Jackson Hole News&Guide **Public** NOTICES

What is a **Public Notice?**

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

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LEGAL DEADLINE: THURSDAY AT 3:00 PM

${f SEPTEMBER}\,\, {f 15,2021}$

TETON COUNTY NOTICES Teton County Board of Commissioners

MEETING NOTICES

Teton County Board of Commissioners Regular Meeting Notice 200 S. Willow, Jackson, Wyoming Monday, September 20, 2021, 9:00 a.m. Meeting agenda is available on tetoncountywy.gov Meeting streaming is available online. Be advised the online meeting agendas may be revised

up until 5:00pm the day before the meeting.

Publish: 09/15/21

Teton County Board of Commissioners MEETING CANCELLATION NOTICE The Regular meeting scheduled for Tuesday, September 21, 2021, at 9:00 a.m. Is moved to Monday, September 20, 2021 Publish: 09/15/21

• OFFICIAL PROCEEDINGS •

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in a special meeting on August 9, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 1:31 p.m.

The purpose of the meeting was to consider a contested case that had been filed on a Planning decision.

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

Hearing Officer: Melissa Owens. Staff present: Deputy County Attorney Keith Gingery, County Clerk Maureen Murphy, Planning Director Chris Neubecker,

and Deputy County Clerk Chalice Weichman. CONTESTED CASE: BLUE CRANE CREEK LLC The Hearing Officer opened the meeting and gave an overview of the proceedings. Blue Crane Creek LLC is contesting a decision made by the Teton County Planning Director regarding an agricultural accessory residential unit (ARU) and its use

under the Teton County Land Development Regulations as a workforce housing deed-restricted unit. Chris Hawks, representing Blue Crane Creek LLC, the Contestant, gave opening comments and answered questions from

Keith Gingery, representing the Teton County Planning Director, Contestee, gave opening comments and answered questions from the Board.

The meeting recessed at 2.58 p.m. and reconvened at 3:07 p.m. Mr. Hawks gave closing comments.

Mr. Gingery gave closing comments.

Mr. Hawks responded to Mr. Gingery's closing comments. The Hearing Officer recommended that motion for summary

judgement be granted, and that at a minimum, the basic use permit conditions numbers 1, 4, and 5 should be deleted, directing the Contestee to reissue the Agriculture ARU approval letter reflecting the same.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein that summary judgement is appropriate in this matter because the contestant has proven beyond preponderance of the evidence that the Contestee misunderstood how to apply the standards and made a decision based on the standards not contained in these LDRs, or other appropriate ordinance, regulation or state law, and, incorrectly applied a standard that is more strict or broad than the standard established in the LDRs. Chairwoman Macker called for a vote. The vote showed in favor and the motion carried 5-0. ADJOURN

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:39 p.m.

Respectively submitted: csw

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk

Publish: 09/15/21

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in regular meeting on August 9, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:02 a.m. Commission present: Natalia Macker, Chairwoman, Luther

Propst, Vice-Chairman, Mark Barron, Mark Newcomb and Greg Epstein were present.

ADÖPŤ AGENDA

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

Public comment was given by Sandy Shuptrine regarding Squaw Creek Road/Game Creek Road safety concerns. Public comment was given by Kris Thompson regarding Squaw Creek Road safety concerns.

Public comment was given by Ken Kady regarding Squaw Creek Road safety concerns.

Public comment was given by Chris Jay regarding Squaw

Creek Road safety concerns. Public comment was given by Joanne Garland regarding

Squaw Creek Road safety concerns. Public comment was given by Katherine Jay regarding Squaw Creek Road safety concerns.

Public comment was given by Mark Ferris regarding Squaw Creek Road safety concerns.

Public comment was given by Judith Buttala regarding Squaw Creek Road safety concerns.

Chairwoman Macker closed public comment in order to present Service Awards and continued public comment after the conclusion of the following presentation. 3RD QUARTER SERVICE AWARDS

The following Teton County Employees were recognized for their service anniversaries of 5, 10, and 15 years:

Cayla Broseus, Sr. Library Assistant April Norton, Housing Director

Presenting award: Alyssa Watkins Jason Byington, Sr. Maintenance Technician

Presenting award: Andy Erskine Aaron Moulton, Maintenance Technician

Presenting award: Andy Erskine Brian Hultman, Deputy Attorney

Presenting award: Clay Kainer Mike Guyett, Network Specialist

10 YEARS Shelley Fairbanks, Deputy County Clerk - Payroll

Presenting award: Mo Murphy

Kristen Heikkila, Legal Secretary

Brian Schilling, Pathway and Trails Program Coordinator

Presenting award: Heather Overholser Rob Watsabaugh, Building Inspector

Presenting award: Chris Neubecker

PUBLIC COMMENT (CONTINUED) Public comment was given by Laurie Brown regarding Squaw

Creek Road/Game Creek Road safety concerns. Public comment was given by Jared Baecker regarding Wilson

Boat Ramp process/project. Public comment was given by Lorna Miller regarding dump-

ster noncompliance issues on the West Bank. Public comment was given by Dianna Osuna regarding Squaw

Creek Road safety concerns.

1. Consideration of Payment of County Vouchers A motion was made by Commissioner Propst and seconded by

Commissioner Epstein to approve the August 09, 2021 county voucher run in the amount of \$1,598,693.58, and an interfund transfer in the amount of \$516,899.83. Chairwoman Macker called for a vote. The vote showed all in favor and the motion

- Consideration of Administrative Items
- 24-Hour Liquor Permits
- SLIB Drawdowns

Jackson Hole Airport.

- Tax Corrections
- Human Service/Community Development Contracts for Special Events Permits - Applications Pending (for infor-
- mational purposes, no action taken) LOTOJA – September 11, 2021 Logan, UT to Jackson, WY
- Bicycle Race; Attendees 1500
- Hoback Volunteer Firefighter Fundraiser, August 14, 2021 – Picnic; Attendees 800
- iii. Old Wilson School House back to school Block Party, September 7, 2021 – Block Party; Attendees 200 Consideration of Proposed Outgoing Commissioner Cor-
- respondence there was none. Consideration of FAA Grant to Jackson Hole Airport for

Keith Gingery, Deputy County Attorney presented to the Board for consideration of approval a Grant offered to the

FAA has offered the Jackson Hole Airport Board a grant in the amount of \$5,277,603 under the American Rescue Plan Act, Public Law 117-2 ("Act"). The Act provides funding to the Board for costs related to operations, personnel, cleaning, sanitization, janitorial services, combating the spread of pathogens at the Jackson Hole Airport and for debt service payments. The purpose of this grant is to prevent, prepare for, and respond to the coronavirus pandemic, and funds provided under this grant must be used only for purposes directly related to the Airport, including reimbursement of the Airport's operational

expenses or debt service payments in accordance with the Act. As a sponsor of this \$5,277,603 grant, the County is agreeing to the terms listed in the staff report.

There was no public comment. A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to adopt the proposed Resolution, and approve the FAA Grant Agreement Under the American Rescue Plan Act for costs and debt service incurred by Jackson Hole Airport Board, with the FAA obligation under the grant being \$5,277,603. Chairwoman Macker called for a vote. The

vote showed all in favor and the motion carried. DISCUSSION ITEMS

- Known Matters for Discussion there were none.
- Other Matters for Discussion
- trash containers and possible future steps regarding the issue. MATTERS FROM COMMISSIONERS 1. Calendar review - The Board reviewed their weekly calen-

Bearproof Trash Containers: the Board discussed bearproof

- 2. BCC Administrator Alyssa Watkins, Board of County Commissioners Administrator, gave updates via email on Water Quality, Transportation, Culture of Leadership, and Diversity, Equity, and Inclusion.
- Liaison reports / Commission updates
 - Commissioner Macker had no updates.
- Commissioner Epstein had no updates.
- Commissioner Barron had no updates. Commissioner Newcomb had no updates.
- Commissioner Propst had no updates.

The meeting recessed at 10:01 a.m. and reconvened at 10:06 WORKSHOP

1. Employee Engagement Discussion

Melissa Ortiz, Activate Human Capital Group, led a discussion regarding employee engagement.

Commissioner Propst left the meeting during the presentation

Chairwoman Macker left the meeting at 11:11 a.m.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to adjourn. Commissioner Newcomb called for a vote. The vote showed three in favor and the motion carried 3-0. The meeting adjourned at 11:20 a.m.

Respectively submitted: csw TETON COUNTY BOARD OF COMMISSIONERS /s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk ABTECH TECHNOLOGIES INC. 53,458.88 / ACE HARD WARE 1,041.18 ACTIVATE HUMAN CAPITAL GROUP INC 3,100.00 / A.J. WHEELER M.D. 260.00 ALLEGIANCE BENE GIT PLAN MNGT INC. 76.00 / ALPHAGRAPHICS 1,318.58 AMAZON CAPITAL SERVICES, INC. 6,976.40 / ANDERSON

MASON DALE ARCHITECTS 317.54 ANN SCHROEDER 250.00 / ARCHITECTURAL BUILDING SUPPLY 4,798.11 ARCHITECTURE CONSTRUCTION MGMT 12,664.00 / AR BOR WORKS TREE SERVICE 2.000.00 ASCENTIS CORPO RATION 25,741.98 / BEN THURSTON 608.71 / BISON HVAC LLC 60,800.00 BIOTA RESEARCH & CONSULTING, INC. 600.00 / BLACK FOX RESCUE INSTITUTE 75.00 BLUE 360 MEDIA LLC 2,137.50 / BOUND TREE MEDICAL, LCC 904.99 CATOR, RUMA & ASSOCIATES 5,430.00 / CENTU-RYLINK 333.08 CENTRE FOR PUBLIC IMPACT 12,500.00

CHARTER COMMUNICATIONS 92.71 COBAN TECHNOL OGIES INC. 10,491.26 / COCA COLA BOTTLING COMPAN 46.50 COMPUNET INC 2,231.27 / COPY WORKS LLC 108.50 COX CONSTRUCTION 7,004.00 DAVID STUBBS 1,850.00 DBR, INC. 12.00 / DELTA DENTAL 22,488.70 DEAN'S PEST CONTROL LLC 400.00 / DUDE SOLUTIONS INC. 12,319.85 EDWARD BROWNE 250.00 / ELISABETH M W TREFONAS

2,480.00 ELECTRICAL WHOLESALE SUPPLY CO,INC. 37.40 / EMILY FIGENSHAU 250.00 E-ONE INC 187.42 / E.R OFFICE EXPRESS INC. 2,675.90 / EUGENE N GOSSELIN 105.00 FERGUSON ENTERPRISES, INC. #3007 6.78 / FIRE SERVICES OF IDAHO INC. 3,677.00 GLEN OWINGS 41.44 GRAINGER 734.40 / GREENWOOD MAPPING,INC 3,150.00

HARMONY DESIGN, INC. 1,137.50/HIGH COUNTRY LINEN SUPPLY LLC 172.10 HM-HANSEN MEADOWS HOA 301.92 / IAN CRANSTON 2,860.32 INTERSTATE BATTERY SYSTEM OF IDAHO 175.90 / JACKSON LUMBER 0.72 JB APPLIANCE 30.95 / JH COMMUNITY COUNSELING CENTER 99,500.00 JH MOUNTAIN RESORT 300.00 / JUDI

NICKELL 455.30 / KC BESS 39.62 KELLY JO HATCH 320.00

/ KEVIN ROONEY 250.00 / KIWANIS 500.00 / KNO2 LLC 58.57 LABORATORY CORPORATION 835.80 / LAWNGEV-ITY 788.75 / LASER XPRESS 261.54 LILY PAD CREATIVE 825.00 / LOWER VALLEY ENERGY 1,536.18 / LSE, INC 1,550.00 LUNDE LAWN CARE LLC 790.00 / LUM STUDIO

6,405.28 / MARY FAULKNER 26.25 MARILU HERNANDEZ 25.55 / MARIA LOFGREN 1.250.00 / MAUREEN MURPHY 180.00 MASTERCRAFT POOL & SPA 2,056.13 / MCKES-SON MEDICAL SURGICAL 774.58 MICHELLE ROBINSON

52.50 / MOTOROLA SOLUTIONS INC. 19.225.17 NAVITUS HEALTH SOLUTIONS, LLC 49,127.37 ONSITE ELEC TRONICS RECYCLING LLC 5,654.82 HAL JOHNSON

JR-PROFESSIONAL EXPRESS 870.00 PREMIER CLEAN-ING SERVICES LLC 945.00 / PRESTIGE WELLNESS 485.00

CENTURYLINK QCC 1,390.27 / RACHEL GRIMES 883.56 / RON'S TOWING LLC 175.00 SANDI THURSTON 243.04 / SHAWN HOCHHALTER 231.84 / SHERVIN'S INDEP. OIL 172.00 SHARON SARCHET 482.24 / SHAILA SURAI 250.00

SIMPLE DETAILS PHOTOGRAPHY 150.00 SIERRA SCOTT 223.52 / STEPH JOHNSON 600.00 / STINKY PRINTS, INC. 407.04 JOSHUA GRIFFITH 150.00 / THE SUPPLY CACHE

INC. 3,716.30 / ELIOR INC. 6,761.57 TARGHEE TOWNE WA TER DISTRICT 240.00 / TETON COUNTY SOLID WASTE/ RECYCLING 498.50 TETON COUNTY TREASURER

WORKS, INC. 1,530.74 TETON TRASH REMOVAL INC

30,056.23 / TETON COUNTY TREASURER 928.17 TETON COUNTY TREASURER 199,116.45 / TETON COURIER 64.50 TERRA FIRMA ORGANICS, INC. 74,204.48 / TETON MOTORS 308.78 TERESA NELSON 595.00 / TETON MEDIA

1,725.00 / TETON YOUTH & FAMILY SERVICES 5,074.01 THE DOOR MAN 2,073.29 / TOWN OF JACKSON 7,308.42 / TOWN OF JACKSON 894.30 TOWN OF JACKSON 6,528.77 TOWN OF JACKSON 300.00 / TOWN OF JACKSON 245.88 TOWN OF JACKSON 9,655.84 / TRANSMERICA EM-PLOYEE BENEFITS 1,305.62 TETON VILLAGE W&S 4.95 /VERIZON WIRELESS 80.02 / VICKI CARPENTER 50.00 VISA 18,581.35 / VOIANCE LANGUAGE SERVICES, LLC 214.62 WAPITI CORPORATION 510,268.42 / WEST BANK SANITATION 498.54 WHITE GLOVE PROFESSIONAL CLEANING 48,552.82 / WILLIAM R. SMITH M.D. 1,300.00 WYOMING DEPT OF HEALTH 315.00 / WYOMING DOT 5.00 / WYOMING FIRE ACADEMY 660.88 WYOMING FIRST

AID & SAFETY SUPPLY 508.43 / WYOMING RETIREMENT

SYSTEM 18.75 WYOMING RETIREMENT SYSTEM 937.50

XEROX FINANCIAL SERVICES 1,006.43 XEROX COR-

PORATION 1,390.54 / YELLOW IRON EXCAVATING LLC

190,010.07 Publish: 09/15/21

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in regular meeting on August 11, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 8:47 a.m.

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

ACTION ITEMS

1. Consideration of Ambulance Chassis Order Brady Hansen, Fire Chief, presented to the Board for consideration of approval a Sole source purchase request for two (2) new truck chassis- 2022 Ford F450 4x4, Supercab, White, 192/84 ambulance prep, diesel.

