

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

October 14, 2026

TETON COUNTY NOTICES

Teton County Board

of Commissioners

• MEETING NOTICES •

Teton County Board of Commissioners
Voucher Meeting Notice
200 S. Willow, Jackson, Wyoming
Monday, October 19, 2026, 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 until 5:00 pm the day before the meeting.
Publish: 10/14/26

Teton County Board of Commissioners
Regular Meeting Notice
200 S. Willow, Jackson, Wyoming
Tuesday, October 20, 2026 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 until 5:00 pm the day before the meeting.
Publish: 10/14/26

• OFFICIAL PROCEEDINGS •

SPECIAL JOINT MEETING
BOARD OF COUNTY COMMISSIONERS AND JACKSON TOWN COUNCIL
AUGUST 31, 2026 JACKSON, WYOMING
The Teton County Board of County Commissioners and the Jackson Town Council met in a special joint meeting (JM) at 1:32 p.m. in the County Commissioner's Chambers located at 200 S. Willow St. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:
COUNTY COMMISSIONERS: Mark Newcomb, Chair, Wes Gardner, Vice-Chair, Natalia Macker, Luther Propst, and Len Carlman.
TOWN COUNCIL: Mayor Arne Jorgensen, Alyson Spery, and Devon Viehman. Kevin Regan entered at 1:41 p.m. Jonathan Schechter was absent.
STAFF: Mike Toronto, Keith Gingery, Tyler Sinclair, Lea Colasuonno, Jodie Pond, Mary Cernicek, Maureen Murphy, and Rose Robertson.
Public Comment. There was no public comment.
Matters for Discussion
A. START Budget Amendment to address Federal Funding Reduction.
Mike Toronto provided staff comment. Commission and Council held discussion with staff. Jodie Pond provided staff comment. Public comment was given by Meghan Quinn and Jared Smith. Commission and Council held discussion. Maureen Murphy provided staff comment. Commission and Council held discussion. Tyler Sinclair provided staff comment. Commission and Council held discussion with staff. Dr. Charlotte Frei provided staff comment.
Commissioner Macker exited at 3:41 p.m.
Councilmember Viehman exited at 3:43 p.m. and entered at 3:46 p.m.
The meeting recessed at 3:46 p.m. and reconvened at 3:56 p.m.
Mike Toronto, Tyler Sinclair, and Jodie Pond provided staff comment. Commission and Council held discussion with staff. On behalf of the County, a motion was made by Commissioner Gardner and seconded by Commissioner Carlman to direct staff to further research and bring back at the Joint Meeting on September 14:
1. Consideration of transit service reductions and fare increases, with fare increases the priority, resulting in an approximately \$750,000 reduction in the START FY27 Budget;
2. Provide additional revenue of approximately \$750,000 split, 48% County, 32% Town, 20% Partners;
3. Begin discussion of short-term supplemental and longer-term funding alternatives led by the Transportation Manager to be presented before the end of the year;
4. Use of the 2022 SPET.
Chair Newcomb called for the vote. The vote showed all in favor and the motion carried for the County 4-0.
On behalf of the Town, a motion was made by Councilmember Viehman and seconded by Councilmember Regan to direct staff to further research and bring back at the Joint Meeting on September 14:
1. Consideration of transit service reductions and fare increases, with fare increases the priority, resulting in an approximately \$750,000 reduction in the START FY27 Budget;
2. Provide additional revenue of approximately \$750,000 split, 48% County, 32% Town, 20% Partners;
3. Begin discussion of short-term supplemental and longer-term funding alternatives led by the Transportation Manager to be presented before the end of the year;
4. Use of the 2022 SPET.
Mayor Jorgensen called for the vote. The vote showed all in favor and the motion carried for the Town 4-0.
On behalf of the County, a motion was made by Commissioner Gardner and seconded by Commissioner Carlman to direct

staff to begin implementation of the recommended Fare Structure proposed by staff in the August 31 staff report. Council and Commission provided comment.
Commissioner Gardner, the motion maker, amended the motion to:
I move to direct staff to begin the implementation of the recommended Fare Structure as proposed by staff in the August 31 staff report with the one change: that the Teton Village Route be changed to \$4 one way, \$8 two way.
Commissioner Carlman, as the motion second, accepted the amended motion.
Staff provided comment.
Chair Newcomb called for the vote. The vote showed all in favor and the motion carried for the County 4-0.
On behalf of the Town, a motion was made by Councilmember Viehman and seconded by Councilmember Regan to direct staff to begin the implementation of the recommended Fare Structure as proposed by staff in the August 31 staff report with the one change: that the Teton Village Route be changed to \$4 one way, \$8 two way. Mayor Jorgensen called for a vote. The vote showed all in favor and the motion carried for the Town 4-0.
Adjourn
On behalf of the County, a motion was made by Commissioner Carlman and seconded by Commissioner Gardner to adjourn. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried for the County.
On behalf of the Town, a motion was made by Councilmember Regan and seconded by Councilmember Spery to adjourn. Mayor Jorgensen called for a vote. The vote showed all in favor and the motion carried for the Town 4-0.
The meeting adjourned at 3:44 P.M.
TETON COUNTY BOARD OF COUNTY COMMISSIONERS
/s/ Mark Newcomb, Chair
ATTEST: /s/ Maureen E. Murphy, County Clerk
TOWN OF JACKSON
/s/ Arne Jorgensen, Mayor
ATTEST: /s/ Marisa N. Watsabaugh, Town Clerk
Publish: 10/14/26

