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16. Grace Peck 8/2/2021 email regarding Affordable Housing/DACA
17. Chi Melville 8/2/2021 email regarding Teton County Idaho Socioeconomic Study
18. Brooke Bullinger 8/2/2021 email regarding Fireside Resort
19. Nicole Krieger 8/2/2021 email regarding Public Comment Re: Grand Targhee Resort Expansion
20. Ron Pfeiffer 8/2/2021 email regarding Grand Targhee Resort Expansion/Socioeconomic Study
21. James McKinney 8/2/2021 email regarding Affordable Housing/DACA
22. Rebecca Cloetta 8/2/2021 email regarding Affordable Housing Initiative/DACA
23. Diane McGee 8/2/2021 email regarding Covered Tennis Courts
24. Chris Owen 8/2/2021 email regarding Affordable Housing/DACA
25. Karin McQuillan 8/2/2021 email regarding Affordable Housing/DACA
26. Lois Wang 8/2/2021 email regarding Affordable Housing/DACA
27. Joseph Wenger 8/2/2021 email regarding Affordable Housing/DACA
28. Brett Moline 8/2/2021 email regarding Ag Land Valuation
29. Ken Koster 8/2/2021 email regarding Housing Preservation Program / Affordable Housing
30. David Scheurn 8/2/2021 email regarding Housing Preservation Pilot Program
31. John Fox 8/2/2021 email regarding Housing Preservation Program
32. Armando Menocal 8/2/2021 email regarding Proposed Climbing Gym
33. Melissa Turley 8/3/2021 email regarding Comments on This Year's Fair
34. Mike Faems 8/3/2021 email regarding Affordable Housing / DACA
35. Bobbie Dailey 8/3/2021 email regarding Taxes/Affordable Housing
36. Rebecca Bextel 8/3/2021 email regarding Housing Preservation Program
37. Robe38. Eunice Nicholson 8/3/2021 email regarding Safety Concerns on Hoback Junction South Road
39. Nanci Newcomb 8/3/2021 email regarding Affordable Housing
40. Destin Peters 8/5/2021 email regarding Travel and Tourism Board
41. Justin Adams 8/5/2021 email regarding BLM Land Transfer
42. Jeffrey Kochan 8/5/2021 email regarding BLM Land Transfer
43. Kristin Combs 8/6/2021 email regarding Feedgroudns Phase II
44. Stefan Fodor 8/9/2021 email regarding Agricultural ARUs
45. Mark Newcomb 8/9/2021 email regarding Non-Bearproof Trash Containers
46. Sandy Ress 8/9/2021 email regarding Ideas to Improve Life
47. Kelly Lockhart 8/9/2021 email regarding Agricultural ARU / Employee Housing
48. Beverly Boynton 8/10/2021 email regarding Grizzly Feeding / Concerns
49. Robert Frodeman 8/10/2021 email regarding South Hoback Junction Road
50. Frodeman 8/3/2021 email regarding Truck Traffic on South Hoback Junction RD

PUBLIC COMMENT

Public comment was given by Doug Loughry regarding a proposal for a park in Hoback Junction.

MATTERS FROM COMMISSION AND STAFF

5. Consideration of Contract Award for the 2021-26 Gros Ventre Road Snow Removal Project
Dave Gustafson, Road and Levee Division Manager, presented to the Board for consideration of approval the 2021-2026 Gros Ventre Road Snow Removal Project award and contract.
There was no public comment.
A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve the five-year contract with Ridgeline Excavation, Inc. for the Gros Ventre Road Snow Removal Project in the amount of \$80,000 for the first year snow removal season. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.
9. Consideration of Contract for Public Engagement Website and Use of ARP Funds
Sarah Mann, General Services Director, presented to the Board for consideration of approval a contract for a new Teton County public engagement website and approval for the use of American Rescue Plan (ARP) funds.
General Services advertised an RFP for a public engagement website platform on June 3, 2021. Nine responses were received. After the initial review, three of the firms advanced to presentations. After review by the evaluation team, Public Input was selected as having the most dynamic resources available. The new website will host all County projects that would be of interest or seeking input from the public.
There was no public comment.
A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve a three-year contract with Public Input in the amount of \$53,617.00 to be paid with American Rescue Plan (ARP) Funds. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.
18. Consideration of a Contract – Megan Smith/EcoConnect for Technical Expertise on Natural resource LDR Updates
A motion was made by Commissioner Barron and seconded by Commissioner Epstein to continue this item to a date uncertain. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.
20. Consideration of Scope Modifications for Brown Property (Y2)
April Norton, Housing Director, presented to the Board for consideration of approval modifications to Y2 Consultants' Scope of Work for horizontal infrastructure, planning, and design. In June 2020, Teton County purchased 445 E. Kelly Avenue ("Brown Property") for \$2,255,383.49. On January 19, 2021, the Board directed staff to work with Teton Habitat to develop 18 permanently deed restricted Affordable 50-80% MFI homes. That same meeting, the Board awarded a contract for horizontal infrastructure and site design to Y2 Consultants. During a workshop on July 12, 2021, the Board directed staff to work with Y2 to refine the additional work discussed at that meeting and to bring back a modified scope for consideration at a future meeting.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the modifications to the Contract for Services between Y2 Consultants and Teton County for Horizontal Infrastructure, Planning, and Site Design at 445 E. Kelly Avenue as presented today. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

21. Consideration of RFP for Benson/Brown Home Relocation and Restoration

April Norton, Housing Director, presented to the Board for consideration of approval a design and build RFP to relocate and restore the historic Benson Brown Home and historic water turbines located at 445 E. Kelly Avenue.