Jackson Hole Fire/EMS (JHFEMS) is currently budgeted to replace one 2008 ambulance with a new ambulance and remount/refurbish a 2015 ambulance. High demand for truck chassis has resulted in limited supply and restricted opportunities to secure chassis. JHFEMS has a narrow window in which to secure two 2022 chassis. Missing this deadline would necessitate waiting until 2023 chassis become available. Jackson Hole Fire/EMS has purchased five (5) ambulances from Braun Northwest over the last seven years. The first of these builds is now slotted for the remounted chassis conversion, which replaces the chassis and refurbishes the module/ box portion.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the purchase of two (2) new Ford chassis for Fire/EMS in the amount of \$106,738.00 from Braun Northwest. Vice-Chairman Propst called for a vote. The vote showed three in favor and the motion carried 3-0. **ADJOURN**

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Vice-Chairman Propst called for the vote. The vote showed three in favor and the motion carried 3-0. The meeting adjourned at 8:54 a.m. Respectively submitted: csw

TETON COUNTY BOARD OF COMMISSIONERS /s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk Publish: 09/15/21

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in a special meeting on August 11, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to

order at 9:44 a.m. The purpose of the meeting was to meet as the Teton County Board of Equalization to hear appeals that had been filed on 2021 property tax assessments. Commission present: Luther Propst, Vice-Chairman, Mark

Barron, and Greg Epstein were present. Natalia Macker, Chairwoman, and Mark Newcomb were absent but joined during the Cohen hearing. Hearing Officer: Melissa Owens.

Staff present: County Assessor Melissa Shinkle, Deputy County Attorney Keith Gingery, County Clerk Maureen Murphy, Chief Deputy Assessor Kristin Williamson, and Deputy County Clerk Chalice Weichman.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to convene as the Teton County Board of Equalization. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried 3-0.

TSCHIDA, KATHLEEN PARCEL R0003190 The Hearing Officer introduced the scheduled hearing for Kathleen Tschida, Parcel #R0003190. The Appellant was called, but did not appear, and the Hearing Officer recommended a provisional motion to dismiss this hearing with the note that State Statute allows the Appellant to request another hearing within the remaining duration of 2021 Board of Equalization hearings.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to dismiss Lot 35 Rivermeadows Subdivision, Parcel # R0003190. Vice-Chairman Propst called for a vote. The vote showed all in favor and the motion carried 3-0. The meeting was recessed at 9:47 a.m. and reconvened at 10:09 a.m.

BOKUM, MARGARET and ANDERSON, LARRY

PARCEL R0018542

and

LMJK, ANDERSON FLP PARCEL R0018543

The hearing for Margaret Bokum and Larry Anderson, Parcel #R0018542, herein referred to as "Property 1," located at Tract B-2, Willow Lane, Wilson, Wyoming, and the hearing for LMJK Anderson FLP, Parcel #R0018543, herein referred to as "Property 2," located at Tract B-3, Willow Lane, Wilson, Wyoming, began at 10:09 a.m. with the Hearing Officer giving an overview of the proceedings.

Exhibits for Property 1, A1-I2 from the Assessor and Exhibits 1.1-4.1 from the Appellant, and Exhibits for Property 2, A1-I2 from the Assessor and Exhibits 1.1-4.1 from the Appellant, were admitted with no objections with the notice that F2 was replaced.

Mr. Larry Anderson, the Appellant, gave an opening statement. Mr. Gingery asked questions of County Assessor Melissa Shinkle.

Mr. Anderson asked questions of Melissa Shinkle. Mr. Gingery responded with questions of Assessor Shinkle. Mr. Anderson asked further questions of Assessor Shinkle. The meeting recessed at 11:28 a.m. and reconvened at 11:15 Mr. Anderson presented his argument.

Closing arguments were given by Mr. Gingery and Mr. Ander-The Hearing Officer did not make a recommendation.

MOTION FOR PROPERTIES 1 AND 2 A motion was made by Commissioner Barron and seconded by Commissioner Epstein to affirm the Assessor's 2021 Assess

ment of Property known as Tract B-3, R00018543, owned by LMJK Anderson FLP, in the amount of \$911,403.00, and to affirm the Assessor's 2021 Assessment of Property known as Tract B-2, R00018542, owned individually by by Margaret Bokum & Larry Anderson in the amount of \$925,542.00, based upon the findings of fact and conclusions of applicable law. Hearing Officer Owens suggested a friendly amendment to the motion to correct the Assessor's value for Parcel R00018542 to

read \$925,541.80 rather than \$925,542.00. The motion maker, Commissioner Barron, and the second, Commissioner Epstein, accepted the amendment. Hearing Officer Owens called for a vote. The vote showed three

in favor and the motion carried 3-0. The meeting was recessed at 11:46 a.m. and reconvened at 12:01 p.m.

COHÉN, JEFFREY R, TRUSTEE R0009964 The hearing for Jeffrey R Cohen, Trustee, for Parcel #R0009964 located at Lot 62, Bar-B-Bar Meadows, Jackson,

Wyoming, began at 12:01 p.m. with the Hearing Officer giving an overview of the proceedings. Exhibits A1-F2 from the Assessor and Exhibits 1.1-1-9 from

the Appellant are admitted with no objections. Jeffrey R. Cohen, the Appellant, presented his argument and

exhibits to the Board. Mr. Gingery asked questions of the County Assessor, Melissa

Shinkle. Chairwoman Natalia Macker joined the meeting at 1:04 p.m.

Mr. Cohen asked questions of Assessor Shinkle.

Commissioner Newcomb joined the meeting at 1:25 p.m. The meeting recessed at 1:40 p.m. and reconvened at 1:48 p.m. Mr. Gingery and Mr. Cohen asked questions of Assessor Shinkle.

Closing arguments were given by Mr. Cohen and Mr. Gingery. The Hearing Officer's recommendation was to affirm the Assessor's 2021 valuation as the landowner did not present enough evidence to overturn the assessment. A motion was made by Commissioner Epstein and seconded by

Commissioner Propst to affirm the Assessor's 2021 Assessment of Property located at Lot 62, Bar-B-Bar Meadows, 445 E Oatgrass Rd., Jackson, WY, parcel #R0009964 and owned by Jeffrey R. Cohen, Trustee, in the amount of \$3,329,132.00 based upon the findings of fact and conclusions of applicable law. Chairwoman Macker called for a vote. The vote showed three in favor and the motion carried 3-0 with Commissioners

Macker and Newcomb abstaining. The meeting was recessed at 2:21 p.m. and reconvened at 2:43

p.m. WALKER, CHARLES & KAY PARCEL R0020508 This hearing was scheduled for this meeting date, however the

Walkers did not appear for their hearing. The Hearing Officer asked for a motion to dismiss the appeal. A motion was made by Commissioner Barron and seconded

by Commissioner Epstein to dismiss the case dealing with Charles and Kay Walker of Jack Pine Forest Lease #22. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 5-0.

BELL, CHRISTOPHER R & MARILYN A

PARCEL R0009665

The Christopher R and Marilyn A Bell hearing for Parcel #R0009665 located at Lot 3, Owl Creek, Jackson, Wyoming, began at 2:44 p.m. with the Hearing Officer giving an overview of the proceedings.

Exhibits A1-G2 from the Assessor and Exhibits 1.1-2.135 from the Appellant are admitted with no objections. Christopher Bell, the Appellant, made an opening statement.

The Board asked questions of Mr. Bell. Mr. Gingery and Mr. Bell asked questions of Assessor Shinkle.

Closing arguments were given by Mr. Bell and Mr. Gingery. The Hearing Officer's recommendation was to affirm the Assessor's 2021 valuation as the landowner did not present enough evidence to overturn the assessment. A motion was made by Commissioner Barron and seconded

by Commissioner Epstein to affirm the Assessor's 2021 Assessment of Property located at 8605 Porter Loop and owned by Christopher R. & Marylin A Bell ion the amount of \$3,334,038.00, based upon the findings of fact and conclusions of applicable law. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 5-0. ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried 5-0. The meeting adjourned at 4:34 p.m. Respectively submitted: csw

TETON COUNTY BOARD OF COMMISSIONERS /s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk

Publish: 09/15/21

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in a special meeting on August 13, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 8:35 a.m. The purpose of the meeting was to meet as the Teton County

Board of Equalization to hear appeals that had been filed on 2021 property tax assessments. Commission present: Natalia Macker, Chairwoman, Luther

Propst, Vice-Chairman, Mark Barron, and Greg Epstein were

present. Mark Newcomb joined the meeting at 11:21 a.m. Hearing Officer: Melissa Owens.

Staff present: County Assessor Melissa Shinkle, Chief Deputy County Attorney Keith Gingery, Chief Deputy Assessor Kristin Williamson, and Deputy County Clerk Chalice Weichman. County Clerk Maureen Murphy joined during roll call

HARRIS, JAMES B & ANN R

PARCEL R0010438

The James B and Ann R Harris hearing for Parcel #R0010438 located at Lot 4, BLK 1, Jackson Hole Golf and Tennis Club Estates, Jackson, Wyoming, began at 8:36 a.m. with the Hearing Officer giving an overview of the proceedings. The meeting recessed at 8:43 a.m. and reconvened at 8:50 a.m. so that the parties could discuss exhibits. Exhibits A1-L19 from the Assessor, and Exhibits 1.1-2.215 and

a booklet that contains previously provided exhibits numbered 1-62 from the Appellant, were admitted with no objections with the exception of Exhibit 2, which was not entered at that time. James Harris, the Appellant, gave an opening statement and presented his argument. Exhibit 2 was admitted with no objection.

Mr. Gingery asked questions of Chief Deputy County Assessor

Kristin Williamson. The meeting recessed at 9:55 a.m. and reconvened at 10:19

a.m. Mr. Gingery proceeded examining Ms. Williamson, and Mr.

Harris responded with questions of Ms. Williamson. Commissioner Newcomb joined the meeting at 11:21 a.m. The meeting recessed at 11:28 a.m. and reconvened at 11:42

Commissioner Barron left the meeting at 11:28 a.m. Mr. Harris continued examination of Ms. Williamson.

Mr. Gingery asked questions of Ms. Williamson. Mr. Harris responded with questions of Ms. Williamson.

The Board asked questions of Ms. Williamson. Closing arguments were given by Mr. Harris and Mr. Gingery. Mr. Harris responded with final comments.

The Hearing Officer's recommendation was to affirm the Assessor's 2021 valuation as the landowner did not present enough to overturn the assessment.

A motion was made by Commissioner and seconded by Commissioner to affirm the Assessor's 2021 Assessment of property located at 405 E. Cottonwood and owned by James B. & Ann R. Harris in the amount of \$3,061,333.00 based upon the findings of fact and conclusions of applicable law. Chairwoman Macker

called for a vote. The vote showed three in favor and the motion carried 3-0 with Commissioner Newcomb abstaining. The meeting was recessed at 12:45 p.m. and reconvened at

12:43 p.m. The Hearing Officer reviewed the hearings that were scheduled for today to which the appellants did not appear. PARCEL R0019741 BARLOW The Barlows had withdrawn their appeal prior to the hearing.

HARSLEM, ERIC F PARECL A motion was made by Commissioner Epstein and seconded by Commissioner Propst to dismiss the case for failure to appear. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 4-0.

BALD EAGLE LLC / NEISHABOURI $PARCEL\ R0006507, R0017741, R0004026, R0017740$ A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to be dismissed. Chairwoman Macket

called for a vote. The vote showed all in favor and the motion carried 4-0. S&B IRREVOCABLE TRUST PARCEL R0010134

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to dismiss item R0010134 for failure to

appear. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 4-0. **ADJOURN** A motion was made by Commissioner Epstein and seconded

by Commissioner Newcomb to adjourn. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried 4-0. The meeting adjourned at 1:50 p.m. Respectively submitted: csw TETON COUNTY BOARD OF COMMISSIONERS

/s/ Natalia D. Macker, Chair ATTEST: /s/ Maureen E. Murphy, County Clerk Publish: 09/15/21

COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in regular meeting on August 16, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:01 a.m. Commission present: Natalia Macker, Chairwoman, Luther

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF

Propst, Vice-Chairman, Mark Barron, Mark Newcomb and Greg Epstein were present via Zoom.

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

PUBLIC COMMENT There was no public comment. ACTION ITEMS

1. Consideration of Payment of County Vouchers A motion was made by Commissioner Propst and seconded by Commissioner Newcomb to approve the August 16, 2021 county voucher run in the amount of \$727,283.52. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

Consideration of Administrative Items

24-Hour Liquor Permits

Bar-SIP-Bar

A request for approval of two applications for 24-Hour Catering Permits submitted by Bar-SIP-Bar, LLC for events to be held August 20, 2021, August 23, 2021, and August 28, 2021. A motion was made by Commissioner Propst and seconded by Commissioner Barron to approve the 24-hour catering permits submitted by Bar-SIP-Bar, LLC for the Daniel Hoffman Wedding to take place on August 20, 2021, the Jamie King Wedding to take place on August 23, 2021, and the Savannah Šiek Wedding to take place on August 28, 2021, with each permit being valid for a 24-hour period. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. ii. JH Land Trust A request for approval of two applications for 24-Hour

Catering Permits submitted by the Jackson Hole land Trust for events to be held August 23, 2021 and August 27, 2021 (description below).

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the 24-hour catering

100.00 / EPI-USE AMERICA INC. 18,066.25 / ERIN LUSINS

500.00 E.R. OFFICE EXPRESS INC. 898.63 / FEUZ EXCAVA-

TION LLC 1,142.35 FELIX MORALES 64.00 / FISH CREEK

EXCAVATION, LLC 4,962.34 FLAT CREEK SADDLE SHOP

FRAZIER SHOWS 13,085.00 / GRAVITY GRAPHICS 439.30

IDAHO 8,128.00 / HIGH COUNTRY LINEN SUPPLY LLC

INC. $3{,}040.00$ / INBERG-MILLER ENGINEERS $20{,}589.75$

/ JACKSON PEDIATRICS,P.C. 800.00 / JB APPLIANCE

 $4,\!676.05\,\text{\'H}\textsc{illary}$ Gongora $350.00\,\textsc{/}\,\textsc{Hughes}$ Production Company, inc 18,294.00 idaho traffic safety,

JAKE JACKSON HOLDINGS LLC 2,240.00 / JAMES LEAHY

52.50 / JACKSON LUMBER 4,936.49 JAMEY MILES 350.00

30.95 JH20 WATER CONDITIONING & FILTRATIO 89.00 /

JHALA FRENCH 297.36 JH HIST.SOCIETY AND MUSEUM

41,666.67 / JACKSON HOLE LIONS CLUB 440.00 JACKSON

HOLE SECURITY LLC 650.00 / JORGENSEN ASSOCIATES

PC 13,452.50 JODEE LUNDSTEDT 350.00 / JOANNA VAN

52.50 / KRISTEN HEIKKILA 350.00 / KRISTINA LAWSON

125.00 / LEO BARBOZA 40.00 / LEA BONNECAZE 700.00

LOWER VALLEY ENERGY 20,390.42 LROENZO BETTINO

9,992.00 / MARQUIS AWARDS 1,869.47 / MARIO JIMENEZ

52.50 MASTERCRAFT POOL & SPA 1,556.59 / MCKESSON

MEDICAL SURGICAL 419.77 META DITTMER 250.00 / MERIDIAN ENGINEERING P.C. 5,150.77 / MELINDA LEE 293.47 MIKE'S BODY SHOP, INC. 5,521.64 / MOMENTUM

RECYCLING LLC 3,400.00 MUNICIPAL EMERGENCY

INC. 22.94 / OFFICE ALLY 35.00 OPTICOS DESIGN INC

9,921.25 / ORANGETHEORY FITNESS 450.00 OSPREY

BEVERAGES LLC 9,298.00 / OWENS LAW OFFICE, PC

82.50 PATRICK & JENNIFER ALMOND 4,104.00 / PANDA

PROPERTIES 8,000.00 PAWS OF JACKSON HOLE 300.00

/ HAL JOHNSON JR-PROFESSIONAL EXPRESS 226.52

CLAIMS LLC 2,791.82 RAHCO INC. 70.00 / RECREATION SUPPLY COMPANY 73.82 / RICLYN BETSINGER 250.00

RAFTER J IMPROVEMENT & SERVICE DIST 5,224.01

ROCKY MOUNTAIN COMPETITIVE SOLUTION 151.70

ROCKY MOUNTAIN OILFIELD WAREHOUSE 5,626.23 /

RON'S TOWING LLC 175.00 ROXANNE ROCKOV 350.00 /

SHELLY MARTINEZ 67.08 / SILVER STAR COMMUNICA-

ING 370.00 / STAPLES 1,138.70 STERICYCLE, INC. 289.05

/ ST JOHN'S MEDICAL CENTER 642.00 STREET TACOS

LLC 60.00 / ELIOR INC. 3.471.79 / TETON COUNTY CIR-

CUIT COURT 104.50 TETON COUNTY CLERK'S OFFICE

12.00 / TETON COUNTY PUBLIC HEALTH 25.00 TETON

COUNTY TREASURER 1,228.32 / TETON COUNTY TREASURER 38,504.96 TETON COUNTY TREASURER 509.53 /

TETON LOCKSMITH INC. 204.00 TETON MEDIA WORKS,

4,325.61 THOMSON REUTERS-WEST 3,878.96 / TIFFANY

MANN 700.00 TORMACK CUSTOM SCREEN PRINTING,

INC 98.00 / TOM HALL 250.00 TOWN OF JACKSON 290.12

1,016.18 TOWN OF JACKSON 13,554.11 / TOWN OF JACK-

INC. 2,543.64 / THAO DINH 250.00 / THE DOOR MAN

/TOWN OF JACKSON 1,114.39 / TOWN OF JACKSON

SON 3.01 / TOWN OF JACKSON 20,244.83 TREES INC.

