,810 for the completion of Climbing Gym Consultant Services and GMP Climbing Gym Bid Documents for the Recreation Center Renovation and Expansion Project. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

##### **3. Consideration of Recreation Center Renovation/Expansion Owner's Representative Contract Approval**

Steve Ashworth, Parks & Recreation Director, presented to the Board for consideration of approval an award of proposal/approval of contract for Owner's Representative services for the Recreation Center Renovation and Expansion Project (2019 SPET).

In November of 2019 Teton County voters approved the proposition for the Recreation Center Renovation and Expansion in the amount of \$22,000,000. A key consultant to move the project forward for the department is the services of an Owner's Representative. Staff formally solicited proposals for Owner's Representative Services to complete the following scope of work:

1. Budget Management and Cost Controls
2. Schedule Management
3. Permitting and Entitlement
4. Design Development and Drawing Reviews
5. Quality Control
6. Owner/Architect/Contractor Communication Management
7. Construction Administration
8. Construction Site Safety
9. Documentation and Records Management

In solicitation of proposals, staff formally advertised and networked through Public Purchase. Three proposals were received for the project by Wember, Inc., Forsgren Associates, Inc., and MOCA, Inc.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the award of proposal and approve the contract with Wember, Inc. in the fixed fee amount not to exceed \$382,139 for the completion of Owner's Representative Services for the Recreation Center Renovation and Expansion Project. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **4. Consideration of Recreation Center Renovation/Expansion Construction Manager At Risk Contract Approval**

Steve Ashworth, Parks and Recreation Director, presented to the Board for consideration of approval an award of proposal/Approval of contract for Construction Manager at Risk services for the Recreation Center Renovation and Expansion Project (2019 SPET).

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to approve the award of proposal and approve the contract with GE Johnson in the fixed fee amount not to exceed \$1,134,277 for the completion of Construction Manager at Risk Services for the Recreation Center Renovation and Expansion Project. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **10. Consideration of an MOU Between Teton County and the Centre for Public Impact Regarding the Failing Forward in County Government Program**

Alyssa Watkins, Board of County Commissioners Administrator, presented to the Board for consideration of approval a Memorandum of Understanding between Teton County and the Centre for Public Impact regarding the Failing Forward in County Government Program.

In early 2020, the Centre for Public Impact (CPI) partnered with the Aspen Institute Center for Urban Innovation to explore why it is so difficult to learn from failure in the public sector and what public servants can do about it. The bulk of the findings were informed by six local governments, 20 departments, and over 150 public servants who participated in the workshops. The program resulted in a report summarizing the team's findings (<https://failforward.centreforpublicimpact.org/p/1>) and the development of the CPI-NACA (National Association of County Administrators) Fail Forward Program. The NACA-CPI Fail Forward Program is a year-long initiative in which a cohort of 5-7 counties will participate in a series of quarterly workshops and executive masterclasses geared towards creating an organizational culture that promotes innovation, responsible risk taking and experimentation, and learning from failure. Teton County submitted an initial application for consideration and has preliminarily been chosen as a participating county.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Memorandum of Understanding between Teton County and the Centre for Public Impact for the Failing Forward in County Government Program and to approve the allocation of \$50,000.00 in additional FY21 funding for program costs. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

#### **13. Consideration of 2021 District Employee Appreciation Week Proclamation**

Commissioner Propst read the following resolution:

**BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY  
RESOLUTION #  
Teacher and Staff Appreciation Week  
May 3-7, 2021**

**WHEREAS**, Nationally, the week of May 3rd-7th celebrates teachers with Teacher Appreciation Week. Our local community recognizes that teachers and support staff provide essential educational, social-emotional, health and safety, and nutritional services to students in pre-k through grade 12; and

**WHEREAS**, Strong teacher/staff and student relationships significantly impact student engagement and achievement and have lasting impact on students' lives that extend well beyond their elementary and secondary school years; and

**WHEREAS**, working in the pre-k-12 educational setting requires commitment and dedication that extends well beyond the school day, noting that school employees serve as coaches, mentors and role models and as trusted confidants to students; and

**WHEREAS**, as school employees primarily serve students, they also become partners with families in navigating the unavoidable challenges of raising and educating children; and

**WHEREAS**, working in the pre-k-12 setting is a rewarding, yet challenging and stressful career. It may never have been more challenging or stressful than during the 2019-2020 and 2020-2021 school years due to the global pandemic

that has required teachers and staff to modify how they carry out all of their duties while also considering their own personal health and safety and that of their families.

**NOW, THEREFORE**, the Teton County Board of County Commissioners does hereby declare its appreciation to pre-k-12th teachers and support staff for their dedication to our community's youth in providing for the health, safety and education and therefore recognize May 3-7, 2021 Teacher and Staff Appreciation Week.

**ADOPTED ON THE 4TH DAY OF MAY 2021.  
TETON COUNTY BOARD OF COUNTY COMMISSIONERS**

Natalia D. Macker, Chair

Attest:

Maureen E. Murphy, Teton County Clerk

There was no public comment.

A motion was made by Commissioner Barron Epstein to approve the resolution. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 9:38 a.m. and reconvened at 9:43 a.m.