In June 2020, Teton County purchased 445 E. Kelly Avenue ("Brown Property") for \$2,255,383.49. On January 19, 2021, the Board directed staff to work with Teton Habitat to develop 18 permanently deed restricted Affordable 50-80% MFI homes. That same meeting, the Board award a contract for horizontal infrastructure and site design to Y2 Consultants. During a workshop on July 12, 2021, the Board directed staff to release a Request for Proposals to relocate and restore the historic Benson/Brown Home and the historic water turbines located in its basement.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to approve the modifications to the Request for Proposals for the Benson/Brown Home Relocation and Restoration. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

22. Consideration of Fire Station 1 Construction Change Orders 38, 39, and 41

Brady Hansen, Fire Chief, presented to the Board for consideration of approval contingency funding for Fire Station 1 change orders #38, #39, #41 in the amount of \$44,253.95.

Fire Station 1 Renewed design includes complex layering of equipment and functions. The following change orders are needed to complete and provide code compliance within the structure and on the administrative campus. Additional change order requests are also listed awaiting further documentation from the contractor.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the expenditure of Contingency Funds for the Fire Station 1 Change Orders in the amount of \$44,253.95. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

23. Consideration of a Resolution Requiring Masks in Certain County Buildings

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval a Resolution requiring face coverings for certain Teton County buildings, specifically the Jackson/Teton County Recreation Center, Teton County Engineering/Housing Building, Emergency Operations Building, Health Building, Hansen Courthouse, and County Courthouse. TETON COUNTY BOARD OF COUNTY COMMISSIONERS TETON COUNTY, WYOMING RESOLUTION NO.

JACKSON/TETON COUNTY RECREATION CENTER - TETON COUNTY HEALTH BUILDING -TETON COUNTY EMERGENCY OPERATIONS CENTER - TETON COUNTY COURTHOUSE/HANSEN COURTHOUSE - TETON COUNTY ENGINEERING/HOUSING BUILDING

FACE COVERING RESOLUTION
WHEREAS, on March 16, 2020, the Board of County Commissioners of Teton County, Wyoming, met in regularly scheduled and public meeting of the Board of County Commissioners at the Teton County Administration Building, located at 200 S. Willow Street, in Jackson, Wyoming, and declared a state of emergency for Teton County, Wyoming due to the coronavirus disease (COVID-19) pandemic; and

WHEREAS, respiratory droplets from infected individuals are a major mode of SARS-CoV-2 transmission. Droplets do not only come from coughing or sneezing: in a/pre-symptomatic individuals, droplets are generated via talking and breathing. SARS CoV-2, the virus that causes novel coronavirus disease (COVID-19), may be broadcast in respiratory droplets "from normal breathing;" and
WHEREAS, there has been an increase in the number of COVID cases throughout the month of August 2021 and the Teton County Public Health Director is recommending mask wearing in public indoor settings to slow the spread of COVID. As of August 10, 2021 Teton County is averaging 10.86 cases per day with 97 active cases. 4.48% of COVID-10 tests in the past weeks were positive. 60% of the cases in the past two weeks were due to community spread. Between July 27 and August 10, 2021 (14 days) 180 cases were detected, 123 of those cases were from people who live in Teton County, and 57 were from visitors, workers living in surrounding communities, and other non-Teton County cases who tested in Teton County; and
WHEREAS, the Teton County Health Building has many different people entering for a myriad of different medical reasons. Due to the medical nature of the use of the health building, the county will require face coverings upon entry into the Teton County Health Building and then staff can determine if the mask needs to remain worn throughout the visit; and
WHEREAS, the Director of the Teton County Health Department has requested that the Teton County Board of County Commissioners approve a resolution to require that face masks be required upon entry into the Teton County Health Building; and

WHEREAS, the Teton County Emergency Operations Center (EOC) is the building in which emergency operations are conducted throughout an emergency situation including throughout the COVID pandemic; and
WHEREAS, the Emergency Management Coordinator has requested that the Teton County Board of County Commissioners approve a resolution to require that face masks be required upon entry into the Teton County Emergency Management Building; and
WHEREAS, the Teton County Courthouse and the Hansen Courthouse require many individuals to remain present in a comiroom for a long period of time in some circumstances. For that reason, individuals will be required to wear a face covering upon entry into either courthouse, and the face covering shall remain on in all public areas of the two comihouses. However, each office or judge may determine if the face covering needs to remain on during the individual's entire visit to that particular office or comiroom depending on the discretion of that particular office or judge; and

WHEREAS, the Jackson/Teton County Recreation Center Building has many visitors throughout the day and the Director of Parks and Recreation has requested that mask be required throughout the recreation center; and
WHEREAS, the Teton County Engineering/Housing Building has visitors throughout the day, and both the Director of Public Works and the Director of the Jackson/Teton County Affordable Housing Depaiment have requested that masks be required in the Teton County Engineering/Housing Building. NOW THEREFORE BE IT RESOLVED, that having duly met on August 17, 2021, at a regularly scheduled meeting, which was properly noticed and open to the public, and having fully considered the matter at hand, the Board of County Commissioners hereby orders as follows:

I. All members of the public entering the Teton County Courthouse (2nd floor or 3rd floor) or the Hansen Courthouse must wear a face covering in all public areas of the courthouses and maintain at least six feet of separation from all other persons, unless they are family members. After entry, individual offices or courts can determine if the face covering should remain on throughout the visit to that particular office or courtroom.