150.00 / WY DEPT OF WORKFORCE SERVICES 8,459.41

VALERIE ADAMS 250.00 / VERIZON WIRELESS 840.88 / VISA 28,406.08 WESTRAURANTSTORE 2,694.00 / WEST

ERN RECORDS DESTRUCTION INC. 43.00 WEST BANK

SANITATION 1,334.79 / WESTERN STATES EQUIPMENT

SUPPORT ASSOCIATION 60.00 / XEROX FINANCIAL SER-

OF THE BOARD OF COUNTY COMMISSIONERS, TETON

meeting on August 17, 2021 in the Commissioners Chambers

located at 200 S. Willow in Jackson. The meeting was called to

The Teton County Board of Commissioners met in regular

order at 9:00 a.m. and the Pledge of Allegiance was recited.

County Commission: Natalia Macker, Chairwoman, Luther

Propst, Vice-Chairman, Mark Barron, Mark Newcomb and

A motion was made by Commissioner Barron and seconded by

Commissioner Propst to adopt today's agenda with the addi-

buildings. Chairwoman Macker called for the vote. The vote

tion of item 23: a resolution requiring masks in certain county

A motion was made by Commissioner Barron and seconded by

Commissioner Epstein to approve the 7-26-21, 8-02-21, 8-03-

21, and 8-04-21 minutes. Chairwoman Macker called for the

postponement of the Centennial Picnic due to COVID concerns.

A motion was made by Commissioner Propst and seconded by

Commissioner Barron to place the following Matters from Staff

vote. The vote showed all in favor and the motion carried. CENTENNIAL MINUTE - the Chairwoman took note of the

1. Consideration of Contract Award for the 2021-26 South

5,293.25 WHITE GLOVE PROFESSIONAL CLEANING

VICES 562.17 XEROX CORPORATION 568.97

OFFICIAL SUMMARY PROCEEDINGS

showed all in favor and the motion carried.

Publish: 09/15/21

COUNTY, WYOMING

Greg Epstein were present.

ADOPTION OF AGENDA

CONSENT AGENDA

on a Consent Agenda:

Jackson Snow Removal Project

MINUTES

665.00 / WILSON HARDWARE 63.98 WYOMING CHILD

R&S NORTHEAST 348.14 / SHERVIN'S INDEP. OIL 1,234.89

TIONS 4,622.01 SOUTH PARK NURSERY AND LANDSCAP-

PRAZMA PAINT & AUTO BODY 981.00 / QUICK MED

SERVICES 643.95 / NELSON ENGINEERING COM-PANY 3,487.50 NEWMAN SIGNS INC. 3,580.00 / NORCO

LILY SULLIVAN 168.00 / L.N. CURTIS & SONS 4,397.00

LONG BUILDING TECHNOLOGIES, INC. 17,572.61/

OPPEN 52.50 / KATIE SMITS 100.00 KEDRIC PUTNAM

100.00 KRISTEN OMLAR 250.00 / KRISTA SCHUSTER

 $100.00\,/\,\mathrm{LA}$ CASITA MEXICAN 151.00 LASER XPRESS

11,457.00 / FORSGREN ASSOCIATES INC. 15,000.00

/ GRAM PIZARRO 350.00 HARRIS MOUNTAIN WEST-

- permits submitted by the Jackson Hole land Trust for the Bob Strawbridge Cocktail Reception to take place on August 23, 2021, and the Save the Block Thank You Reception to take place on August 27, 2021, with each permit being valid for a 24-hour period. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.
- SLIB Drawdowns Tax Corrections
- d. Human Service/Community Development Contracts for
- Special Events Permits Applications Pending (for informational purposes, no action taken)
- Old Wilson School House back to school Block Party, September 7, 2021 – Block Party; Attendees 200
- 3. Consideration of Proposed Outgoing Commissioner Correspondence
- a. SLIB Thank-You Letter
- A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the letter as presented. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.
- DISCUSSION ITEMS
- 1. Known Matters for Discussion Identify Consent Agenda
- The agenda for August 17, 2021 was reviewed and items for the potential consent agenda were identified.
- A. Sheriff's Request for Vehicles Matt Carr, Sheriff, presented to the Board an updated on a request for vehicles, especially as they pertain to efficient K-9 units.
- B. August 23rd Voucher Meeting The Board discussed schedules to determine if there is a quorum for this scheduled meeting.
- Other Matters for Discussion
- MATTERS FROM COMMISSIONERS
- Calendar review The Board reviewed their weekly calen-
- 2. BCC Administrator Alyssa Watkins, Board of County Commissioners Administrator, gave updates via email on Water Quality, Transportation, Culture of Leadership, and Diversity, Equity, and Inclusion.
- Liaison reports / Commission updates
- Commissioner Macker had no updates.
- Commissioner Epstein had no updates. Commissioner Barron had no updates.
- Commissioner Newcomb had no updates.
- Commissioner Propst will attend the Governor's taskforce meeting in Pinedale to discuss the local mule deer migration
- The meeting recessed at 9:36 a.m. and reconvened at 11:01

Commissioner Barron left the meeting.

FAIR BOARD INTERVIEWS - The interviews took place via Zoom in a private meeting that was not open to public participants, however it was displayed in the BCC Chambers for members of the public.

The following applicants for the Teton County Fair Board were

- Matt Hall
- John Bauer in-person in the Chambers
- Nicholas Houfek
- Amy Renova Donnie Wackerman
- EXECUTIVE SESSION Pursuant to Wyoming Statute 16-4-504(a)(ii)

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to enter executive session pursuant to Wyoming Statute 16-4-405(a)(ii) to discuss appointments to a volunteer board, specifically the appointment of a board member as a public officer. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 4-0. The meeting entered executive session at 11:34 a.m.

Commission Present via Zoom: Natalia Macker, Luther Propst, Greg Epstein, and Mark Newcomb.

Clerk: Chalice Weichman, Deputy County Clerk was present in person in the Chambers.

A motion was made by Commissioner Newcomb seconded by Commissioner Propst to exit executive session. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried 4-0.

The meeting exited executive session at 11:40 a.m. APPOINTMENTS

A motion was made by Commissioner Newcomb and seconded by Commissioner Propst to appoint to the Teton County Fair Board; Donnie Wackerman, Matt Hall, and Amy Renova to serve three-year terms expiring August 31, 2024. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried 4-0.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to adjourn. Chairwoman Macker called for the vote. The vote showed all in favor and the motion carried 4-0. The meeting adjourned at 11:43 a.m.

Respectively submitted: csw

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk AIMEE CROOK 400.00 / AIRGÁS USA LLC 70.92 / AM SIGNAL LLC 1,216.25 ANN SCHROEDER 450.00 / ACI 19,194.00 / ASPEN AUTOMOTIVE/NAPA 34.54 ATS INLAND NW 31,325.58 / BECCA BELTON 250.00 / BEVERLY SHORE

114.98 BIG R RANCH & HOME 751.29 / BIOTA RESEARCH & CONSULTING, INC. 1,812.50 BLUE SPRUCE CLEAN-ERS, INC. 605.50 / BONNEVILLE COUNTY SOLID WASTE

153,529.42 BRIAN MAYKRANTZ 350.00 / BRYON WIL-LIAMS 90.00 BUCK FAIRBANKS ELECTRIC INC 1,320.71 / CASPER STAR TRIBUNE 350.00 TP CORPORATION $4,071.30\,/\,\mathrm{CENTURYLINK}\,1,620.11\,/\,\mathrm{CENTRAL}\,\mathrm{SQUARE}$

ENTRY SERVICES 5,000.00 CONVERGEONE INC. 6,645.50

/ COPY WORKS LLC 187.00 / CORIE BAUMAN 350.00 COM-

MUNITY SAFETY NETWORK 4,083.33 / CRAIG BOEGNER

STUBBS 3,700.00 / DBR, INC. 7,228.50 DC CONCESSIONS 565.00 / DELL MARKETING L.P. 8,797.47 DEAN'S PEST

CONTROL LLC 195.00 / DEPARTMENT OF WORKFORCE SERVICES 1,188.95 DIMENSIONS CONSTRUCTION

4,179.22 / EMILY BEDROSIAN 350.00 EMILY FIGENSHAU

52.50 CURRAN-SEELEY FOUNDATION 75.00 / DAVID

2. Consideration of Contract Award for the 2021-26 South TECH 252.00 CHANCE ABEL 275.52 / CHRIS BELLINO 350.00 / CHARTER COMMUNICATIONS 114.98 CLARKS' BROADWAY AUTO PARTS, LLC 245.48 / COMMUNITY

- Wilson Snow Removal Project 3. Consideration of Contract Award for the 2021-26 North Wilson Snow Removal Project
- 4. Consideration of Contract Award for the 2021-26 North Jackson Snow Removal Project
- 6. Consideration of Contract Award for the 2021-23 Alta Winter Sand Project
- 7. Consideration of Contract Award for the 2021-23 Jackson Winter Sand Project
- 8. Consideration of Architect Contract for Phase 5 Courthouse 10. Consideration of Contract for Design of Building Automation Systems Upgrades

- 11. Consideration of Contract for Wireless Infrastructure 12. Consideration of Contract for Geotechnical Services at Courthouse
- 13. Consideration of an Employee Rental Lease
- 14. Consideration of Holder x45i Tractor Purchase
- 15. Consideration of Cat 906 V-Blade Purchase
- 16. Consideration of Treatment Court Contract with Jackson Hole community Counseling Center 17. Consideration of Treatment Court Contract with Curran
- 19. Consideration of Lease agreement for Fresno Drive (Kip) 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 Barron 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 $1. \ Consideration \ of \ Contract \ Award \ for \ the \ 2021-26 \ South$
- Jackson Snow Removal Project To approve the 2021-2026 Teton County South Jackson Snow Removal Project contract to Ridgeline Excavation, Inc. in the
- amount of \$82,500 for first year snow removal season.
- 2. Consideration of Contract Award for the 2021-26 South Wilson Snow Removal Project
- To approve the 2021-2026 Teton County South Wilson Snow Removal Project contract to Yellow Iron Excavating, LLC in the amount of \$67,771 for the first year snow removal season. 3. Consideration of Contract Award for the 2021-26 North
- Wilson Snow Removal Project To approve the 2021-2026 Teton County North Wilson Snow Removal Project contract to Yellow Iron Excavating, LLC in the amount of \$39,314.00 for the first year snow removal season 4. Consideration of Contract Award for the 2021-26 North Jackson Snow Removal Project
- To approve the 2021-2026 Teton County North Jackson Snow Removal Project contract to Ridgeline Excavation, Inc. in the amount of \$68,500 for the first year snow removal season. 6. Consideration of Contract Award for the 2021-23 Alta Winter Sand Project
- To approve the 2021-23 Alta Winter Sand Project contract to Action Excavation, LLC. in the amount of \$75,600.00.
- 7. Consideration of Contract Award for the 2021-23 Jackson Winter Sand Project To approve the 2021-23 Teton County Jackson-area Winter
- Sand Project contract to Evans Construction Company in the amount of \$149,385.00. 8. Consideration of Architect Contract for Phase 5 Courthouse To approve the amendment of the contract with Anderson-
- MasonDale to provide Phase 5 Contract Amendment in the amount of \$111,800.00. 10. Consideration of Contract for Design of Building Automa-
- tion Systems Upgrades To approve the contract with Cator Ruma and Associates for Control System Design in the amount of \$71,075, plus reimbursable expenses at cost plus 10%.
- 11. Consideration of Contract for Wireless Infrastructure
- To approve the agreement with ANM for County Wi-Fi hardware in the amount of \$37,285.45. 12. Consideration of Contract for Geotechnical Services at
- To approve the contract for geotechnical investigation and utility location mapping at the Teton Courty Courthouse to
- Jorgensen Engineering in the amount of \$17,000.00. 13. Consideration of an Employee Rental Lease To approve the Lease Agreement for Hoback Cabin 7, located
- at 11055 S highway 89, with County employee Michelle Cog-14. Consideration of Holder x45i Tractor Purchase
- To approve the sole source purchase of a Holder X45i Series tractor from Karcher-Holder Municipal North America Corporation in the amount of \$106, 145.00 to replace the Departments 2004 Holder C240. 15. Consideration of Cat 906 V-Blade Purchase
- To approve the purchase of an 108" Erskine V Plow from West-
- ern States CAT in Idaho Falls, ID in the amount of \$7,398.85. 16. Consideration of Treatment Court Contract with Jackson Hole community Counseling Center
- To approve the FY 22 Treatment Court Contract with Jackson Hole Community Counseling Center in an amount, not to
- 17. Consideration of Treatment Court Contract with Curran To approve the FY 22 Treatment Court Contract with Curran-
- Seeley Foundation in an amount, not to exceed \$38,000. 19. Consideration of Lease agreement for Fresno Drive (Kip) To approve the Lease Agreement with Kip Roberson for 1230 W. Fresno Drive.
- DIRECT CORRESPONDENCE
- 1. Anahi Morillon 7/27/2021 email regarding Affordable Housing/DACA Jenny Fujinami 7/28/2021 email regarding 2021 Mill Levy
- Teton Conservation District 7/28/2021 email regarding Fiscal Year 2022 Budget 4. Michael Keegan 7/28/2021 email regarding Rafter J Lot
- Deb Barracato 7/29/2021 email regarding Flat Creek
- Watershed Improvement Budget 6. Jayne Ottman 7/29/2021 email regarding Property Devel-
- opment Concerns 7. Monica Ruiz 7/29/2021 email regarding Affordable Hous-
- ing/DACA 8. Joe Petrick 7/30/2021 email regarding Affordable Housing/
- 9. Skye Schell 7/30/2021 email regarding Housing News 10. Alex Klein 7/30/2021 email regarding Travel and Tourism 11. Dave Adams 7/30/2021 email regarding Skyline Ranch
- Budget 12. Laura Bonich 8/2/2021 email regarding Affordable Housing/Workforce Housing
- 13. Jeff and Diane Jung 8/2/2021 email regarding Grand Targhee Resort Expansion
- 14. Rebecca Bextel 8/2/2021 email regarding Email to Town Council Regarding Affordable Housing
- 15. Tim Linger 8/2/2021 email regarding Indian Paintbrush Water District 2022 Budget

16. Grace Peck 8/2/2021 email regarding Affordable Housing/

17. Chi Melville 8/2/2021 email regarding Teton County Idaho Socioeconomic Study 18. Brooke Bullinger 8/2/2021 email regarding Fireside Resort

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

 Ron Pfeiffer 8/2/2021 email regarding Grand Targhee Resort Expansion/Socioeconomic Study
 James McKinney 8/2/2021 email regarding Affordable

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 Trans-

fer 42. Jeffrey Kochan 8/5/2021 email regarding BLM Land Trans-

fer 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

/ Employee Housing 48. Beverly Boynton 8/10/2021 email regarding Grizzly Feeding / Concerns

ing / Concerns 49. Robert Frodeman 8/10/2021 email regarding South Hoback Junction Roadrt Frodeman 8/3/2021 email regarding Truck Traffic on South Hoback Junction RD

PUBLIC COMMENT
Public comment was given by Doug Loughry regarding a pro-

posal 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 Commis

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 engage-

ment 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

("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 English to approve the modifications to

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

There was no public comment.

