

**BEFORE THE BOARD OF COUNTY COMMISSIONERS**

**TETON COUNTY, WYOMING**

IN THE MATTER OF:

MISCELLANEOUS PLANNING REQUEST (MSC2023-0045)

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**FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER GRANTING APPROVAL  
OF A MISCELLANEOUS PLANNING REQUEST**

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THIS MATTER came before the Teton County Board of County Commissioners (hereafter “Board” or “Board of Commissioners”) for public hearing on October 23, 2023, upon the application of the Town of Jackson’s agent Lynsey Lenamond on behalf of the landowners Camp On LLC., for approval of a Miscellaneous Planning Request (MSC2023-0045), pursuant to Section 8.2.13 Amendment of Permits or Approval of the Teton County Land Development Regulations (“LDR”) to modify one condition of approval from Conditional Use Permit (CUP2012-0003). The Board considered a presentation from Planning staff. The Board of Commissioners, being fully advised herein, finds, concludes and orders as follows:

**FINDINGS OF FACT**

1. The applicant is Lynsey Lenamond, Senior Deputy Jackson Town Clerk, acting on behalf of the Town of Jackson, a Wyoming Municipal Corporation. The property owner, Camp ON LLC, signed a Letter of Authorization to permit the Town of Jackson to file the application on behalf of Camp ON LLC. The subject parcel is located at 9705 S. Highway 89 (generally located between Henry’s Road and Horse Creek Road), adjacent to the Hoback River and S. Highway 89. The property is 6.99 acre, is zoned Business Conservation Zone and is within the Natural Resources Overlay.
2. The application was submitted on August 17, 2023. The applicant requested approval of a Miscellaneous Planning Request, MSC2023-0045, to modify 1 out of 15 conditions of approval from CUP2012-0003 which reads as “*All Campsites and cabins are limited to guest stays of 30 days or less. A total of 7 sites or cabins may be used for long term housing for the campground employees.*” The request is to change the condition to read as “*All Campsites and cabins are limited to guest stays of 30 days or less. A total of 7 sites or cabins may be used for long-term housing for the campground employees and Town/Joint/County employees.*”

3. The application was not required to come before the Teton County Planning Commission.
4. The public hearing of the Board of Commissioners was properly noticed pursuant to the provisions of LDR Section 8.2.14.C.
5. A staff report dated October 23, 2023, was submitted to the Board of Commissioners for review. This staff report details the proposal to modify one condition of approval from CUP2012-0003: *“All Campsites and cabins are limited to guest stays of 30 days or less. A total of 7 sites or cabins may be used for long-term housing for the campground employees.”* to state *“All Campsites and cabins are limited to guest stays of 30 days or less. A total of 7 sites or cabins may be used for long-term housing for the campground employees and Town/County/Joint employees.”*
6. The application was brought before the Board of Commissioners on October 23, 2023, wherein the Board heard a presentation from Planning staff.
7. On October 23, 2023, the Board voted unanimously 5 to 0 to approve the Miscellaneous Planning Request (MSC2023-0045).

#### **CONCLUSIONS OF LAW**

1. Based on the presentation and staff report of the Planning Department, the information presented by the applicant and landowner, public comment, and the Board's discussion and analysis at the meeting, the Board concludes that application from landowners Camp On LLC for approval of a Miscellaneous Planning Request (MSC2023-0045) complies with all applicable provisions of the Jackson/Teton County Comprehensive Plan.
2. Based on the presentation and staff report of the Planning Department, and the Board's discussion and analysis at the meeting, the Board concludes that the application from the Town of Jackson's agent Lynsey Lenamond on behalf of the landowners Camp On LLC for approval of a Miscellaneous Planning Request (MSC2023-0045) complies with all applicable provisions of the Teton County Land Development Regulations.
3. The Board concludes and hereby finds that the application submitted August 17, 2023, for a Miscellaneous Planning Request (MSC2023-0045) to modify Condition #3 for Conditional Use Permit (CUP2012-0003) meets applicability pursuant to Section 8.2.13. of the LDRs and is consistent with the original findings made for approval of Conditional Use Permit (CUP2012-0003).

**IT IS HEREBY ORDERED:**

The Board **APPROVES** MSC2023-0045, a Miscellaneous Planning Request, received August 17, 2023, to modify the condition of approval #3 from CUP2012-0003 which states:

*“All Campsites and cabins are limited to guest stays of 30 days or less. A total of 7 sites or cabins may be used for long-term housing for the campground employees.”*

to

*“All Campsites and cabins are limited to guest stays of 30 days or less. A total of 7 sites or cabins may be used for long-term housing for the campground employees and Town/Joint/County employees.”*

being able to find the applicability of Section 8.2.13 of the LDRs and, after reviewing the application, having determined that with the modification of the Condition of Approval #3, all the findings made for approval of Conditional Use Permit (CUP2012-0003) are unchanged and consistent, as recommended by the Planning Director.

DATED this \_\_\_ day of November 2023.

BOARD OF COUNTY COMMISSIONERS  
TETON COUNTY, WYOMING

BY: \_\_\_\_\_  
Luther Propst, Chair

ATTEST: \_\_\_\_\_  
Maureen E. Murphy, County Clerk

**CERTIFICATE OF SERVICE**

This is to certify that on the \_\_\_\_ day of November 2023, at Jackson, Wyoming, the Teton County Clerk served the foregoing document by sending a true and correct copy thereof in the U.S. Mail, postage prepaid, or via delivery as indicated to the following:

Town Of Jackson  
Lynsey Lenamond  
PO Box 1687  
Jackson, WY 83001

Camp ON LLC  
PO Box 915  
Jackson, WY 83001

Keith Gingery, Chief Deputy County Attorney  
Teton County Attorney's Office  
kgingery@tetoncountywy.gov  
*Via Email Only or Hand Delivery Only*

Grace Kelley, Associate Planner  
Teton County Planning and Development  
gkelley@tetoncountywy.gov  
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Maureen E. Murphy, County Clerk