2. All members of the public entering the Teton County Health Building shall be required to wear a face covering. After entry the staff can determine if the face covering needs to remain on during the individual's visit.

3. All members of the public entering the Teton County Emergency Operations Center shall be required to wear a face covering. After entry the staff can determine if the face covering needs to remain on during the individual's visit.

4. All members of the public entering the Jackson/Teton County Recreation Center Building shall be required to wear a face covering.

5. All members of the public entering the Teton County Engineering/Housing Building shall be required to wear a face covering.

6. "Face Covering," as used in this Order, means a covering made of cloth, fabric, or other soft or permeable material, without holes, that covers the nose and mouth and surrounding areas of the lower face.

7. A Face Covering is not required under the following circumstances:

a. When a person is in a personal office (a single room) where others outside of that person's household are not present as long as the public does not regularly visit the room, but that individual must put on a Face Covering when they are within 6 feet of a client, customer, volunteer, worker, or other member of the public.

b. Children who are under 12 years of age. However, children 3 to 11 years of age are encouraged to wear Face Coverings.

c. If a person has a medical condition, mental health condition, or disability that prevents him or her from wearing a Face Covering. This includes, by way of example, but is not limited to, persons with a medical condition for whom wearing a Face Covering could obstruct breathing or who are unconscious, incapacitated, or otherwise unable to remove a Face Covering without assistance. A person is not required to provide any documentation or explanation demonstrating that the person cannot wear a Face Covering for any medical condition, mental health condition, or disability.

d. Individuals who are hearing impaired, or communicating with an individual who is hearing impaired, where the ability to see the mouth is essential for communication.

e. Individuals for whom wearing a Face Covering would create a risk to the individual related to their work, as determined by local, state, or federal workplace safety guidelines.

f. When law enforcement asks an individual to remove a Face Covering for identification purposes.

8. This resolution and specifically the requirement to wear a face covering in the Jackson/Teton County Recreation Center, Teton County Courthouse, the Hansen Courthouse, the Teton County Emergency Operations Center, the Teton County Health Building, the Teton County Engineering/Housing Building shall expire on September 7, 2021 unless sooner ended by resolution.

RATIFIED AND AFFIRMED ON THIS ___day of August, 2021.

Seal

Natalia D. Macker, Chairwoman
Teton County Board of County Commissioners

Attest: Maureen E. Murphy, Teton County Clerk

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to approve the Resolution requiring face coverings in certain county buildings, specifically the Jackson/Teton County Recreation Center, the Teton County Engineering/Housing Building, the Emergency Operations Center, the Public Health Building, the Hansen Courthouse and the County Courthouse. Chairwoman Macker called for a vote. The vote showed three in favor and the motion carried 3-2 with Commissioners Barron and Epstein opposed.

The meeting recessed at 9:34 a.m. and reconvened at 9:40 a.m.

MATTERS FROM PLANNING & DEVELOPMENT

Findings of Fact, Conclusions of Law, and Order:

1. CUP2021-0002 – LEWIS, EVELYN LIVING TRUST ET AL

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact, Conclusions of Law and Order for the Evelyn Lewis Living Trust Et Al, CUP2021-0002. This matter came before the Teton County Board of County Commissioners for public hearing on August 3, 2021, upon the application of Paul Duncker, on behalf of the Evelyn Lewis Living Trust, for approval of a Conditional Use Permit, pursuant to Section 8.4.2, Conditional Use Permit of the Teton County Land Development Regulations. The Board of Commissioners, being fully advised, found, concluded and ordered the approval of Findings of Fact and Conclusions of Law as presented.

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 for the conditional use permit CUP2021-0002. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

1. Permit: SD2021-0003 – POSTPONED TO THE SEPTEMBER 20, 2021 MEETING

Applicant: PROLOGO, COREY & PACE, STEPHANIE

Presenter: Hamilton Smith
Request: A request pursuant to Land Development

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Housing Department.

ii. Time to Process: If the application is complete and thorough, the Housing Department will have a determination of qualification within five (5) business days of receiving the application. It may take longer if the Housing Department has to request further information from the applicant.

iii. Qualified Buyer Letter: Once the household is deemed to be “Qualified” to purchase the Attainable housing unit, the Housing Department will provide a “Qualified Buyer Letter” to the applicant. This letter will be used to verify to the seller and the title company that the household is qualified to purchase the unit.

iv. Lenders: See Section 16.10.500.A.7.d. Lenders.

v. Closing: The closing date and time is set between the sellers, buyers, financial institution, the title company, and the Housing Department. The buyers will be required to sign a “Buyer’s Acknowledgement” at the time of closing. This document will certify that the buyers acknowledge receiving a copy of the restrictions as well as agreeing to allow the Housing Department to release the sales price of the home, and also agreeing to the Housing Department’s right of first option to purchase the unit in case of default by signing a Power of Attorney in Case of Default.

2. Viewing of Restricted Housing Unit - The seller of the restricted housing unit will allow the potential buyer to view the unit to see that it meets their household’s needs. If the household decides to purchase the restricted housing unit, they will have the opportunity to inspect the unit further once it is under contract.

3. Submit Application - The potential buyer will have five (5) business days to submit a complete application. The required Housing Department documents are available from the Housing Department or from the Housing Department website.

a. Materials Included with Application

i. Housing Department Application for Restricted Ownership or Rental Housing.