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.

A motion was made by Commissioner Barron and seconded by

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.

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 COUN-TY 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 entiy 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 the ough 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 Depailment 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:

house (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.

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.
 All members of the public entering the Jackson/Teton

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

out 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 cre-

e. Individuals for whom wearing a race 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.

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,

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

concluded and ordered the approval of Findings of Fact and

NEW BUSINESS

1 Permit:

1. Permit: SD2021-0003 – POSTPONED TO THE SEPTEMBER 20, 2021 MEETING Applicant: PROLOGO, COREY & PACE, STEPHA-

E Presenter: Hamilton Smith

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

Regulation Section 8.5.3 and 8.2.13 for a Plat Amendment, partial vacation & re-plat of Lot 26, Hufsmith Hill Third Filing.

Location: Lot 26, Hufsmith Hill Third Filing, located adjacent to South Park Loop Road, accessed by Matheson Hill Road. The lot is zoned Rural-2 (R-2) and is in the Scenic Resources Overlay.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to postpone SD2021-0003 to the September 20, 2021 BCC Meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

SD2021-0005 – POSTPONED TO THE NOVEMBER 16, 2021 MEETING

Applicant: SRS CLUB, LLC Presenter: Hamilton Smith

Partial Vacation Without Replat, of Lots Request: 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195, pursuant to Section 8.2.13.C.5 of the Teton County Land Development Regulations, Amendment of

Permits or Approvals, to vacate interior lot lines.

Location: Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195. All subject Lots are undeveloped, located within the Snake River Sporting Club Planned Residential Development, adjacent to the Snake River Sporting Club Golf Course in the Rural 1 Zone (R-1), and are within the Scenic Resources Overlay and the Natural Resources Overlay.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue SD2021-0005 to the November 16, 2021 BCC Meeting. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. DEV2016-0002 3. Permit:

Applicant: AJL DUERSCH, LLC Presenter: Chandler Windom

Request: Request for a 2-unit Subdivision Planned Residential Development pursuant to Section 2320 of the 4th Printing of the 1994 LDRs.

The subject property is located east of N Location: State Line Road in Alta. The land is zoned Rural and is not within any overlays.

Chandler Windom, Senior Planner, Planning and Building Services, presented to the Board for consideration of approval A Development Permit pursuant to Section 2320 of the 2015 Teton County Land Development Regulations (LDRs) for a 2-unit Subdivision Planned Residential Development. The applicant, Y2 Consultants, on behalf of the property owners, AJL Duersch, LLC and PWD Duersch, LLC, are requesting a Development Permit to subdivide a 48.03-acre parcel into 2 lots using the Planned Residential Development (PRD) option. This original application was submitted in March of 2016 as a 4-unit PRD. It was put on hold in February of 2017 in order for the applicant to work on outstanding requirements and to collaborate

with neighbors to address their concerns. It was deemed that the applicant was not unresponsive, and instead was actively working on resubmittal requirements. The applicant waived the timeline for review of the application as outlined in the LDRs. Since this application was deemed sufficient on March 26, 2016 the project is to be reviewed under the PRD standards effective at that time. This was prior to the adoption of the most recent Teton County Land Development

Regulations on April 1st, 2016. Ms. Windom presented EAS2021-0001 in conjunction with

DEV2016-0002:

EAS2021-0001 4. Permit:

Applicant: AJL DUERSCH, LLC & PWD DUERSCH,

LLC C/O LYNCH, ALLEN J

 $\underbrace{ \text{Presenter: } \underline{ \text{Chandler Windom} } }_{-}$

Request: Request to accept a new easement to the Teton County Scenic Preserve Trust to allow approval of a 2-unit Planned Residential Development (DEV2016-0002) The subject property is located east of N

State Line Road in Alta. The land is zoned Rural and is not within any overlays. Chandler Windom, Senior Planner, presented to the Board for

consideration of approval Request to the Teton County Scenic

Preserve Trust (TCSPT) to accept a new conservation easement in Alta associated with the Duersch Planned Residential Development, Teton Vista Ranches (DEV2016-0002). This request is to dedicate 70% of the subject parcel as conservation area held under easements by the TCSPT in order to meet the requirements for approval of a Planned Residential Development (PRD). The applicant previously submitted ${
m EVA}2019 ext{-}0002$ in association with the PRD. The TCSPT Board voted to deny that application at their November 10, 2020 meeting. The applicant has now made revisions to DEV2016-0002 and is therefore presenting an updated open space configuration with this new TCSPT easement application.

Hal Hutchinson, for the Applicant, commented on the applica-

There was no public comment.

MOTION FOR DEV2016-0002

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve DEV2016-0002, revised April 30, 2021, for a 2-unit Planned Residential Development, with the following conditions, being able to make the five (5) findings for a Development Plan pursuant to Section 5100, as recommended by the Planning Director.

Prior to recording of the subdivision plat, the applicant shall pay to Teton County an affordable housing fee in the amount of \$54,813.

Prior to recording of the subdivision plat, the applicant

shall pay to Teton County a development exaction fee in the amount of \$6,083.15.

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

In order to consider EAS2021-0001, a motion was made by Commissioner Epstein and seconded by Commissioner Barron to convene as the Teton County Scenic Preserve Trust. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The Scenic Preserve Trust convened at 10:10 a.m.

There was no public comment on EAS2021-0001

MOTION FORR EAS2021-0001

A motion was made by Commissioner Propst and seconded by Commissioner Newcomb to approve EAS2021-0001, dated May 4, 2021 for requested acceptance of a new conservation easement by Teton County Scenic Preserve Trust to meet the conservation area requirements of the Planned Residential Development DEV2016-0002, being able to make the findings in the Open Space Resources Resolution of Teton County,

Wyoming with the three conditions listed below: 1. Prior to release of the signed easement document from Planning Staff to the applicant for recordation, the applicant shall pay an easement stewardship fee of \$13,200 to the Teton Count Scenic Preserve Trust.

2. A Transfer Agreement is required to be recorded by the applicant in the Office of the Teton County Clerk concurrent with recordation of the easement as a separate document and shall travel with the title of the easement-encumbered property. The Transfer Agreement shall be composed of the sample agreement provided in the Open Space Resources Resolution of Teton County, Wyoming, adopted December 22, 2015.

3. Prior to release of the signed easement document from Planning Staff to the applicant for recordation, the applicant shall provide a final legal description of the open space, prepared by a Wyoming Licensed Land Surveyor.

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 Newcomb to exit the Teton County Scenic Preserve Trust. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried.

The Board of County Commissioners reconvened at 10:13 a.m. ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chairwoman Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:14 a.m. Respectively submitted: csw

TETON COUNTY BOARD OF COMMISSIONERS /s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk

Publish: 09/15/21

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met virtually in regular meeting on August 23, 2021 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00 a.m.

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

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adopt the agenda as presented. Vice-Chairman Propst called for a vote. The vote showed four in favor and the motion carried 4-0.

PUBLIC COMMENT

There was no public comment.

ACTION ITEMS

1. Consideration of Payment of County Vouchers A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the August 23, 2021 county voucher run in the amount of \$562,000.13. Vice-Chairman Propst called for a vote. The vote showed four in favor and the motion carried 4-0.

Consideration of Administrative Items

24-Hour Liquor Permits

SLIB Drawdowns b. Tax Corrections

Human Service/Community Development Contracts for

Special Events Permits – Applications Pending (for informational purposes, no action taken) -None Consideration of Proposed Outgoing Commissioner Cor-

respondence – there was none. Consideration of Notice of Award and Contract with West

Fork Construction, LLC Heather Overholser, Director of Public Works, presented to the Board for consideration of approval a notice of award and contract with West Fork Construction, LLC for repairs and improvements to the Transfer Station tunnel and concrete

In April 2020, it was observed that angle iron connecting the chute curtains to the ceiling of the tunnel at the Transfer Station were improperly installed and coming loose. On April 14, 2020, a section of angle iron and chute curtain fell from the tunnel ceiling, damaging a trash truck owned by Yellow Iron Excavating. At that time, all angle iron and chute curtains were removed from the tunnel as a safety precaution while staff determined appropriate next steps. There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve a contract West Fork Construction, LLC for repairs and improvements to the Transfer Station, with a total contract amount of \$295,656, and a total project amount of \$325,221 including 10% contingency. Vice-Chairman Propst called for a vote. The vote showed four in favor and the motion carried 4-0. DISCUSSION ITEMS

Known Matters for Discussion

Other Matters for Discussion

Northern South Park (NSP) Planning: Commissioner Epstein reported attending an NSP planning meeting and asked the Board to consider next steps. Chris Neubecker will provide more detail during the monthly updates on August 30, 2021. MATTERS FROM COMMISSIONERS

Calendar review - The Board reviewed their weekly calendar.

2. Liaison reports / Commission updates

Commissioner Macker had no updates.

Commissioner Epstein had no updates. B.

ADJOURN

Commissioner Barron reported that the JH Airport Board cancelled the annual Airline Rendezvous. Commissioner Newcomb gave Library Board updates.

Commissioner Propst gave an update on the Governor's Taskforce for Mule Deer Migration.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to adjourn. Vice-Chairman Propst called for a vote. The vote showed four in favor and the motion carried 4-0. The meeting adjourned at 9:17 a.m.

Respectively submitted: csw TETON COUNTY BOARD OF COMMISSIONERS /s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk ACE HARDWARE 597.07 / ADDIE HARE 60.00 / AIRGAS USA LLC 120.23 AIRPRO INC 453.25 / ALADTEC, INC. 2.408.00 ALLEGIANCE BENEFIT PLAN MGMT 76.719.35 INC. 954.74 / APPRIVER,LLC 1,857.52 ARCHITECTURE CONSTRUCTION MGMT 12,664.00 / ARNOLD MACHIN ERY COMPANY 1,925.82 ASPEN AUTOMOTIVE/NAPA 37.47 / ASPEN PINES WATER & SEWER DISTRICT 147.49 BECKY MOODY 685.12 / BEVERLY SHORE 272.57 / BIG O TIRES 22.00 BIOTA RESEARCH & CONSULTING, INC. 62.50 / BOB BARKER COMPANY, INC. 968.92 BOUND TREE MEDICAL, LCC 2,722.00 / TETON DIGITAL MEDIA LLC 550.00 CATHERINÉ TALLICHET 50.00 / CENTURY-LINK 970.79 / CHARM-TEX INC. 107.20 LIFE INSURANCE CO OF NORTH AMERICA 679.90 / CIVICPLUS INC 1,504.92 CLARKS' BROADWAY AUTO PARTS, LLC 1,142.93 / COURTNEY CEDARHOLM 100.00 CONTROL SOLUTIONS INC. 324.00 / CONVERGEONE INC. 20,878.56 COPRO EFP LLC 3,053.11 / COPY WORKS LLC 74.50 / DBR, INC. 1,946.74 DEPARTMENT OF FAMILY SERVICES 10.00 / DEPT.OF FAMILY SERVICES 50.00 DUBBE-MOULDER ARCHI-TECTS, P.C. 377.75 / ERIKSEN-MEIER CONSULTING LLC 3,950.00 E.R. OFFICE EXPRESS INC. 492.00 / GRAINGER 420.50 / GREG EPSTEIN 60.00 GRAVITY GRAPHICS 848.85 / HESS D'AMOURS & KRIEGER LLC 120.00 HIGH COUN-TRY LINEN SUPPLY LLC 5,775.03 / ISWR - PETTY CASH 82.50 JACKSON CURBSIDE, INC 1,638.00 / JACKSON PAINT & GLASS, INC. 48.42 JACKSON POLICE DEPT. 1,275.00 / JESS MOODY 869.36 JH20 WATER CONDITION ÍNG & FILTRATIO 162.00 / JHAM, INC. 354.75 JACKSON HOLE DISTRIBUTING 11,917.70 / JACKSON HOLE FIRE/ EMS 2,250.00 JACKSON HOLE NEWS & GUIDE 70.00 / JIR DON 45.00 / JOEL GAYTON 217.30 JOHNSON, ROBERTS & ASSOCIATES 45.00 / JUDY ROSS 60.00 / KATIE CLARKE 60.00 KATHI VETTER 100.00 / KMTN THE MOUNTAIN 500.00 / KRISTINE ABBEY 1,505.00 LASER XPRESS 35.00 / LESLIE A PRENDERGAST 21.00 LIFE INSURANCE CO OF NORTH AMERICA 16.96 / LILY PAD CREATIVE 380.00 LIZA WILSON 141.77 / LOWER VALLEY ENERGY 1,385.32 / LOWER VALLEY ENERGY 3,226.25 LSE, INC. 444.20 / LUTHER PROPST 60.00 / LUM STUDIO 14,685.51 MAU-RENE GUSTAFSON 22.25 / MALEA CHRISTENSEN 753.60 / MARTY SIMPER 832.96 MASTER'S TOUCH LLC 7,546.00 / MD NURSERY & LANDSCAPING INC. 2,215.00 MEGHAN SPAULDING 1,056.00 / MILLER SANITATION 2,030.00 MUNICIPAL EMERGENCY SERVICES 326.00 / MULLIGAN LAW OFFICE 420.00 NAVITUS HEALTH SOLUTIONS LLC 34,102.79 / NATALIA D. MACKER 60.00 OLD WEST PRESS LLC 700.00 / O'RYAN CLEANERS 6.03 / OWENS LAW OFFICE, PC 330.00 PLUMBING ANYTIME INC. 314.00 / PORTERS OFFICE PRODUCTS 65.56 PREMIER CLEAN ING SERVICES LLC 784.00 / QUILL 93.95 / RICK MARTIN 250.00 ROCKY MOUNTAIN COMPETITIVE SOLUTION 1,127.79 ROCKY MOUNTAIN OILFIELD WAREHOUSE 149.91 / ROTARY CLUB 325.00 RON'S TOWING LLC 350.00 / ROTARY CLUB OF JACKSON HOLE 300.00 SANOFI PASTEUR INC. 2.358.98 / SCHOW'S TRUCK CENTER 169.17 / SENSAPHONE 149.87 SHERRY L.DAIGLE 60.00 SHEILA LUTZ 488.56 / SHANE FLUD 52.50 SILVER CREEK SUPPLY 2,173.34 / SOUTH PARK NURSERY AND LAND-SCAPING 982.50 STAPLES 104.51 / SUNRISE ENVIRON MENTAL SCIENTIFIC 74.27 / ELIOR INC. 3,903.70 SWAGI PRODUCTIONS LLC 22,500.00 / MIGUEL SANCHEZ 40.00 /TANYA HAMNER 996.24 TETON COUNTY 4-H COUNCIL 900.00 / TETON COUNTY PUBLIC HEALTH 101.00 TETON COUNTY TRANSFER STATION 683.00 / TETON COUNTY TREASURER 202,846.82 TETON COUNTY TREASURER 43,800.00 / TETON COUNTY TREASURER 2,780.00 TRC INC. 1,641.94 / TETON MEDIA WORKS, INC. 13,370.96 TETON TRASH REMOVAL INC. 150.00 / TORMACK CUSTOM SCREEN PRINTING, INC 665.15 TOWN OF JACKSON 711.05 / TOWN OF JACKSON 2,708.88 / TOWN OF JACKSON 4,930.33 TOWN OF JACKSON 1,387.56 / TOWN OF JACKSON 2,528.75 / T&T REPORTING LLC 1,798.72 VISA 2,795.40 / VWR INTERNATIONAL LLC 360.70 WESTERN RECORDS DESTRUCTION INC. 250.00 / WILLIAM R. SMITH M.D. 250.00 XEROX FINANCIAL SER-VICES 1,021.22 / XEROX CORPORATION 225.04 YVONNE

