



October 28, 2022

Basecamp Hospitality LLC
1616 Gooseneck Dr.
Payson, UT 84651

RE: Teton County Development Permit Requirements

The Temporary Use Permit that you received from the Wyoming Board of Land Commissioners specifically states that you will “observe all state, federal, and local laws and regulations.” With the understanding that there is an ongoing discussion with the State of Wyoming as to your compliance with “use” regulations of Teton County, you are required to comply with all Teton County rules and regulations with the exception of “use” regulations, until such time that the “use” issue has been resolved. Teton County staff have been informed of development activities on a parcel of state trust land within the 640-acre State Land Section on Highway 390 in proximity to Teton Village, Teton County Wyoming. In response to the reported development actions staff visited the site to ascertain permitting requirements applicable to the ongoing development. Site assessment by the County Engineer, Planning staff, the Fire Marshal and Building Official have resulted in the following list of applicable permits to meet the requirements of the effective agreement entered into between the State of Wyoming Board of Land Commissioners and Basecamp Hospitality LLC of Payson, UT.

- **Grading:** Pursuant to Section 8.3.4 of the Teton County Land Development Regulations (LDRs), physical development at the site requires a grading permit to ensure that proposed land disturbance includes required erosion control and stormwater management and complies with all other standards of the LDRs, including development setbacks from wetlands and surface water. It is apparent the Limits of Disturbance exceeds 1 acre, and therefore, a Plan Level grading permit is required. The grading plans shall be signed and stamped by a Wyoming Licensed Engineer.
- **Wetlands:** There are extant wetlands and surface waters on the parcel. Pursuant to Section 5.1.1. of the LDRs *Waterbody and Wetland Buffers*, a qualified environmental professional is required to prepare an Aquatic Resources Inventory (ARI). The purpose of this requirement is to determine the hydrological source of wetlands and to provide a determination of the applicable county wetland regulatory compliance standards, based on an accurate map of regulated wetland boundaries depicting the requisite wetland buffers. The appropriate application at this stage of development is a Zoning Compliance Verification (ZCV) for Environmental Standards, including a complete ARI.
- **Small Wastewater Facility:** Pursuant to the Small Wastewater Facility Regulations (Title 9) adopted by the Teton County Engineering Division, a Small Wastewater Facility permit is required for the disposal system for sewerage and wastewater on the site. In lieu of a County Permit, Teton County staff has been made aware that the Small Wastewater Facility currently being constructed, while initially was started without any permit authorization, has since been permitted through the Wyoming DEQ. Staff has corresponded with WYDEQ staff and understand that WYDEQ is intending to enforce Title



9 of Teton County Small Wastewater Facility Regulations. Note this includes proper vertical and horizontal separation from surface and groundwater.

- **Visual Resources Analysis:** The site is located within the Moose-Wilson Road Scenic Area. Foreground Standards (Section 5.3.2.D.1.) require all physical development, use, development options, and subdivision within the Foreground of the Scenic Areas shall comply with the foreground standards of Section 5.3.2.G. To evaluate compliance with Foreground Standards, a ZCV for Visual Resource Analysis is required, through which potential visual resource mitigation measures are established.
- **Commercial Building Permits:** Any structures to be built or moved to this site require issuance of a building permit and will need to comply with the 2021 International Building Code and the 2021 International Fire Code.
- **Electrical Permits:** Those facilities requiring electrical connection shall be permitted by the Electrical Division of the Jackson Hole Fire EMS. Electrical Permits are required for all permanent wiring installed in buildings and structures and are issued for work to be completed as listed on the Electrical Permit Application. No electrical work should be started without a permit.

All work should cease immediately until a plan can be formulated between your company and Teton County as to how you will proceed with obtaining the above cited permits, so that you will be in compliance with your Temporary Use Permit from the State Board of Land Commissioners.

If you have any questions or concerns regarding the required County review process, please feel free to contact any of the following entities that have collaborated on the preparation of this list, as follows:

Hamilton Smith, Principal Planner hsmith@tetoncountywy.gov (307) 733-3959

Amy Ramage, County Engineer aramage@tetoncountywy.gov (307) 732-8574

Billy Nunn, Teton County Building Official bnunn@tetoncountywy.gov (307) 733-3959

Raymond Lane, Battalion Chief, Fire Marshal rlane@tetoncountywy.gov (307) 413-3138

Sincerely,

Christopher A. Neubecker

Director, Planning and Building Services