Application - The Housing Department “Application for Homeownership” is a three (3) page form with an additional two (2) pages made up of a “Certification and Oath” section that will need to be signed by all applicants and notarized, as well as an “Authorization to Release Information. A sworn statement of the facts contained in the application will be required including at least the following certifications:

a. That the facts contained in the application are true and correct to the best of the applicant’s knowledge.

b. That the applicant has been given the standard application information packet by Housing Department Staff; and

c. That the applicant, on the basis of the application presented, believes the Household qualifies to occupy the restricted housing unit in question according to the restriction, these Housing Department Rules and Regulations, and all other applicable procedures.

d. This Certification and Oath is required to be signed by all applicants and notarized. There are public notaries available at the Housing Department

ii. Lender’s Qualification Worksheet - A current “Lender’s Qualification Worksheet” (within one year of the date the weighted drawing begins) is required to be completed by a lending institution. The “Lender’s Qualification Worksheet” must be submitted to enter a weighted drawing. “Lender’s Qualification Worksheets” may not be faxed; they can either be emailed or submitted in person or mailed by USPS. The worksheet must reflect a loan amount and down payment amount that is equal to or greater than the sale price of the home.

iii. Credit Report - A three bureau credit report including credit scores (not more than one year old) is required to help Housing Department Staff determine if the Household is financially healthy and able to make payments on a mortgage. The credit report also helps determine debt to income ratios.

iv. Verification of Down Payment - An account statement or signed and notarized letter from someone supplying a gift, or other verification of funds for a down payment is required.

v. Verification of Hours and Years Worked - “Affidavits of Employment,” detailed check stubs, or other adequate proof of hours and years worked is required at weighted drawing entry to receive points in the weighted drawing. Affidavits are required to be completed, signed, and returned directly to the Housing Department by the employer. They may not be completed by the applicant. If hours or years worked cannot be verified, they will not be counted.

Historical information for hours and years worked will be kept on file with the Housing Department. Information is required to be updated annually or if any changes occur.

vi. Power of Attorney in Case of Default - Buyers may be required to sign a “Power of Attorney in Case of Default” form appointing the Housing Manager of the Housing Department Attorney in Fact in the case of default and forced sale. The Housing Department may use other methods for remedying a default such as a mortgage against the property or a Quit Claim Deed held in Escrow, which would be agreed to at time of purchase.

vii. g. Federal Tax Returns - Signed federal income tax returns and all attachments (including W-2s and 1099s) and schedules for the last two (2) years for all adult household members are required. If there is self-employment, three (3) years of business and personal tax returns, along with a current Profit and Loss Statement and balance sheet, are required. The Housing Department uses tax returns to verify several different aspects of qualification such as but not limited to income, assets, residential homeownership, and sources of income.

vii. Additional Information - Additional information may be requested to determine eligibility or qualification status. This may include:

a) Verification of Household Net Assets - Household net assets are verified through tax returns, account statements, verification of deposits from financial institutions, and the NADA or Kelly Blue Book.

b) Verification of Current Employment in Teton County - One or more of the following are needed to verify employment in Teton County:

1) Wage stubs.

2) Employer name, address, and phone number.

3) Contract for employment.

4) “Affidavit of Employment” (Housing Department).

5) “Authorization to Release Information” form signed by all adults in the household to obtain third party employment verifications.

c) Verification of Completion of Homebuyer Education Course - At least one adult per household must complete the “Home-

buyer Education Course.” The required course is offered by the Wyoming Housing Network or if not available, another course approved by the Housing Department. This applies to all households regardless of whether they have owned a home or not. This certification only needs to be completed once; however, if a household changes size and the adult who completed the certification is no longer a part of the household, it will need to be taken by an adult who is a part of the household. The Housing Department will keep a record of the certificate. It is encouraged that households keep a copy as well. The applicant must provide evidence of attendance of an approved “Homebuyer Education Course” prior to purchase. This is required to be submitted at time of weighted drawing.

d) Verification of Completion of Homebuyer Education Course - At least one adult per household must complete the Homebuyer Education Course. The required course is offered by the Wyoming Housing Network or if not available, another course approved by the Housing Department. This applies to all households regardless of whether they have owned a home or not. This certification only needs to be completed once; however, if a household changes size and the adult who completed the certification is no longer a part of the household, it will need to be taken by an adult who is a part of the household. The Housing Department will keep a record of the certificate. It is encouraged that households keep a copy as well. The applicant must provide evidence of attendance of an approved Homebuyer Education Course prior to purchase. This is required to be submitted at time of Weighted Drawing.

e) Uniform Residential Loan Application - Applicants must provide a copy of the final “Uniform Residential Loan Application” at closing.

f) Occupancy Affidavit - No persons outside of the persons included in the household on the “Weighted Drawing Entry Form” and “Intake Form” at time of weighted drawing entry may be moved into the home without express written approval of the Housing Department. Approval will not be given within twelve (12) months from closing on a home for adults being added to the household. An “Occupancy Affidavit” will be required to be signed by buyers at or before closing. Any adult that is added to a household will be required to sign an Occupancy Agreement along with the Owner or must sign an Occupancy Agreement.

g) Accessible Unit Preference - Applicants that wish to be considered for accessible units must submit a “Verification Form for Accessible Unit Preference.

h) Critical Services Provider - Organizations applying for critical services provider approval and their corresponding approved positions must gain approval before a critical service worker can gain points in a weighted drawing. The organization must complete a “Critical Services Organization Application” and submit it to the Housing Department. If the organization and positions are approved, a “Supervisor Questionnaire” must be completed by the applicant’s supervisor and submitted with the other required documents when entering the weighted drawing. All certifications must be completed for the position and a recommendation from the supervisor is required. The “Supervisor Questionnaire” will need to be updated every six months.

i) Birth Certificate for Children Under One (1) Year of Age - Applicants must provide the birth certificate for children less than one (1) year of age.

i) Weighted Drawing Entry Form - A Weighted Drawing entry form must be completed and signed and submitted when entering a Weighted Drawing according to Housing Department processes. Weighted Drawing entry forms may be submitted online, in person, or by USPS.