/ ALPHAGRAPHICS 58.26 AMAZON CAPITAL SERVICES,

M.ROBERTSON 60.00 Publish: 09/15/21

TETON COUNTY DIVISION OFFICES

• PUBLIC NOTICE •

NOTICE OF PUBLIC REVIEW TETON COUNTY BOARD OF COUNTY COMMISSIONERS MEETING

Tuesday, October 05, 2021

Notice is hereby given that a Public Hearing will be held by the Teton County BOARD OF COUNTY COMMISSIONERS for the purpose of considering the applications listed below pursuant to the Wyoming State Statutes, Sections 16-3-101, et. seq. 18-5-201, et. seq. and 18-5-301, et. seq. as applicable. The Public Hearing will be held in the Commissioners Meeting Room of the Teton County Administration Building at 200 S. Willow Street in Jackson, Wyoming on Tuesday, October 05, 2021, in their regular meeting which begins at 09:00 AM. Information regarding the applications listed below may be obtained from the Teton County Planning and Development Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

. Applicant: BUDGE, DANNY L. & EVELYN JANE REVOCABLE TRUSTS ONZIK, KRISTI

LANDALE, DOUGLAS SCOTT & APRIL GODFREY

Permit No.: SD2021-0007

Plat Amendment, pursuant to Section Request: 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate the setback notes on Plat No. 660, without replat pursuant to Section 8.5.3 and 8.2.13 of the LDRs.

Location: 9770 N Budge Lane in Kelly, also Lot 31 of the Kent Third Addition Kelly Homesite Subdivision. Also includes Lots 32 & 33. Properties are zoned Neighborhood Conservation and not in any Overlays.

Applicant: ONZIK, KRISTI Permit No.: VAR2021-0003

Request: Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 3.3.3.B.1.D for the 25-foot Street Setback for a future single-

family residence building addition.

Location: 9770 N Budge Lane in Kelly, also Lot 31 of the Kent Third Addition Kelly Homesite Subdivision. Property is zoned Neighborhood Conservation and is not in any Over-

Publish: 09/15/21

The Teton County Weed & Pest District Regular Monthly Board Meeting will be at noon on Friday, September 24. It will be held via Zoom and not in person. The public is welcome. Please email erika@tcweed.org for the Zoom link. Questions please call 733-8419.

Publish: 09/15/21

• CONTINUED PUBLICATIONS •

NOTICE OF APPLICATION FOR A TRANSFER OF OWN-ERSHIP OF A COUNTY MALT BEVERAGE PERMIT

Notice is hereby given that on the 1st day of September 2021, Astoria Park Conservancy filed an application for the transfer of ownership of a county malt beverage permit from Astoria, LLC and, in the office of the Clerk of the County of Teton for the following described place:

LOT 1, ASTORIA HOT SPRINGS PARK, TETON COUNTY, WYOMING

And protests, if any there be, against the issuance of the license will be heard at the hour of 9:00 A.M., on the 20th day of September 2021, in the County Commissioners Chambers in the Teton County Administration Building.

Publish: 09/08, 09/15/21

TOWN OF JACKSON NOTICES

• OFFICIAL PROCEEDINGS •

TOWN COUNCIL PROCEEDINGS - UNAPPROVED JACKSON, WYOMING September 7, 2021 The Jackson Town Council met in a regular session at 6:00 P.M. This meeting was held through the Zoom platform. Upon roll call the following were found to be present: TOWN COUNCIL: In-person: None. Via Zoom: Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jessica Sell Chambers. Jim Rooks was absent. Mayor Morton Levinson led those in attendance in the Pledge of Allegiance and introduced new employee Mary Hurst. Public Comment. Stefania Fram, Perri Stern, Dan Peterson, and Sandy Shuptrine made

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve the consent calendar including items A-G as presented with the following motions. Linore Wallace made public comment.

A. Meeting Minutes. To approve the meeting minutes as presented for the August 16, 2021 special workshop, August 16, 2021 regular meeting, August 19, 2021 special meeting, August 23, 2021 special meeting, August 24, 2021 special meeting, and

August 30, 2021 special workshop. B. Disbursements. To approve disbursements as presented 107 WEST DESIGN, LLC \$1,000.00; ACE EQUIPMENT & SUPPLY \$2,618.23; ACE HARDWARE \$858.28; ADVANCED GLASS TRIM, LLC \$300.00; ADVANCED NETWORK MAN-AGEMENT, INC. \$9,518.61; AMAZON \$2,600.43; APEX SAGE INC \$13,767.24; APPLE INC \$12,285.00; ARCHITECTURAL BUILDING SUPPLY \$4,106.29; AT&T \$43.23; BESTDRIVE IDAHO FALLS \$5,443.00; BLUE SPRUCE CLEANERS,INC \$89.70; BMV LLC \$25.34; BRIGGS, ERIC L \$1,649.74; CAR-QUEST AUTO PARTS INC. \$468.94; CASH \$198.76; CASPER TAR TRIBUNE \$215.44; CENTURYLINK \$40.39; CIVIC-CONTROL SYSTEM TECHNOLOGY, INC. \$12,889.25; CON VERGEONE, INC \$24,736.16; CREEKSIDE MEATS, MAR-KET & DELI \$174.90; CUMMINS ROCKY MOUNTAIN LLC \$171.84; DAUS, MICHAEL \$1,669.62; DEAN'S PEST CON-FROL LLC \$150.00: DELL \$13.781.00: DPC INDUSTRIES INC. \$1,805.88; DUDE SOLUTIONS, INC \$13,935.60; ECOR \$9,000.00; ELECTRICAL WHSLE SUPPLY CO INC \$713.36 ELMAR CORP. \$1,950.00; EMPLOYERS COUNCIL SERVIC ES \$7,200.00; ENERGY LABORATORIES INC. \$813.00; ER-IKS NORTH AMERICA, INC \$150.67; EVANS CONSTRUC-TION INC \$336.43; FIRE SERVICES OF IDAHO \$4,285.00; FIREWISE LANDSCAPES INC \$196.09; FITZGERALD, TODD \$408.00; FLEETPRIDE \$2,247.40; FORTRESS HOME IMPROVEMENTS LLC \$20,968.00; FURBER, WINSLOW \$109.99; G2 GLOVES \$2,234.00; GARMIN USA \$64.95; GILLIG LLC \$7,515.07; H&R ENTERPRISES \$1,444.42; HD FOWLER COMPANY \$2,116.96; HIGH COUNTRY LINEN \$1,632.84; HIRST APPLEGATE, LLP \$2,169.40; HOTEL JACKSON \$909,375.00; HR 28 LLC \$27,451.75; HUNGATE, WILLIAM \$1,740.00; IDAHO FALLS PETERBILT \$57.70; INTERSTATE BATTERY \$1,377.40; JACKSON ANIMAL HOSPITAL \$132.25; JACKSON CURBSIDE INC. \$3,355.00; JACKSON HOLE LAW, PC \$3,001.50; JACKSON HOLE NEWS & GUIDE \$6,900.60; JACKSON LUMBER INC \$616.54; JACKSON PAINT AND GLASS, INC. \$84.79; JERRY SEINER CHEVROLET, INC. \$887.34; JORGENSEN ASSO-CIATES, PC \$18,300.18; KENWORTH SALES COMPANY DEPT #1 \$515.44; KIMLEY HORN \$2,715.00; LENZ, BRIAN \$63.52; LEPCO \$675.60; LEXISNEXIS MATTHEW BENDER \$772.67; LOCAL GOV'T LIABILITY POOL \$1,000.00; LOGI-CAL LANDSCAPING.COM \$649.50; LONG BUILDING TECHNOLOGIES INC. \$949.10; LSC TRANSPORTATION CONSULTANTS,INC \$4,880.00; MASON, TOM \$64.00; MERRELL DESIGN WORKS \$4,965.00; METROQUIP INC \$1,746.38; MILLER SANITATION \$8,344.00; MOBILITY FOREFRONT LLC \$35,000.00; MOUNTAIN ALARM \$479.48; MSC INDUSTRIAL SUPPLY CO \$405.43; NAPA AUTO PARTS INC. \$3,139.75; NELSON ENGINEERING \$5,195.00; NEW WEST BUILDING COMPANY INC. \$14,393.75;

OLDCASTLE PRECAST INC \$3,642.00; ON SIGHT LAND SURVEYORS INC. \$1,500.00; OPTION ONE \$8,000.00; OUT LINE INDUSTRIES LLC \$349.00; PLATT \$84.41; POWER ENGINEERING CO, INC \$893.90; PREMIER TRUCK- SALT LAKE CITY -\$305.92; RHINEHART OIL CO, LLC \$67,497.02; ROCKY MOUNTAIN APPRAISALS \$3,000.00; RON'S TOWING \$10,500.00; SAFETY SUPPLY & SIGN CO., INC. \$3,817.21; SCHAEFFER MFG. CO \$2,875.40; SHERVIN'S INDEPENDENT OIL \$4,468.71; SILVER CREEK SUP-PLY \$97.17; SILVERSTAR \$2,490.92; SNAKE RIVER MEP COMPLETE, INC \$435.00; SNAKE RIVER ROASTING \$195.80; SPRING CREEK ANIMAL HOSPITAL \$68.66; STANDARD DRYWALL, INC \$1,832.00; STINKY PRINTS INC \$25.64; SUNRISE ENVIRONMENTAL \$252.05; SWAGIT PRODUCTIONS, LLC \$1,775.00; TETON COUNTY INTE-GRATED SOLID WASTE/RECY \$318.00; TETON COUNTY PLANNING & BUILDING \$3,720.46; TETON COUNTY TRANSFER STATION \$184.00; TETON COUNTY-FUND 10 \$4,421.79; TETON MOTORS INC \$450.26; TETON TOOLS LLC \$93.95; THE AFTERMARKET PARTS COMPANY, LLC \$100.11; THYSSEN KRUPP ELEVATOR CORP. \$445.00; TIMBERLINE CONCRETE \$1,168.50; TITAN MACHINERY $$2,989.60; TITLE\ 22\ CONSULTANTS\ $1,534.41; TMSC\ LLC$ \$7,194.61; VERIZON WIRELESS \$5,667.74; VISA \$17,733.69; WATSABAUGH, YVONNA \$1,500.00; WESTBANK SANITA-TION \$1,705.00; WESTERN STATE \$7,200.64; WESTWOOD CURTIS \$86,725.10; WHITE GLOVE CLEANING, INC. \$1,032.80; WY CHILD SUPPORT ENFORCEMENT \$293.52; WYOMING FIRST AID & SAFETY \$359.86; WYOMING GARAGE DOOR, LLC \$115.00; WY-TEST \$505.00; Y2 CON-SULTANTS, LLC \$4,573.00; YELLOW IRON EXCAVATION, LLC \$3,220.00; ZOOM VIDEO COMMUNICATIONS, INC

C. Special Event Farm to Fork Festival. To approve the special event application made by Slow Foods in the Tetons for the Farm to Fork Festival, subject to the conditions and restrictions listed in the staff report.

D. Special Event iWalk, iBike, iBus to School. To approve the special event application made by Friends of Pathways for the iWalk, iBike, iBus to School special event, subject to the conditions and restrictions listed in the staff report.

E. Special Event JH Marathon. To approve the special event application made by the Jackson Hole Chamber of Commerce for the annual marathon special event, subject to the conditions and restrictions listed in the staff report.