**MATTERS FROM PLANNING AND DEVELOPMENT**

Findings of Fact, Conclusions of Law, and Order:

**1. VAR2020-0003 – Brian & Joan Francis**

Keith Gingery, Deputy County Attorney, presented to the Board for consideration Findings of Fact, Conclusions of Law for a variance application, VAR2020-0003.

This matter came before the Teton County Board of County Commissioners for public hearing on April 13, 2021, upon the application of Brian Francis for a Variance, pursuant to Section 8.8.2., Variances, of the Teton County Land Development Regulations (LDRs), to vary 5.1.1.D.2.a for the 150-foot river setback for a future building additions and associated improvements. This matter was postponed to the April 20, 2021 Board of County Commissioners meeting. On April 20, 2021 the Board considered a presentation from staff and heard from the applicant, and approved the variance with the following three conditions:

1. Approval of this variance does not approve the staircase to the riverbank as illustrated on the plans
2. The Variance will expire 5 years from the date of approval, April 20<sup>th</sup> 2026
3. The guest cabin shall be setback at least 85 feet from the Hoback River

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Findings of Fact and Conclusions of Law and Order granting approval of VAR2020-0003. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

**NEW BUSINESS**

- 2. Permit:** DEV2020-0005 - **CONTINUED FROM THE APRIL 20, 2021 BCC HEARING**  
**Applicant:** TETON PINES LIMITED LIABILITY COMPANY  
**Presenter:** Chandler Windom  
**Request:** A Development Permit pursuant to Section 8.3.2 of the Teton County Land Development Regulations to renovate the Teton Pines pool, activity barn, and tennis court commercial area.  
**Location:** 3450 Clubhouse Drive is located within the Teton Pines Commercial Area on Lot 2 Jackson Hole Racquet Club Resort Commercial Area 3rd Amendment. This property is immediately east of the Teton Pines Golf Course and west of State Hwy 390. The lot is zoned Planned Unit Development-Neighborhood Conservation (PUD-NC) and is partially within the Natural Resource Overlay.

Chandler Windom, Senior Planner, Planning and Building Services, presented to the Board for consideration of approval a Development Permit pursuant to Section 8.2.3 of the Teton County Land Development Regulations (LDRs) to renovate the Teton Pines (Jackson Hole Racquet Club Resort, JHRCR) pool, activity barn, and paddle tennis court area on Lot 2 of the JHRCR Commercial Area.

The Teton Pines Commercial area, formerly known as the Jackson Hole Racquet Club Resort, is part of an approved Planned Unit Development (PUD). Per the PUD Master Plan, which is also echoed via note on the subdivision Plat No. 741, this specific lot was designed for 30% Local Convenience and 70% Visitor Commercial uses. This development proposal is for renovation of the pool and tennis court area. Two existing tennis courts will become paddle tennis courts with a warming hut. There will be a new pool and hot tub/spa with associated mechanical building. In addition, there will be a new, two-story 7,490 sf "Activity Barn" which includes café, bar, laundry, locker rooms and storage.

George Putnam, Cirque Consulting, for the Applicant, and Amy Bickley, Director of Membership and Assistant General Manager at Teton Pines Country Club, commented on the application.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve DEV2020-0005, dated January 22, 2021, for the proposed pool, activity barn and paddle tennis court redevelopment, with two conditions of approval, based on the recommended findings.

1. An affordable housing fee-in-lieu shall be paid to Teton County by the applicant prior to issuance of a building permit in accordance with the housing mitigation plan provided in the application.
2. This approval excludes the paddle tennis/pickleball courts, warming hut, and complex use of lighting since the applicant has requested that those items be removed from the application request.

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

**3. Permit:** BDJ2021-0001- **POSTPONED TO THE MAY 18, 2021 BCC HEARING**  
**Applicant:** KEITH'S COVE II, LLC & MORAN HOLE LLC C/O STOLTZ REAL ESTATE PARTNERS  
BURT HERON HOLDINGS, LLC  
**Presenter:** Chandler Windom  
**Request:** A Boundary Adjustment, pursuant to Section 8.5.5 of the Teton County Land Development Regulations to re-configure Lots 56 and 57 in Crescent H Guest Ranch, while also adjusting the adjacent unplatted Parcels 14 and 15.  
**Location:** Platted lots 56 & 57 of Crescent H Guest Ranch are located at 5555 & 5575 W Cutthroat Trout Road. They are zoned Planned Unit Development-Rural 2. The adjacent unplatted parcels have PIDN(s) of 22-40-17-03-2-00-006, 22-41-17-34-3-00-018 and 22-41-17-34-3-00-019. These parcels are zoned Rural-1. All properties are within the Natural Resources Overlay and are 2 miles south of downtown Wilson.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to postpone BDJ2021-0001 to the May 18, 2021 BCC meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 10:07 a.m. and reconvened at 10:16 a.m.

#### **MATTERS FROM COMMISSION**

- A. Budget Discussion:** The Board continued budget discussions, considering requests from Community Development/Health and Human Services categories including Fireworks, Historic Preservation, Arts for All Program, Historical Society Museum, Charture Institute, JH Air, Public Art, Central Wyoming College, Children's Museum, Cultivate, Children's Learning Center, and Civil Air Patrol.

#### **ADJOURN**

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:18 a.m.

Respectfully submitted,  
Chalice Weichman  
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

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Natalia D. Macker, Chairwoman

ATTEST:

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Maureen E. Murphy, County Clerk