No incomplete Weighted Drawing entry forms will be accepted. This means that every blank must contain information, “N/A,” or a strikethrough so that the Housing Department knows that it was not overlooked.

The Housing Department is not responsible for receiving Weighted Drawing entry forms. It is the responsibility of the household to confirm that the Weighted Drawing entry form was received, and the household is entered in the Weighted Drawing.

j) Intake Form - All households are required to complete the Online Intake Form. This form must be completed in its entirety before entering a Weighted Drawing. Any changes made to the form must be made prior to the opening of an Affordable Weighted Drawing the household wishes to enter or the household will be ineligible to enter the Weighted Drawing. Households may make changes to their Intake Form if applying for Workforce Housing. The Intake form must be updated annually to be eligible to continue to enter drawings.

8. Purchase by Housing Authority - The Housing Authority through the Housing Department shall have the option (Option) to purchase any restricted residential unit for which an owner desires to sell, an owner is forced to sell, or the residential unit is in default of their mortgage or in foreclosure.

a. Owner Desires to Sell - In cases where the Housing Department desires to exercise their Option when the owner desires to sell their restricted residential unit, the Housing Department shall provide written notice to the owner of its election within thirty (30) days of receipt of Letter of Intent to Sell. Such notice shall include the purchase price and the timing for the closing of the purchase. The purchase price shall be the Maximum Resale Price as calculated by the Housing Department in accordance with the Special Restriction and the Housing Rules and Regulations or the appraised value, whichever is less. The seller shall not be required to pay a facilitation fee to the Housing Department. The Housing Department shall provide the contract and shall not be required to pay earnest money.

b. Owner is Forced to Sell - In cases where the Housing Department desires to exercise their Option when an owner of a restricted residential unit is found by the Housing Department to be in Default and is therefore forced to sell their home, the Housing Department shall provide written notice to the owner of its election within ninety (90) days of determination of Default. The notice shall include the purchase price and the timing of the closing of the purchase. The purchase price shall be the Maximum Sales Price as calculated by the Housing Department in accordance with the Special Restriction and the Housing Rules and Regulations. Notwithstanding the foregoing, the Maximum Sales Price will not include appreciation after the known date the owner went into default. This known date may be prior to the Housing Department’s Notice of Default to the owner.

c. Foreclosure - In cases where the Housing Department desires to exercise their Option when the restricted residential

unit is in foreclosure, the Housing Department must exercise the Option within ninety (90) days from the receipt of notification of a borrower Default of Mortgage or the property foreclosure.

d. Application of Proceeds:

i. Whether the Housing Department elects to exercise its Option or to force a sale in accordance herewith, all proceeds, unless otherwise required by statute, will be applied in the following order:

a) FIRST, to the payment of any unpaid taxes.

b) SECOND, to the payment of any Qualified Mortgage.

c) THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting a Residential Unit which is not a Qualified Mortgage

d) FOURTH, to the payment of the closing costs and fees.

e) FIFTH, to the two percent (2%) facilitation fee to the Housing Department.

f) SIXTH, to the payment of any penalties assessed against owner by the Housing Department.

g) SEVENTH, to the repayment to the Housing department of any monies advanced by in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made in owner’s behalf.

h) EIGHTH, to any repairs needed for the Residential Unit; and

i) NINTH, any remaining proceeds shall be paid to owner.

ii. If there are insufficient proceeds to satisfy the foregoing, owner shall remain personally liable for such deficiency.

e. Appointment of housing Department as Owner’s Attorney-in-fact - In the event the Housing Department exercises its Option or requires a forced sale, owner shall cooperate or irrevocably appoint the Housing Manager as such owner’s Attorney-in-Fact to effect any such purchase or sale on owner’s behalf (including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as the Housing department may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance. Buyers of restricted units under these Rules and Regulations agree to this at time of purchase by signing the Buyer’s Acknowledgment which is recorded in the office of the Teton County Clerk.

(Ord. 1294 § 1, 2021; Ord. 1262 § 1, 2020; Ord 1242 § 1, 2019;

Ord. 1195 § 1, 2018) SECTION II. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed. SECTION III. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance. SECTION VI. This Ordinance shall become effective after its passage, approval and publication.

TOWN ORDINANCE 1295

AN ORDINANCE REPEALING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1262, 1242, AND 1195 AND SECTION 16.10.500(D) AND ADDING SECTION 16.10.850 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS BUSINESS OPTION AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT: SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1262, 1242, and 1195 and Section 16.10.500(D) of the Municipal Code of the Town of Jackson are hereby repealed and Section 16.10.850 of the Jackson Municipal Code is hereby added to read as follows: (Ord. 1295 § 1, 2021; Ord. 1262 § 1, 2020; Ord 1242 § 1, 2019; Ord. 1195 § 1, 2018)

16.10.850 Business Option

A. The “Business Option” is a mechanism specific to a developer’s Housing Mitigation Plan that must be approved by elected officials on a case-by-case basis.

It only applies to exempt units, meaning restricted housing units that are not required by the LDRs. The “Business Option” allows a business to identify a proposed purchaser from their employees or someone who has a material nexus to the business or organization which would allow the household to have the first option to purchase the restricted housing unit.