Contract Award Stormwater Management Program Phase II. To approve the Stormwater Management Program Phase 2 contract with Wood Environment and Infrastructure Solutions, Inc. in the amount of \$508,518, and a budget amendment to allocate an additional \$259,000 to this project, and, upon legal review and subject to minor changes by the Town Attorney, authorize the Mayor to execute all necessary contract Agree-G. First Amendment to Gondola and Cougar Lease Agreement Snowmaking Pumphouse. To approve the First

Amendment to the Gondola and Cougar Lease Agreement as presented in the attachment to this staff report and authorize the Mayor to execute it, subject to minor changes by the Town Attorney. The vote showed 4-0 in favor and the motion carried. Special Event Fall Arts Festival. Carl Pelletier made staff comment. A motion was made by Mayor Morton Levisnon and seconded by Jessica Sell Chambers to approve the special event application made by the Jackson Hole Chamber of Commerce for the 2021 Fall Arts Festival, subject to the conditions and restrictions listed in the special event application and staff report with the following additions: a. Permission to close Deloney Avenue between Cache and Center beginning at 1:00 pm on Friday, September 17 and b. Permission for the closure of parking spaces on the north side of Broadway between Cache and Center Street during the hours of 6:00 am and 1:00 pm on Saturday, September 18 to be utilized by Farmers Market vendors. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Simpson Easement for Temporary Access. Arne Jorgensen recused himself from this item. A motion was made by Jonathan Schechter and seconded by Mayor Morton Levinson to approve the attached two (2) Temporary Access Easements, for Jorgensen Properties, LLC and the Jackson Hole Community Housing Trust respectively, and, subject to minor changes and final approval by the Town Engineer and Town Attorney, authorize the Mayor to execute all necessary agreements. Mayor Morton Levinson called for the vote. The vote showed 3-0 in favor with Arne Jorgensen not voting and the motion carried. Housing Department FY22 Staff and/or Professional Services Consideration. Tyler Sinclair, Larry Pardee, and April Norton made staff comment. Council held discussion with staff. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to move forward with Option 3 as described in this September 7, 2021 staff report as may be amended by Council. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Item P21-200 Partial Vacation without Replat for Lots 71, 72 and 73 of the Ferrin 8th Addition. Tyler Valentine made staff comment. Council held discussion with staff. Pursuant to the standards in Section 8.2.13.C.5 Partial Vacation Without Replat, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the Partial Vacation Without Replat to vacate the setbacks, building envelopes and references to Suburban zoning for Lots 71-73, Ferrin 8th Addition to the Town of Jackson, subject to the Land Development Regulations, the departmental reviews, and this staff report dated September 7, 2021. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Hansen Avenue and Rancher Street Intersection Conceptual Design. Johnny Ziem made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to approve the additional design concept, which includes redesigning the Hansen/Rancher Street intersection and design of a new sidewalk with curb and gutter on south Rancher Street, and direct staff to complete the final design to include as part of the Rancher Street Complete Street Project. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor

and the motion carried. East Simpson Sidewalk Project. Arne

Jorgensen recused himself from this item. Johnny Ziem and

Brian Lenz made staff comment. Council held discussion with

staff. Paul D'Amours, Lea Kuvinka, William Schwartz, Leah

was made by Jessica Sell Chambers and seconded by Mayor

Schwartz, and Stefania Fram made public comment. A motion

Morton Levinson to approve the plans for the Simpson Avenue

Sidewalk Project as designed, with any modifications as warranted in the field. Mayor Morton Levinson called for the vote. The vote showed 2-1 in favor with Jonathan Schechter opposing and Arne Jorgensen not voting and the motion carried. Ordinances. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Ordinance C: AN ORDINANCE AMENDING AND REEN-ACTING SECTION 1 OF ORDINANCE NOS. 18, 158, 160, 163, 171, 179, 289, 300, 428, 502, 524, 526, 527, 528, 530, 542610, 798, 812, 870, 898, 942, 949, 1034, 1035, 1037, 1038, 10541180, 1181 AND 1202; SECTION 2 OF ORDINANCE NOS. 18 869 AND 871; SECTION 3 OF ORDINANCE NOS. 18 AND 171; SECTION 4 OF ORDINANCE NO. 18; SECTION 5 OF ORDINANCE NO. 18; SECTION 7 OF ORDINANCE NO. 18 SECTION 11 OF ORDINANCE NO. 289; SECTIONS 32, 33, 34, 35 AND 37 OF ORDINANCE NO. 162; SECTION 36 OF ORDINANCE NOS. 131 AND 162; AND SECTIONS 1.01.010 1.01.030, 1.01.120, 1.04.010, 1.08.010, 1.12.010, 1.12.020,1.16.010, 1.16.020, 1.16.030, 1.16.040, 1.16.050, 1.16.070, 1.18.010, 1.18.020, 1.18.030, 1.18.040, 1.18.050, 1.18.060,1.18.070, and 1.18.08 OF THE TOWN OF JACKSON MU-NICIPAL CODE PROVIDING FOR GENERAL PROVISIONS 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: A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance C on third reading and designate it Ordinance #1287. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion car-Ordinance N: AN ORDINANCE GRANTING LITTLE STEPS SOLUTIONS, LLC dba AVANT DELIVERY A FRANCHISE FOR THE COLLECTION AND DISPOSITION OF COM-POSTABLE MATERIALS AND REUSABLE PACKAGING FOR THE PURPOSE OF REDUCING IMPACTS ON WASTE HAULING AND LANDFILL OPERATIONS AND SUPPORT ING WASTE REDUCTION EFFORTS; PROVIDING THE RIGHTS AND LIABILITIES THEREUNDER; AND ESTAB LISHING AN EFFECTIVE DATE. BE IT ORDAINED BY THE COUNCIL OF THE CITY OF JACKSON, WYOMING, IN REGULAR SESSION, DULY AS-SEMBLED, THAT: A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance N on third reading and designate it Ordinance #1288. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion car-

Matters from Mayor and Council. No items were discussed by Council. Town Manager's Report. Larry Pardee made staff comment. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to accept the Town Manager's Report into the public record. The Town Manager's report included information on Well 9 Funding. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Recess to Executive Session. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to recess to an executive session to consider the selection of a site or the purchase or real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Council recessed at 8:17 p.m. Council reconvened at 8:25 p.m. Adjourn. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to adjourn. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. The meeting adjourned at 8:25 p.m. minutes:ll. Review complete and approved minutes at www.jacksonwy.gov/491.

Publish: 09/15/21

• ORDINANCES •

TOWN ORDINANCE 1289 AN ORDINANCE AMENDING AND REENACTING SEC TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1259 1242, AND 1195 AND SECTION 16.10.000(B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING RULES AND REGULATIONS SUMMARY OF HOUSING PRO-GRAMS 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 1 of Town of Jackson Ordinance Nos. 1259, 1242, and 1195 and Section 16.10.000(B) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as

16.10.000 Introduction B. Summary Housing Programs - The general goal of all housing programs covered by the Housing Department Rules and Regulations is to provide and maintain housing affordable to persons and families who make a living primarily from employment located in Teton County, Wyoming. The housing programs addressed in the Housing Department Rules and Regulations are: Affordable Ownership, Affordable Rental, Workforce Ownership, and Workforce Rental. Legacy programs (including Accessory Residential Units, Attainable units, Employee units, and Employment-based units) are referenced in some properties' restrictions, so these Housing Department Rules and Regulations also contain the rules that pertain to these programs. Descriptions of Applicable Programs: Accessory Residential Units (ARU) – Units created through this program are developed as part of nonresidential developments that are exempt from the housing requirements set by the LDRs. These units are rented to workers employed in Teton County, and they must remain as rental property (i.e. they cannot be converted to condominiums). Accessory Residential Units developed after June 4, 2018 will be part of the "Workforce Rental" program and are required to have a Special Restriction for Workforce Rental Housing recorded on them. To qualify to rent these units, at least one person in the household must be employed at a local business for a minimum of 1,560 hours per year. They may not own residential real estate

within 150 miles of Teton County. A minimum of 75% of the

household's income must be earned from a local business(es)

The tenants must physically occupy the unit a minimum of

80% of their lease term. Tenants will be required to requalify

annually or upon lease renewal. The units are not allowed to remain vacant in excess of 60 days. Rents are set by the owner. 2. Affordable - These are units created through the mandatory affordable housing mitigation requirements included in the Town and County Land Development Regulations (LDRs). The Affordable housing program is divided into "Affordable Ownership" and "Affordable Rental," and each has restricted pricing based on applicable affordability ranges. To qualify to purchase these units, household income and assets must be within the relative income range for the unit. At least one person in the household must work a minimum of 1,560 hours per year. No ownership of other residential real estate within 150 miles of Teton County is allowed. The owners must physically occupy the units a minimum of 10 months each year. Tenants must physically occupy the units a minimum of 80% of their lease term. Tenants will be required to requalify annually. Owners will be required to provide proof of continued local employment, occupancy, and non-ownership of residential real estate. Maximum rents and sales prices are based on median family income as published by HUD. Ownership units appreciate based on the Consumer Price Index. Units with three (3) or four (4) bedrooms may be restricted as dormitories if they are allowed by the LDRS in the proposed location, meet the definition of dormitory in these Rules and Regulations, and comply with the Livability Standards.

Attainable - These units were built before housing standards were codified in the LDRs. No more Attainable housing units will be constructed, but the Housing Department Rules and Regulations still apply through the management of existing units. Specific requirements for these units are recorded as covenants on the property deed, and the Housing Department Rules and Regulations are referenced through these covenants. To qualify to purchase these units, household income and assets must be within the relative income range for the unit. At least one person in the household must work a minimum of 1,560 hours per year. No ownership of other residential real estate within 150 miles of Teton County is allowed at time of purchase. The owners must physically occupy the units a minimum of 10 months each year. No requalification or future documentation will be required after purchase of the unit. 4. Employee - These rental housing units are built to comply with the housing mitigation requirements for new nonresidential development set out in the Town and County LDRs. Initially, these units were intended to provide housing to seasonal workers, but they are not restricted to occupancy by seasonal workers. These Housing Department Rules and Regulations have been updated to reflect the Town and County's policy direction in 2018 which aligns with the Comprehensive Plan's goal of housing the local year-round workforce. The owner of the Employee housing units ultimately makes the decision about unit tenancy so long as the household qualifies. These units can be converted to condominiums and sold to private entities but must be used as rental units as required by their Restriction in perpetuity. Employee units developed after June 4, 2018 will be part of the "Affordable Rental" program. To qualify to rent these units, household income must be within the relative income range for the unit. At least one person in the household must work a minimum of 1,560 hours per year. No ownership of other residential real estate within 150 miles of Teton County is allowed. Owners will be required to

report annually and provide tenant information to the Housing

for information. Tenants will be required to requalify annually.

The units are not allowed to remain vacant in excess of 60 days

Department pursuant to the Housing Department's request

Deed Restrictions, July 2021

| Deed Restrictions, July 2021 | | | | | | |
|---|--|--|---|--|---|--|
| | Affordable Ownership | Affordable Rental | ARU | Workforce Ownership | Workforce Rental | |
| Applicability | All non- exempt residential or commercial development | All non- exempt residential or commercial development | Nonresidential ARUs | Workforce Housing FAR Bonus, Section 7.8.4; non- exempt residential or commercial | Workforce Housing FAR Bonus, Section 7.8.4; non exempt residentia or commerci | |
| Rent/Own | Own | Rent (no owner occupancy) | Rent | Own or Rent | Rent (no owner occupancy) | |
| Income/Asset Restrictions | Based on income ranges and asset limits associated with each | Based on income ranges and asset limits associated with each | 75% household income earned locally | 75% household income earned locally | 75% household income earned locally | |
| Ownership of Real Estate | Not within 150 miles | Not within 150 miles. | Not within 150 miles | Not within 150 miles | Not within 150 miles | |
| Income Ranges | 0 - 50%, 50 - 80%, 80% - 120% of Median Family Income | 0 - 50%, 50 - 80%, 80% - 120% of Median Family Income | None | None | None | |
| Income Limit for Tenant Qualification | N/A | <50%, <80%, <120% MFI | 75% of household income earned locally | 75% of household income earned locally | 75% of household income earned locally | |
| Teton County, WY Employment | Avg 30 hrs/wk - 1,560 hrs per year | Avg 30 hrs/wk - 1,560 hrs per year | Avg 30 hrs/wk - 1,560 hrs per year | Avg 30 hrs/wk - 1,560 hrs per year | Avg 30 hrs/wk - 1,560 hrs per year | |
| Residency Requirement | US Citizen, Lawful Permanent Resident or DACA Recipient | None | None | US Citizen, Lawful Permanent Resident or DACA recipient | None | |
| Occupancy Requirement | 10 months/yr | Minimum 80% of lease term. | Minimum 80% of lease term | 10 months/yr, Minimum 80% of lease term if rental | Minimum 80% of lease term | |
| Vacancy Requirement | N/A | No more than 60 days | No more than 60 days | No more than 60 days | No more than 60 days | |
| Household Qualification | At time of purchase and must continue to be employed full-time | Continuous | Continuous | Continuous | Continuou s | |
| Appreciation Restrictions | CPI with max. 3% per year compounded | No measured appreciation | No measured appreciation | CPI with max. 3% per year compounded | No measured appreciati on | |
| | 14/-:- | | | Weighted | | |

Weighted

By Owner

after initial

Sales Process

| Rental Rate | N/A | Max. 30% of low end of income range | None | None | None |
|-------------|--|--|---|--|---|
| Rental Term | N/A | Not less than 6 months | Not less than 6 months | Approval by Housing Department | Not less than 6 months |
| Incentive | N/A | N/A | FAR exempt | 2:1 Workforce Housing FAR Bonus, Section 7.8.4 | 2:1 Workforce Housing FAR Bonus, Section 7.8.4 |
| Requirement | According to LDR 6.3 - must record a restriction on the unit | According to LDR 6.3 - must record a restriction on the unit | According to LDR 6.1.11.8.3.b - must record a restriction. Nonresidential only. | According to LDR 6.3. Must record a restriction on all required and bonus Workforce units. | According to LDR 6.3. Must record a restriction on all required and bonus Workforce units. |

(Ord. 1289 § 1, 2021; Ord. 1259 § 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.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1259, 1242, AND 1195 AND SECTION 16.10.200(C)(4)(c)(ii)(d) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS ADDITIONAL STORAGE 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. 1259, 1242, and 1195 and Section 16.10.200(C)(4)(c)(ii)(d) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows:

16.10.200 Housing Development Standards and Procedures d. In addition to bedroom, linen and entryway storage, additional storage must be provided. Locations may include the basement, garage, exterior to the unit or interior to the unit. The intent of this storage is to provide space for large or outdoor items such as bicycles, strollers, recreational gear, etc. If appliances are located in this area, their footprint cannot be counted toward square footage of storage and must be approved by the Housing Department. Additional storage must have a height minimum of six feet (6').

(Ord 1290 § 1, 2021; Ord. 1259 § 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 1291

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1260, 1242, AND 1195 AND SECTIONS 16.10.300(B), 16.10.300(C) (1)(b)(i) AND 16.10.300(C)(4) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS QUALIFICATION AND ELIGIBILITY 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 1 of Town of Jackson Ordinance Nos. 1260, 1242, and 1195 and Sections 16.10.300(B), 16.10.300(C)(1)(b)(i) and 16.10.300(C)(4) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows: 16.10.300 Qualification and Eligibility

B. Qualification - To be considered a qualified household under these Housing Department Rules and Regulations, all of the following criteria must be met prior to the time of closing.

1. Employment Requirement - At least one member of the household must fit one of the following categories:

a. Employed in Teton County - Be employed at a local business or organization located in Teton County an average of at least thirty (30) hours per week or 1560 hours annually. For purchases outside of a Weighted Drawing, the household can be under contract for employment at a local business or organization located in Teton County, Wyoming, where such contract commences employment before move-in or closing on a restricted housing unit, and the employment will be for a minimum of 30 hours per week or 1560 hours per year. For teachers, 250 hours are added to their annual hours to account for hours worked without pay such as renewing certifications, grading papers, etc.

b. Self-Employed - If self-employed, hours of work must be documented to substantiate meeting the 30-hour per week / 1560 hours per year requirement. Since self-employment is often unique, different methods of verification may be used. Reasonable annual income is the first method that will be reviewed. Other methods may include verification from vendors, employees, or other applicable methods.

c. Employment Exemptions.

i. Military Service - Active military service in the U.S. Armed Services counts as employment in Teton County, Wyoming if that member of the household met employment criteria in Teton County, Wyoming for a minimum of two years prior to enlisting.
ii. Caregiver - Work as a caregiver counts as an employment

exemption if the following criteria are met:

a) Full-time Resident - The caregiver is a full-time resident

a) Full-time Resident - The caregiver is a full-time resident of Teton County, Wyoming; Teton County, Idaho; or Lincoln County, Wyoming.

b) Duration and Timing of Caregiving - The caregiver was or is volunteering all or a portion of their time caring for their own children or an ailing or disabled immediate family member and, therefore, was unable to gain fulltime employment in Teton County. Verification will be required using varying methods including but not limited to birth certificates, letter from health provider, and affidavits from family members or neighbors

neighbors.
c) No more than eight (8) hours per day between 8:00 a.m. and 5:00 p.m. may be counted. Hours may not be counted during periods when another person is available to be the caregiver (spouse or other adult family member). Hours during the times school aged children are attending school may not be counted unless the children are being officially home schooled.
iii. Secondary School Attendance - Secondary education counts as an employment exemption if other employment criteria were met in Teton County, Wyoming at least two (2) years im-

mediately prior to seeking secondary education. iv. Hospitalization - Hospitalization counts as an employment exemption if the hospitalized member of the household worked in Teton County, Wyoming at least two (2) years immediately prior to becoming hospitalized.