1. Purpose and Program Goals - The intent of the “Business Option” program is to help qualified businesses house their employees by providing the employees first option to purchase. This program furthers the Jackson/Teton County Comprehensive Plan’s goal of housing 65% of the workforce locally and its transportation goals.

2. Applicability - This section applies to restricted housing units that have been approved by the Board of County Commissioners or Town Council for the “Business Option” program.

3. Qualified Business - A qualified business is a non-profit entity, governmental entity, charitable foundation, or for-profit business which meets the definition of a qualified business according to the special restrictions on the property and/or the Housing Department Rules and Regulations.

a. Qualified Business Application - The business completes a “Qualified Business Application,” which can be obtained from the declarant or from the Housing Department and submits it to the Housing Department. If the business has affiliates, it must be indicated on the application.

b. Verification - The Housing Department verifies that the business meets the criteria of a qualified business with the following documentation. The Housing Department may ask for additional documentation.

c. Option Agreement - The Housing Department verifies that the business is a true local business, organization, or government agency operating in Teton County.

d. Determination of Qualification.

i. Qualified Business Letter - The Housing Department will provide a “Qualified Business Letter” once the verification process is complete and the business is approved to be a qualified business. The Housing Department will then sign the “Option Agreement”; or

ii. Not a Qualified Business - If the business is not deemed to be a qualified business, the Housing Department will inform the business with a written letter and copy the declarant or option holder. The business will not be allowed to obtain an option if it is not approved as qualified by the Housing Department.

iii. Cause for Expulsion - Any material misstatement of fact or

• Public Notices •

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

OF THE STATE OF WYOMING IN AND FOR TETON COUNTY

Docket No. 3394

In the Matter of the Estate of)
)
FOSTER STEPHEN FRIESS, a/k/a)
FOSTER S. FRIESS, a/k/a)
FOSTER FRIESS,)
)
Deceased.)

NOTICE OF PROBATE OF ESTATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:
You are hereby notified that on the 1st day of September, 2021, the Last Will and Testament of Foster S. Friess (the "Will") was admitted to probate by the above-named Court, and that Lynnette E. Friess was appointed Personal Representative thereof. Any action to set aside the Will shall be filed in the Court within three months from the date of the first publication of this notice, or thereafter be forever barred.

Notice is further given that all persons indebted to said decedent or to said estate are requested to make immediate payment to the undersigned at P.O. Box 9790, Jackson, Wyoming 83002.

Creditors having claims against said decedent or the estate are required to file them in duplicate with the necessary vouchers, in the office of the Clerk of said Court, on or before three months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

Lynnette E. Friess
PERSONAL REPRESENTATIVE

ATTORNEY FOR ESTATE
Thomas N. Long
Long Reimer Winegar LLP
P.O. Box 87
Cheyenne, WY 82003-0087
Publish: 09/15, 09/22, 09/29/21

• REQUEST FOR BIDS •

NEW BID OPPORTUNITY AT THE JACKSON HOLE AIRPORT

Wadman Corporation is the Construction Manager at Risk for the Jackson Hole Airport which includes several projects at the Jackson Hole Airport.

We are seeking subcontractor bids from qualified subcontractors and suppliers for the MECHANICAL and WELL package on the Jackson Hole Airport project titled:

TERMINAL RESTAURANT MECHANICAL RENOVATION PROJECT

Subcontractors who are qualified are encouraged to view the bid documents and submit a proposal. DBE subcontractors are highly encouraged to bid. Wadman Corporation is also committed to the development and implementation of initiatives, which promote the inclusion of local businesses. Wyoming Residency Preference applies as defined in W.S. 16-6-101 to 107.

Project Name: TERMINAL RESTAURANT MECHANICAL PACKAGE
This project consists of a 19,000 SF building expansion and TI alterations of a portion of the existing restaurant terminal facility as more completely described in the Contract Documents.
ANTICIPATED CONSTRUCTION START: APRIL 2022

PLANS ARE AVAILABLE NOW.
Please email Tera Hadley for the plan link and information.
Her email address is thadley@wadman.com

PROPOSALS ARE DUE - September 15, 2021 by 1 PM MST to Wadman Corporation via email at bids@wadman.com

To obtain further bid information on this project please contact:
Wadman Corporation
Estimating - Brenton Fite - bfite@wadman.com
Project Manager - Sam Venable - svenable@wadman.com
Office Line: 801-621-4185
Publish: 09/15, 09/22/21

• PUBLIC NOTICE •

PUBLIC NOTICE

The Wyoming Public Service Commission (Commission) approved the Application of Columbine Telephone Company, Inc., d/b/a Silver Star Communications (Silver Star or the Company) for authority to revise its Price Schedule No. 4, effective June 15, 2021, subject to notice, protest, intervention, refund, change, further investigation, opportunity for hearing and further order of the Commission.

The revision changes the Company's terms for facilities (line) extensions. Extensions (along public roads or on private property) not exceeding 500 feet will be furnished at a flat fee of \$350.00 per application. Where the total extension exceeds 500 feet, the applicant will pay the flat fee of \$350.00 plus the actual cost of the facilities (line) extension exceeding the 500 feet prior to construction. This change replaces the prior facili-

ties (line) extension allowance of up to \$1,600.

This is not a complete description of the approved price schedule. You may review the price schedule during business hours at the Commission's offices in Cheyenne and at <https://psc.wyo.gov>.

Anyone desiring to file a statement, intervention petition, protest or request for a public hearing in this matter must file in writing with the Commission on or before October 1, 2021. A proposed intervention or request for hearing must set forth the grounds under which it is made and the position and interest of the petitioner in this proceeding.

If you wish to participate in this matter and you require reasonable accommodation for a disability, call the Commission at (307) 777-7427 or 2515 Warren Avenue, Suite 300, Cheyenne, Wyoming 82002. Communications impaired persons may also contact the Commission through Wyoming Relay at 711. Please mention Docket Number 70016-56-TT-21.

Dated: September 7, 2021.
Publish: 09/15, 09/22/21

MELODY RANCH IMPROVEMENT AND SERVICE DISTRICT
NOTICE OF INTENT TO DISCONNECT WATER TO CERTAIN RESIDENCES

Notice is hereby given that the Melody Ranch Improvement and Service District intends to disconnect water service to the following properties, effective on the dates listed below:

Owner	Address
Date of Disconnect	
1. Dana Gatt	4239 Melody Ranch Dr
September 27, 2021	

Pursuant to Rule 2.6 of the Rules and Regulations of the Melody Ranch Improvement and Service District (the "Rules"), water to the above-listed properties is being disconnected for the owners' failure to make payment on delinquent accounts. In addition to disconnection of water service, all unpaid charges shall constitute a perpetual lien on your property until paid and may be foreclosed as set forth in Rule 2.5 of the Rules and as allowed by Wyoming law. In the event of foreclosure, a delinquent property owner is also liable for costs of collection, including interest and a reasonable attorney's fee.

Melody Ranch Improvement and Service District
Bob Hammond, President
Publish: 09/15/21

• FORECLOSURES •

NOTICE OF MORTGAGE FORECLOSURE BY ADVERTISEMENT AND SALE

You are hereby notified that Jackson Lender LLC, an Illinois limited liability company ("Lender"), intends to foreclose upon the below described mortgage granted and given to Lender by TRS Capital Ventures LLC, a Delaware limited liability company ("Borrower"), on November 10, 2020, and recorded in the Office of the Teton County Clerk, Teton County, Wyoming, on November 12, 2020, as Document No. 01002867 (the "Mortgage").

The Mortgage burdens real property located in Teton County, Wyoming, described as follows: Lot 52 of The Ridge at Spring Creek Ranch, a subdivision of Teton County, Wyoming, according to that plat recorded with the Clerk of Teton County, Wyoming, on October 3, 2000, as Plat No. 998.

PIDN 22-41-16-21-1-16-006

Together with all improvements situated thereon and all fixtures and appurtenances thereto, as well as all personal property contained therein or thereon owned by Borrower (collectively the "Property").

The Mortgage secures that certain Promissory Note dated November 12, 2020, given by Borrower to Lender in the original principal amount of \$10,750,000.00 (the "Promissory Note").

The Promissory Note is now due and payable in full. Lender, as holder of the Promissory Note and Mortgage, has elected to declare the entire balance due and payable and to exercise its power to foreclose the Mortgage by advertisement and sale as provided in the Mortgage and under applicable law.

No suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof.

Therefore, take notice that, pursuant to the terms of the Mortgage and laws of the State of Wyoming, the Mortgage will be foreclosed, and the Property will be sold for cash at public auction by the Teton County Sheriff on Thursday, October 14, 2021, at the hour of 10:00 o'clock a.m. inside the front door of the Teton County Courthouse, 180 South King, Jackson, Wyoming. All bids will be considered, and Lender is entitled to attend the foreclosure sale and bid on the Property.

The amount due and owing to Lender as of the first date of publication of this notice is \$10,955,324.98 (including the application of certain reserves currently held by Lender), together with attorneys' fees and foreclosure costs and expenses. The proceeds of the foreclosure sale will be applied to the following: outstanding principal: \$10,750,000.00; outstanding interest: \$43,000.00; outstanding secondary interest: \$243,666.67; and exit fee: \$215,000.00. Interest continues to accrue at \$7,166.67 per day, plus, additional attorney's fees, foreclosure costs and expenses.

The Property being foreclosed on may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

DATED September 15, 2021

Christopher Hawks, P.C.
Hawks & Associates LC
P.O. Box 4430
199 East Pearl Avenue, Suite 103
Jackson, WY 83001
Publish: 09/15, 09/22, 09/29, 10/06/21

• CONTINUED PUBLICATIONS •

Notice is hereby given that on Wednesday, September 15th, 2021. The undersigned, Storage Stables, 3400 South US Hwy 89, (307) 733-6876, in the city of Jackson, county of Teton, state of Wyoming, will sell by Competitive Online bidding at www.storageauctions.net (search auctions in zip code 83001) the personal property heretofore stored with the undersigned by:

Jason Sterna
P.O. Box 7601
Jackson, Wyoming 83002
Storage Unit # 241

Nik Omarzu
248 3rd Street # 921
Oakland, California 94607
Storage Units # 903 and 919
Publish: 09/08, 09/15/21

WYOMING DEPARTMENT OF TRANSPORTATION
CHEYENNE, WYOMING
NOTICE OF ACCEPTANCE OF
AND
FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the State Transportation Commission of Wyoming has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming, acting through said Commission, and Avail Valley Construction-WY, LLC, The Contractor, on Highway Project Number ARS3975, PEG2131, PEG3A24 in Lincoln, Sublette, Sweetwater, Teton and Uinta Counties, consisting of crushing and stockpiling of crushed surfacing material, salt mixing of designated stockpiles and miscellaneous work, and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on October 19, 2021.