2. Citizenship - At least one (1) member of the household must be a U.S. Citizen or be hold a Lawful Permanent Residency card in the United States or be an individual classified under the Deferred Action Childhood Arrivals program ("DACA") in order to qualify to purchase a restricted housing unit. All other Qualification and Eligibility Rules apply.

a. DACA Recipients - DACA Recipients must hold a valid Social Security Number and a valid Employment Authorization Document ("EAD").

3. Age - At least one (1) member of the household must be eighteen (18) years of age.

4. Financial Ability - The Household must qualify without a cosigner for a loan through an institutional lender to purchase a restricted housing unit.

a. Contingencies - Any contingencies on lender's qualification may be a cause for the Housing Department to deny qualification to the household. If a contingency requires the household to sell a home prior to the purchase of a restricted housing unit, it will be disclosed to the seller, and the seller will have the option to deny going under contract with the selected household.

b. Disclosure of Financial Gifts - Financial gifts received by the household must be disclosed to the Housing Department and will be counted toward household net assets. A letter from the gift or certifying the gift and the amount of the gift will be required

c. Use of Retirement Savings for Down Payment - Down payment funds that are withdrawn from retirement accounts will be counted toward household net assets.

d. Qualified Mortgages - All liens that encumber the property must be 'qualified mortgages' made by a 'qualified mortgagee' or will not be secured by the property (See Section 16.10.900 Definitions).

5. Reasonable Accommodation

a. Housing Department Consideration - The Housing Department will consider all requests for Reasonable Accommodations. Approvals will be given according to the Joint Statement made by HUD/DOJ (Reasonable Accommodations under the FHA). Reasonable Requests will be approved if they do not impose undue financial and administrative burden on the Housing Department or if they don't fundamentally alter the nature of the Housing Department's operations. Determination s will be made on a case by case basis involving various factors , such as the cost of the requested accommodation, the financial resources of the Housing Department, the benefits the accommodation would provide the requester, and the availability of alternative accommodations that would effectively meet the requester's disability related needs.

b. process – Households wishing to submit a request for a Reasonable Accommodation shall do so using the Housing Department's Request for Reasonable Accommodation Form along with the following documentation:

i. Verification from Healthcare Provider - Verification using Housing Department's form by a licensed healthcare provider that has a history of treatment of the individual requesting the Reasonable Accommodation. The provider must state with sufficient clarity whether the applicant qualifies as disabled as defined by the U.S. Department of Housing and Urban Development and the Fair Housing Act, what accommodation is requested and describe the relationship between the reasonable accommodation and the applicants disability and verify that the individual has a disability that requires the Reasonable

ii. Assistance Animal Addendum – Households who are approved to have Assistance Animals shall sign an Agreement with the Housing Department. The Agreement includes but is not limited to the following: to keep the animal under control at all times; to keep the animal on a leash or in a cage while in common areas; to never leave the animal unattended; to immediately dispose of all droppings properly; to keep the animal from causing annoyance to tenants or neighbors; to remove offspring from the premises within six (6) weeks after birth; to keep only approved Assistance Animals on the premises. Failure to comply may be cause for revocation of approval for the Assistance Animal.

iii. Other Documentation – The Housing Department reserves the right to request other documentation as deemed necessary

on a case-by-case basis.
b. Calculation of Income - Household income is based on the current income earned by all intended adult occupants of the restricted housing unit at estimated closing date and is calculated by the Housing Department using the current household income to estimate an annual (12 month) income basis. W-2 earners who have inconsistent incomes and have the same jobs as prior years will have their income averaged over three (3) years or less if less than three (3) years were worked

basis. W-2 earners who have inconsistent incomes and have the same jobs as prior years will have their income averaged over three (3) years or less if less than three (3) years were worked. Households must use their current income and may not make changes or adjustments to earnings in order to fit into a category. Any changes to income must be given to the Housing Department prior to the initiation of a weighted drawing process in order to be eligible to enter the weighted drawing. i. College-Aged Children - The income of adult children who are members of the household and who are attending college will not be counted. Income of adult children over the age of 25 will be counted.

4. Homebuyer Education - Completion of the Homebuyer Education course is be required to meet eligibility criteria to enter a weighted drawing for a restricted housing unit and/

or purchase a restricted housing unit. The required course is offered by Wyoming Housing Network or another Housing Department approved organization. The financial counseling offered after the completion of the homebuyer education course is encouraged but not required.

5. Online Intake Form - The Online Intake Form must be completed prior to entering a weighted drawing for a home. Completion of this form will put a household on the Housing Department's email list, and the household will begin receiving

emails with information about homes when they are available. All advertising of homes available will be done through email to those who have completed the Online Intake Form and on the Housing Department website. The online Intake Form can

be found on the Housing Department's website: jhaffordablehousing.org. This form must be completed in its entirety and

updated at least annually. It cannot be completed or updated during a weighted drawing process that the household wishes to enter. The Online Intake Form does not automatically enter a household into a weighted drawing. The weighted drawing is a separate process. See Section 16.10.004.C.5.

(Ord. 1291 § 1, 2021; Ord.1260 § 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 1292

AN ORDINANCE AMENDING AND REENACTING SEC-TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1261, 1242, AND 1195 AND SECTIONS 16.10.400(B)(4) AND 16.10.400(C) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULA-TIONS WEIGHTED DRAWING AND PROVIDING FOR AN

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN

REGULAR SESSION DULY ASSEMBLED THAT: Section 1 of Town of Jackson Ordinance Nos. 1261, 1242, and

1195 and Sections 16.10.400(B)(4) and 16.10.400(C) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows:

Weighted Drawing 4. No Qualified Entries - After a weighted drawing where no qualified entries exist, the unit will be offered again in a

weighted drawing. If the unit has minimum occupancy requirements, it will be open to households in the next tier of the minimum occupancy requirements. If there are no minimum occupancy requirements or if after offering the unit again in a Weighted Drawing there are still no qualified entries, the home will be offered first come, first served. The first qualified household to submit a complete application will have the opportunity to purchase. First come households will be allowed to make an offer on the home. In the case an offer is made that is

less than the Maximum Resale Price, the owner may accept or reject the offer. The Housing Department may make a different determination if the owner is in default and/or if the sale is a 5. Email Confirmation - Households who submit a complete Weighted Drawing entry during an open Weighted Drawing

for a housing unit will receive an email confirmation that their Weighted Drawing entry has been entered. The confirmation will be sent prior to the close of the Weighted Drawing and will include the number of entries received.

Incomplete Weighted Drawing Entries – The Housing Department will not accept or enter any incomplete Weighted Drawing Entries into a Weighted Drawing. It is the responsibility of the household wishing to enter the Weighted Drawing to submit a complete Weighted Drawing entry with updated documentation and to contact the Housing Department to ensure it is complete and has been accepted. 7. Drawing Results - Drawing results are kept on file with

the Housing Department and may be requested by the public. Town and County Options - When the Town of Jackson or Teton County holds an option on a unit, Town or County employees will have a preference in Weighted Drawings. . Town and County Options - When the Town of Jackson or

Teton County holds an option on a unit, Town or County employees will have a preference in Weighted Drawings.

. Weighted Drawing Entry

. Open Weighted Drawing – When a housing unit under a Housing Department program becomes available for rent or for sale, a Weighted Drawing will be opened by the Housing Department. Open Weighted Drawings begin on Wednesdays, remain open for two (2) weeks and close at 4:00 PM on Tuesdays. Information about the housing unit and how to enter the Weighted Drawing will be posted on the Housing Department's website www.jhaffordablehousing.org. Households who have completed an Intake Form will receive an email notice that the housing unit is available with links to information about the unit and how to enter the Weighted Drawing. A text message

will also be sent. The Housing Department may also advertise using other methods. 2. Required Documents

a. Weighted Drawing Entry Form - A Weighted Drawing Entry Form must be submitted for each housing unit's Weighted Drawing. It must be completed in its entirety. Fields that do

not apply shall be completed with N/A or a strike. b. Current Work Verification – Documentation showing total income earned and hours worked at the current place of employment. An Affidavit of Current Employment must be submitted for each adult member of the household (except adult children under the age of 25 who are attending college). The Affidavit of Current Employment must be completed by the employer's agent and include the employer's notarized signature. If the employer does not have access to a notary, they may deliver it directly to the Housing Department

via email, USPŠ, fax, or by hand. c. Previous Work Verification - Affidavits of Previous Employment are required to verify a minimum of one year of full-time working hours for a Local Business in Teton County, WY. Only one member of the household must verify one year of full-time work. Affidavits of Previous Employment are to be completed by the former employer or employer's agent and include a notarized signature. If the employer does not have access to a

notary, they may deliver it directly to the Housing Department via email, USPS, fax, or by hand.

Affidavits of Previous Employment are also used by the Housing Department to verify years of work history for points in the Weighted Drawing.

Other types of verification of previous employment may also be accepted such as a final pay stub for the year showing business name and total hours worked for the year. d. Other Types of Employment Verification – In cases where Affidavits of Employment are not possible, the Housing Department may accept the following documentation:

i. Full year W-2s with final pay stub of the year showing hourly wage and annual hours worked.

ii. Sworn statement/affidavit from past business owner or

owner's agent including hours worked. iii. Caregiver - One (1) year verification of residency immediately prior to drawing entry, two (2) forms of the following: lease, warranty deed, utility bills or other statement showing

physical address verifying full-time residency in Teton County Wyoming, Teton County Idaho, or Lincoln County Wyoming, and a birth certificate for child, or letter from a health care provider for adult.

iv. Military – two (2) years local employment verification prior to beginning military service.

e. Homebuyer Education Certificate – At least one member of the 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.

f. Lender's Qualification Worksheet – A current Lender's Qualification Worksheet (within one year of the date the Weighted Drawing opens) is required to be completed by a lending g. Credit Report – A full credit report may be required and must include a credit score along with data from all accounts.

i. Three (3) years of complete business tax returns or as many years up to three (3) years that the business has been operat-

h. Self-employment Verification – Self-employed individuals

ii. Year-to-Date Profit & Loss and Balance sheet.

iii. Documents to verify hours worked:

a) Copies of business contracts/agreements.

b) Affidavits from vendors.

c) Detailed log of hours worked.

 i. Critical Service Provider Verification – Individuals working in approved Critical Service Provider Critical Service Provider positions must submit a Critical Service Provider Critical Service Provider Supervisor Questionnaire. j. Interruption of Employment Verification - Individuals who

qualify for Interruption of Employment must submit two (2) years of work history immediately prior to the start of the Interruption of Employment, and verification of the reason for the Interruption of Employment such as school transcripts, or a letter from a health care provider. (Ord. 1292 § 1, 2021; Ord. 1261 § 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 1293

AN ORDINANCE AMENDING AND REENACTING SEC TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1262, 1242, AND 1195 AND SECTIONS 16.10.500(A)(3)(c), (A)(4)(k), (6)(d),(e) AND (f) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULA-TIONS SALE PROCEDURES AND PROVIDING FOR AN 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 Sections 16.10.500(A)(3)(c), (A)(4)(k), (6)(d), (e) and(f) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows: Purchase and Sale Standards and Proce-

c. Depreciated Costs of Capital Improvements - The depreciated costs of Capital Improvements can be added to the appreciated value to calculate the MRP, so long as they do not exceed ten percent (10%) of the OPP or as determined by the Housing Department on a project-specific basis. All capital improvements will be depreciated as applicable according to the National Association of Home Builders/Bank of America Home Equity Study of Life Expectancy of Home Components

or a similar resource.

k Final Walk Through - The seller shall be notified immediately upon receipt of the signed contract and earnest money to execute the contract. The seller shall have two (2) business days to return the signed contract, or the closing may be delayed. A copy of the contract and the earnest money are then delivered by the Housing Department to the Title Company. A final walk through will occur generally two (2) business days prior to the closing date. If the Housing Department finds maintenance or repair items that have not been completed, the Housing Department will estimate the costs of the maintenance/repair items and funds will be withheld from the seller's proceeds to cover the costs. d. Title - Applicants and Co-applicants are required to be on

title to the home or sign an Occupancy Agreement. Additions and removal of names on the title constitute a transfer of title. The Housing Department must approve all transfers of title. Transfers of title without the consent of the Housing Department constitute Default..

e. Occupancy Agreement - All adults who are not on title and occupy any restricted housing unit for more than 30 cumulative days in a calendar year, except for children under the age of twenty-five (25) attending college, must sign an Occupancy Agreement along with the Owner. Situations that require an Occupancy Agreement include but are not limited to marriage, a significant other moving in, a friend moving in, renter etc. Individuals who sign an Occupancy Agreement will be considered a member of the Household and will be included in annual re-qualifications and check-ins.

f. Occupancy Affidavit - Owners of Affordable units may allow other adults to occupy their unit after one year of ownership with approval from the Housing Department. Owners of Workforce units may allow other adults to occupy their unit anytime after closing on the purchase with approval from the Housing Department. One person households purchasing Affordable Units will be required to sign an Occupancy Affidavit at closing

affirming that no other adults will occupy the home for a mini mum of one year. All adults not on title who occupy a restricted housing unit will need to sign and Occupancy Agreement. f. Co-Ownership - Any co-ownership arrangement other than Joint Tenancy or Tenancy-In-Common must be approved by the Housing Department. All adults occupying the unit, with the exception of children under the age of twenty-five (25) attending college, must be on the title of the restricted housing

unit or sign an Occupancy Agreement. 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 jurisdic-

tion, such portion shall be deemed as a separate, distinct and

validity of the remaining portions of the ordinance. SECTION

independent provision and such holding shall not affect the

VI.This Ordinance shall become effective after its passage, approval and publication. TOWN ORDINANCE 1294

AN ORDINANCE AMENDING AND REENACTING SEC TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1262 1242, AND 1195 AND SECTION 16.10.500(C) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS PURCHASE PROCEDURES 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:

1195 and Section 16.10.500(C) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows: 16.10.600 Rental Standards and Procedures 1. Selection of Qualified Household - A unique process applies

Section 1 of Town of Jackson Ordinance Nos. 1262, 1242, and

for selecting each qualified household within each housing program. The following sections provide specific details regarding each housing program. The restrictive covenant should be consulted for exact details.

a. Weighted Drawing - In the event that the Housing Department receives one or more weighted drawing entry sheets at the maximum resale price from qualified households during the weighted drawing entry period, the buyer will be selected according to preferences set for that particular Housing Program. In the event no weighted drawing entry sheets are re-

ceived during the weighted drawing entry period, the selection

process would be determined either by a bid process or a "first

i. Errors - Every effort is made by the Housing Department to

come first served" process. The restrictions on the property

clarify which selection procedure to use.

ensure fair and equitable lotteries. Lotteries are not drawn by the Housing Department. Housing Department staff compiles weighted drawing entry sheets with all eligible households included. The weighted drawing is drawn by outside counsel. On the rare occasion that an error is made in compiling or drawing of a weighted drawing, the error will be corrected and the weighted drawing will be re-drawn.

b. Bid Process - If the restrictions require it, the qualified household submitting the highest bid price (not to exceed the maximum resale price) during the Bid Period shall have the first right to purchase the unit. The owner of the unit shall have the right to accept or reject the bid.