Publish: 09/08, 09/15, 09/22/21

PUBLIC NOTICE

Pursuant to the Wyoming Administrative Procedure Act and the Wyoming Public Service Commission's (Commission) Procedural Rules and Special Regulations, notice is hereby given of the Application of Lower Valley Energy, Inc. (Lower Valley), to amend its Service Interruptions tariff to provide that members assume liability for losses related to power outages and voltage fluctuations.

Lower Valley is a public utility as defined by Wyo. Stat. § 37-1-101(a)(vi)(C), subject to the Commission's jurisdiction pursuant to Wyo. Stat. § 37-2-112.

On August 13, 2021, Lower Valley filed its Application requesting authority to amend its Service Interruptions tariff to provide that members assume liability for losses related to power outages and voltage fluctuations.

This is not a complete description of the Application. Interested persons may inspect the Application at Lower Valley's Wyoming business office located at 236 North Washington Street, Afton, Wyoming and at the Commission's offices in Cheyenne, Wyoming, during regular business hours.

Anyone desiring to file a public comment, statement, intervention petition, protest or request for a public hearing in this matter must so file with the Commission in writing on or before September 27, 2021. Any intervention request filed with the Commission shall set forth the grounds of the proposed intervention or request for hearing as well as the position and the interest of the petitioner in this proceeding.

If you wish to intervene in this matter or request a public hearing which you will attend and you require reasonable accommodation for a disability, call the Commission at (307) 777-7427 or write to the Commission, 2515 Warren Avenue, Suite 300, Cheyenne, Wyoming 82002. Communications-impaired persons may contact the Commission through Wyoming Relay at 711. Please mention Docket No. 10012-69-CT-21 in your communications.

Dated: August 27, 2021.
Publish: 09/08, 09/15/21

The Jackson Hole Airport Board will hold its regularly scheduled Board meeting on September 15, 2021, commencing at 9:00 a.m. in the Teton County Commissioners Chambers. The meeting can be viewed via live stream and public comment may be provided during the meeting through the WebEx link at www.jacksonholeairport.com.
Publish: 09/08, 09/15/21

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Jackson Hole Community Housing Trust intends to apply for a permit to subdivide in The Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Council Chambers. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 COMMERCIAL UNITS & 24 RESIDENTIAL UNITS. The project is located on 0.405 acres, generally described as a Tract of Land located within the SW1/4SW1/4, Section 27, Township 41 North, Range 116 West, street address is 174 King Street. The site is accessed from

Public Notices

King Street and will be named 174 KING STREET CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON.
Publish: 09/08, 09/15/21

Public Notice

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

IN AND FOR TETON COUNTY, WYOMING

IN THE MATTER OF THE ESTATE OF

ROBERT DEAN ROBERTSON, Deceased

Probate No. 3395

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE: You are hereby notified that on the 20th day of August, 2021, the estate of the above-named decedent was admitted to probate by the above-named court, and that Trudy Robertson and David Robertson were appointed Co-Personal Representatives thereof. Notice is further given that all persons indebted to the decedent or his estate are requested to make immediate payment to the undersigned at c/o King and King, LLC, P.O. Box 40, Jackson, Wyoming 83001. Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers, in the office of the Clerk of the said Court, on or before three months after the date of the first publication of this notice, and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

Dated: August 26, 2021

Co-Executor: Trudy Robertson /s/

Publish: 09/01, 09/08, 09/15/21

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT
 TETON COUNTY, WYOMING

IN THE MATTER of the Adoption of)	
M. R. G. J., AND,)	
A.Z.G.J.,)	Adoption No. 423
)	
)	
Minor Child.)	

FILED
 2021 AUG 19 PM 3:40
 TETON COUNTY WYOMING
 Clerk of District Court

NOTICE OF PETITION TO ADOPT

NOTICE TO RESPONDENT: RODRIGO MEJORADA CORONA

RESPONDENT'S CURRENT ADDRESS: Address Unknown.

You are hereby notified that Petitioners, have filed a *Petition to Adopt a Minor Children*, Adoption No. 423 in the Teton County District Court for the Ninth Judicial District, whose address is: 180 S. King Street, 2nd Floor, P.O. Box 4460, Jackson, WY 83001.

Unless you file an *Answer* or otherwise respond to the *Petition to Adopt a Minor Children* referenced above within 30 days following the last date of publication of this *Notice*, a Default Judgment will be taken against you and the party's request may be granted.

DATED this 19 day of August 2021.

BY CLERK OF COURT:

Dep. Jee Smith
 Clerk of District Court / Deputy

Publish: 09/01, 09/08, 09/15, 09/22/21

WYOMING DEPARTMENT OF TRANSPORTATION

LEGAL NOTICE

INVITATION TO BID

The Wyoming Department of Transportation will receive bids electronically through Public Purchase until 11:00 A.M., Mountain Time on October 6, 2021, at which time they will be publicly opened and read for FURNISHING JANITORIAL MAINTENANCE AT THE STAR VALLEY REST AREA. A MANDATORY Pre-Bid Inspection will be held at 11:00 a.m., Mountain Time on Wednesday, September 22, 2021 at the Star Valley Rest Area, Highway 89, between Afton and Thayne, Wyoming. Only bids received on Wyoming Department of Transportation bid forms will be considered. Bid forms and further information may be obtained, without charge, by going to <http://www.publicpurchase.com>, logging in and clicking on Bid No. 21-192AC. You must be registered with Public Purchase to log in and view bids. If you are not registered, click on the "free registration" button and follow the registration instructions. The registration process takes up to 24 hours, so signing up right away is recommended.

BY: CORI SCHRINAR

PROCUREMENT SERVICES MANAGER

Publish: 09/01, 09/08, 09/15/21

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