c. No Qualified Weighted Drawing Entries - Refer to Section 16.10.004(B)(4) Other Sale/Resale Procedure. d. Owner Selection - If the restriction permits, the owner of the

restricted housing unit may be allowed to select the qualified household. Other than verifying that the qualified household meets the qualification and eligibility requirements for the restricted housing unit, the Housing Department shall not have any authority to choose the buyer of the restricted housing unit unless authorized by the owner.

e. Attainable Housing Program Sale Procedures i) Listing of Unit - When an owner wishes to sell an Attainable

housing unit, they can either list the home with a realtor or for ii) Letter of Intent to Sell - The owner of the Attainable hous-

ing unit is required to submit a "Letter of Intent to Sell" to the Housing Department before listing or advertising the unit for iii) Advertising - The owners will be responsible for advertis-

ing their Attainable housing unit for sale with the exception

that the Housing Department will advertise the unit on their website at no cost to the owner. iv) Sale Price - There is not a maximum resale price for Attainable housing units. The owner will set the price with the understanding that the household who buys the unit will need

to qualify under income, asset, and employment criteria. The price may be negotiated before entering into an agreement to v) Purchase and Sale Agreement (Contract) - The buyer will be responsible for providing the "Purchase and Sale Agreement" at the time of making an offer to purchase an Attain-

able housing unit. The seller may make a counteroffer that includes changes to the "Purchase and Sale Agreement." The Attainable housing unit is under contract when an offer and/or a counteroffer is accepted and both the buyer and seller have signed it. The "Purchase and Sale Agreement" must contain a contingency that the Housing Department must verify that the buyer is "qualified" to purchase the Attainable housing unit. The Housing Department will not deem a buyer "qualified" until a contract has been executed by the seller and the potential buyer.

vi. Housing Department Privy to Purchase and Sale Agreement - A full copy of the fully executed Purchase and Sale Agreement shall be provided to the Housing Department. All financial information shall remain confidential except as noted in Section 16.10.500.D.7.a. Privy to Purchase and Sales Agree-

f. Qualification for Application

i. Time of Submittal: The Attainable housing unit must be under contract before the buyer provides an application to the

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

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

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

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

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

completed by the applicant. If hours or years worked cannot be

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

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

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

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 Hous-

ing 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 pay-

ment made in owner's behalf. h) EIGHTH, to any repairs needed for the Residential Unit;

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 Attorneyin-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 in-

spection 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 RE-GARDING HOUSING RULES AND REGULATIONS BUSI-NESS OPTION AND PROVIDING FOR AN EFFECTIVE

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)

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 Depart-

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

deliberate fraud by a business in connection with any information supplied to the Housing Department shall be cause for immediate expulsion from the application process and/or for obtaining or keeping an option.

4. Option Procedures. a. Obtaining an Option - Options are available from a declarant or from another option holder. A declarant can choose to provide an option if the business is a qualified business and does so by recording an "Option Agreement" signed by the declarant, the Housing Department, and the qualified business. An option holder may provide an option to a qualified business

. Notice of Right to Exercise or Waive Option - The Housing Department will immediately send a notice to the business holding the option (optionor) upon the following three events: i. Housing Department's receipt of a "Notice to Sell" by the owner of the property.

ii. Housing Department's exercise of its default option as set forth in the special restrictions. iii. The occurrence of a default and forced sale as set forth in the special restrictions.

This notice triggers the timeframe the optionor has to identify a proposed purchaser as outlined in the "Option Agreement." c. Exercise of Option - An optionor shall have a timeframe as outlined in the "Option Agreement" to exercise the option. The timeframe will begin upon receipt of the "Option Notice." To exercise the option, an optionor must notify the Housing Department on or before the expiration of the timeframe that they have identified a proposed purchaser for the home. Additionally, the proposed purchaser must submit a complete application, as outlined in Section 16.10.500.E.3.a. Qualified Business Application, on or before the expiration of the timeframe. The Housing Department will take approximately five (5) business

days to determine whether the proposed purchaser is: Qualified under "Option Agreement." ii. Qualified under terms of the Housing Department's special

The Housing Department will verify that the business continues to be a qualified business each time the option is exercised

(See Section 16.10.500.E.3.b. Verification). d. Waiver of Option - If the Optionor does not wish to exercise the option, they can sign the "Affidavit of Waiver" indicating

they are waiving the option. This affidavit will be recorded with the Teton County Clerk's Office. In the case where an option is waived, the Housing Depart-

ment will find a buyer using the process outlined in Section 16.10.500.C. Sales and Resale Procedures of these Housing Department Rules and Regulations. Failure to Identify Purchaser during Required Timeframe

If the optionor does not identify a proposed purchaser on or before the expiration of the timeframe, the optionor will automatically have waived their option.

e. Assignment - An optionor can assign its option to another qualified business. If at any time the business holding the option ceases to be a qualified business, they must assign the option. This is done using the following process:

i. Written Notice - The optionor provides the Housing Department with written notice that they wish to assign their option. ii. Application - The business that is being assigned the option submits an application to the Housing Department to become a qualified business (see Section 16.10.500.E.3.a. Qualified

Business Application). iii. Housing Department Approval - If the business qualifies, the Housing Department will provide a "Qualified Business Letter" to the business and sign the "Option Agreement." iv. Consideration - The assignment may not have any consideration except for consideration required to make the assign-

5. Qualified Purchaser - The Housing Department will determine whether a household is qualified to purchase based on

a. Letter of Certification - The purchaser will be qualified by the Housing Department only if they have a material nexus to the optionor as approved by the Housing Department. A "Letter of Certification" form demonstrating the material nexus the proposed purchaser has with the Optionor must be completed by the optionor. The "Letter of Certification" form is available from the Housing Department. The optionor must deliver documentation satisfactory to the Housing Department that verifies (1) that the proposed buyer is a full-time employee of optionor; or (2) that the identified purchaser otherwise has a material nexus to optionor.

. Qualified Household - A Household will be qualified by the Housing Department using the Application and Verification process outlined in Section 16.10.500.D. Purchase Procedures of the Housing Department Rules and Regulations.

If the identified purchaser does not qualify because of not meeting the Housing Department Rules and Regulations requirements, Housing Department special restrictions, or 'Option Agreement," and the timeframe has not expired, the optionor may identify another proposed purchaser.

Affidavit of Exercise - When the Housing Department determines the household meets qualifying criteria of the "Option Agreement," these Housing Department Rules and Regulations, and Housing Department special restrictions, the Housing Department will sign an "Affidavit of Exercise of Option Right" indicating the household is qualified. The optionor will also sign the "Affidavit of Exercise of Option Right" indicating they are exercising the option right. The affidavit will be

recorded with the Teton County Clerk's land records. (Ord. 1295 § 1, 2021) 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 1296

AN ORDINANCE AMENDING AND REENACTING SEC-TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1263, 1242, AND 1195 AND SECTION 16.10.600(E) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS RENTAL STANDARDS AND PROCEDURES AND PROVIDING FOR AN EFFECTIVE

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

Section 1 of Town of Jackson Ordinance Nos. 1263, 1242, and 1195 and Section 16.10.600(E) of the Municipal Code of the Town of Jackson is hereby amended and reenacted read as Rental Standards and Procedures

E. Affordable Rentals Owned by a Private Entity - To ensure that rents are affordable to households earning income within the Affordable Income Ranges, rents for Affordable Units will be calculated using the following method: 1. Standard of Affordability - The standard for affordability provided by HUD is that no more than thirty percent (30%) of a household's income should be spent on housing costs. Included in this thirty percent (30%) is rent, property tax, water, sewer, gas and/or electric, and trash removal. One parking space is required at no charge to the tenant unless otherwise

approved by the Town Council or Board of County Commis 2. Household Size for Rent Calculation - For purposes of calculating rental rate only:

Unit Type Household Size One (1) person Studio:

One (1) person One-bedroom Two-bedroom Two (2) persons Three-bedroom: Three (3) persons Four-bedroom: Four (4) persons

Dormitories are defined as a housing unit with more than two (2) bedrooms that is designed to house unrelated individuals and meets the requirements for a dormitory I the Livability Standards. The household size will be based on one (1) person per bedroom (i.e. a six (6) bedroom dorm unit will be calculated as a six (6) person household.

3. Rental Housing Units (SFD or Apartments) - Maximum Rent Calculation. The maximum rent calculation is thirty percent (30%) of the low end of the Income Range for the household size. For household size see Section 6-4.A.2.

Example based on 2021 MFI:

50% - 80% Income Range 3-bedroom

Low end of the 50% - 80% Income Range for 3-person house-

 $(\$52,020 \times 30\%) / 12 = \$1,301$

a. Maximum Rent Calculation - The maximum rent calculation for dormitories is thirty percent (30%) of the low end of the Income Range for the household size.

Six bedroom 50% - 80% Income Range dorm = six (6) person household

Low end of 50% - 80% MFI for 6 person household = (\$67,049) $\times 30\%$) / 12 = \$1676 per month

b. Maximum Rent Per Person - The maximum rent charged per person is calculated by dividing the maximum rent per month by the number of bedrooms.

Example:

Six (6) bedroom 50% - 80% Income Range dorm = maximum rent of \$1,676 per month.

 $$1676 / 6 = $2\overline{7}9$ per bedroom per month

(Ord. 1296 \S 1, 2021; Ord. 1263 \S 1, 2020; Ord 1242 \S 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 1297 AN ORDINANCE AMENDING AND REENACTING SEC-TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1264, 1242, AND 1195 AND SECTION 16.10.700(A) AND (B) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARD ING HOUSING RULES AND REGULATIONS COMPLI-ANCE 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. 1264, 1242, and 1195 and Section 16.10.700(A) and (B) of the Municipal Code of the Town of Jackson are hereby amended and reenacted

16.10.700 Compliance and Exception, Appeal, and Grievance Standards and Procedures.

A. Compliance Process - Special Restrictions are recorded on all Housing Department homes. These restrictions control the occupancy and use of the unit. They also refer to these Rules and Regulations.

The Housing Department Compliance Specialist monitors occupancy and use restrictions to ensure owners are in compliance, and acts on various complaints from the public concerning compliance issues. The Housing Department Compliance Specialist also receives and processes requests for exceptions, appeals, leave of absence, requests to rent, transfer of title, and լualified mortgages.

1. Compliance Requirements.

a. Affordable Units - Owners of Affordable housing units with restrictions recorded after June 4, 2018 will receive annual requests for information concerning employment, insurance requirements, ownership of residential real estate and occupancy of the unit. Owners of Affordable housing units with restrictions recorded prior to June 4, 2018 are not required to verify continued employment annually or ownership of residential real estate, however, they may be required to verify occupancy and insurance requirements. b. Employment-based and Workforce Housing Units - Employ-

ment-based units and Workforce housing units are required to provide information to the Housing Department annually concerning income, employment and ownership of other residential real estate.

c. Employee Housing Units - Owners of Employee housing units will be required to submit information annually about the occupants of the units, their income, employment, and ownership of other residential real estate.

d. Accessory Residential Units - Owners of ARUs will be required to annually submit information concerning the occupants of the units, their employment, and ownership of residential real estate. e. Exemption for Retirees - During ownership, if one (1) mem-

ber of the household meets the retirement age as defined by

the Federal Social Security Administration defined in these Housing Department Rules and Regulations, the household will be exempt from continued compliance with income and employment eligibility standards. f. Exemption for Retirees - During ownership, owners that reach retirement age as defined by the Federal Social Security Administration (FSSA) and further defined in these Housing Department Rules and Regulations are exempt from income and employment requirements but must remain a qualified household for the duration of the ownership on all other aspects of the recorded Special Restriction including but not limited to the sole residency requirement, occupancy, and no ownership of other residential real estate within 150 miles of Teton County. Owners or members of the household that have not reached retirement age as defined by FSSA will be required to continue to comply with qualification criteria and reporting requirements in accordance with the Special Restriction and these Housing Rules and Regulations. B.3 If the owner fails to respond to the Notice of Default, the

Housing Department shall take steps to enforce the default

in accord with the applicable Special Restriction and/or the Housing Department Rules and Regulations. Enforcement of the default includes but is not limited to forcing the sale of the B.4 Multiple Defaults - Upon the fourth time an owner is found to be in Default, the owner will not have an opportunity to cure. Multiple Defaults include any Defaults of failure to comply with the same or different Rules or Restrictions. The Housing Department will force the sale of the home or follow through with other remedies allowed by the Restriction and/ or these Housing Rules and Regulations. The owner will no longer be eligible to apply for, own, or rent restricted housing (Ord. 1297 § 1, 2021; Ord. 1264 § 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 1298

AN ORDINANCE AMENDING AND REENACTING SEC-TION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1266 1242, AND 1195 AND SECTION 16.10.800(A) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS DEFINITIONS AND PROVID ING FOR AN EFFECTIVE DATE.

COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT: SECTION I. Section 1 of Town of Jackson Ordinance Nos. 1266, 1242, and

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN

1195 and Section 16.10.800(A) of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows:

Definitions 16.10.900

23. Dormitory: A housing unit with more than two (2) bedrooms that is designed to house unrelated individuals and meets the requirements for a dormitory in the Livability Standards.

55. Local Business: A) A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and (2) A minimum of seventy-five percent (75%) of the business' clients or customers are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job

B) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which qualified employees must work in Teton County Wyoming to perform 65. Occupancy Agreement: An Occupancy Agreement is

an agreement signed by an owner and a new resident of a restricted unit with approval of the Housing Department. The new resident certifies that they are qualified for occupancy of the unit and acknowledges the deed restriction and any other rules pertaining to the property and agrees to follow them. The owner consents to the new resident and agrees that any violation by the new resident constitutes a violation by the owner. 81. Residential Dwelling Unit: Any property used for personal or commercial residential purposes. Examples include, but are not limited to, single-family homes, condominiums, cooperatives, duplexes, townhouses, and multi-family homes. 82. Residential Real Estate: A parcel that either includes a Residential Dwelling Unit or has the by-right potential for developing a Residential Dwelling Unit per local zoning regu-

(Ord. 1298 § 1, 2021; Ord. 1266 § 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.

Dated this September 3, 2021. L.Lenamond, Town Clerk. Publish: 09/15/21

• PUBLIC NOTICE •

Notice of Final Payment

Notice is hereby given that the Town of Jackson has accepted the work for the 2021 Chip Seal Project as complete according to the plans and specifications and rules set forth in the Agreement between the Town of Jackson, Wyoming and Evans Construction of Jackson, Wyoming. Evans Construction is entitled to final payment on Monday, October 25, 2021. Claims for labor and materials furnished to the Contractor must be submitted to the Town of Jackson (Attn: Jeff Silliman - Associate Engineer), PO Box 1687, Jackson, WY, 83001 prior to the specified date of final payment.

Publish: 09/15, 09/22/21

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

IN THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

OF THE STATE OF WYOMING IN AND FOR TETON

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

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 AIR-

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

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

o 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 facilities (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.

• Public Notices •

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 DIS-NOTICE OF INTENT TO DISCONNECT WATER TO CER-TAIN 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 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

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 stock-piling 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

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

Public Notice

IN THE DISTRICT COURT OF THE NINTH JUDICIAL

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

M. R. G. J., AND, Adoption No. 423 Minor Child.

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

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

DATED this 19 day of Avgust 2021.

BY CLERK OF COURT:

DEP JUL SMAR Clery of Districy 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.

CORI SCHRINAR PROCUREMENT SERVICES MANAGER

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

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