OFFICIAL SUMMARY PROCEEDINGS
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING
The Teton County Board of Commissioners met in regular meeting on September 1, 2026 in the Commissioners Chambers located at 200 S. Willow, Jackson, Wyoming. The meeting was called to order at 9:01 a.m. and the Pledge of Allegiance was recited.
ROLL CALL
County Commission: Mark Newcomb, Chair, Wes Gardner, Vice-Chair, Natalia Macker, Luther Propst, and Len Carlman were present.
ADOPTION OF AGENDA
A motion was made by Commissioner Carlman and seconded by Commissioner Macker to approve the agenda for the Teton County Commission meeting of Tuesday, September 1, 2026 as presented, with the continuation of the Water Quality matter at the end. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
MINUTES
A motion was made by Commissioner Macker and seconded by Commissioner Carlman to approve the minutes for meetings dated August 3rd, August 4th, August 5th, August 6th, August 10th, August 11th, and August 17th, 2026. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
CONSENT AGENDA
A motion was made by Commissioner Macker and seconded by Commissioner Carlman to place the following Matters from Staff on a Consent Agenda:
3. Consideration of FY2025 State Homeland Security Program (SHSP) Grant
4. Consideration of Amendment #1 to the Electronic Waste Disposal and Recycling Services Contract with I.T. Refresh
5. Consideration of Transportation Alternatives Program Grant Agreement Amendment #3
8. Consideration of Justice Center Sidewalk Easement
10. Consideration of Contract with Patterson Fan Company for Destratification Fans at the Recycling Center
11. Consideration of EMP Funding for Recycling Center Energy Improvements – Phase 1
12. Consideration of Employee Housing Lease at Mercill Condos
Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
A motion was made by Commissioner Macker and seconded by Commissioner Carlman to approve the items on the Consent Agenda with their motions as stated in their respective staff report. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
MATTERS FROM COMMISSION AND STAFF:
3. Consideration of FY2025 State Homeland Security Program (SHSP) Grant
To approve acceptance of the FY2025 State Homeland Security Program Grant, Project 25-SHSP-TET-SO-AET, in the amount of \$100,000.00 and authorize the appropriate Teton County representatives to execute and administer the grant.
4. Consideration of Amendment #1 to the Electronic Waste Disposal and Recycling Services Contract with I.T. Refresh
To approve Amendment #1 to the contract for Electronic Waste Disposal and Recycling Services with I.T. Refresh, extending

the agreement through November 9, 2028.
5. Consideration of Transportation Alternatives Program Grant Agreement Amendment #3
To approve the FY2023 Transportation Alternatives Program Subrecipient Agreement Amendment #3.
8. Consideration of Justice Center Sidewalk Easement
To approve the Teton County Justice Center Sidewalk Easement to the Town of Jackson.
10. Consideration of Contract with Patterson Fan Company for Destratification Fans at the Recycling Center
To approve the contract with Patterson Fan Company for the purchase of destratification fans for the Teton County Recycling Center in an amount not to exceed \$11,964.00.
11. Consideration of EMP Funding for Recycling Center Energy Improvements – Phase 1
To approve the expenditure of \$22,197.80 of Energy Mitigation Program funding for Recycling Center Energy Improvements - Phase 1 activities.
12. Consideration of Employee Housing Lease at Mercill Condos
To approve the Lease Agreement for 105 Mercill Avenue, Unit #314.
PUBLIC COMMENT
There was no public comment.
MATTERS FROM COMMISSION AND STAFF
1. Consideration of Resolution recognizing Old Bill's 30th Anniversary
Laurie Andrews, Will Schwartz, Hillary Hahn, Erin Lusins, and Anne Bradley, of the Community Foundation of Jackson Hole were present.
The Board read the resolution.
There was no public comment.
A motion was made by Commissioner Macker and seconded by Commissioner Propst to approve the resolution as presented. The Board provided comment.
Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
2. Consideration of Surplus Water Tender Transfer
Brian Coe, Deputy Fire Chief, presented to the Board for consideration of approval
Brian Coe answered questions from the Board.
There was no public comment.
A motion was made by Commissioner Propst and seconded by Commissioner Gardner to approve the transfer of a 2004 water tender to Alpine Fire District for \$60,000.00. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
6. Consideration of Water Quality SPET Funding Resolution - Wilson Sewer District
Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the authorizing resolution to apply 2022 Water Quality Special Purpose Excise Funds (SPET) for projects implementing the Teton County Water Quality Management Plan (WQMP).
Suzanne Lagerman of Nelson Engineering answered questions from the Board.
Public comment was given by Nicole Krieger and Phil Powers.
A motion was made by Commissioner Carlman and seconded by Commissioner Propst to approve the Wilson Sewer District SPET Funding Resolution from the 2022 Water Quality Special Purpose Excise Tax, allocating \$2,250,000.00 to the Wilson Sewer District for the construction of Phase 4 of the Wilson Sewer Project. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
7. Consideration of Incorporation of Housing into Coroner Facility Design Contract
Patrick McGaugh, Director of General Services, presented to the Board for consideration of approval an additional service fee with Plan One Architects to incorporate housing into the architectural design of the new Teton County Coroner's Facility.
Patrick McGaugh answered questions from the Board.
Public comment was given by Dr. Russell Nelson and Kat Clauson.
The Board provided comment.
Chief Mike Moyer, Fire/EMS, provided comment.
A motion was made by Commissioner Macker and seconded by Commissioner Gardner to continue this item until our September 15th meeting. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
9. Consideration of Additional Services Request by Anderson Mason Dale Architects in support of the Justice Center
Patrick McGaugh, Director of General Services, presented to the Board for consideration of approval an additional services request by Anderson Mason Dale Architects in support of the Justice Center Construction Project.
Keith Gingery, Chief Deputy County Attorney, provided comment.
There was no public comment.
A motion was made by Commissioner Carlman and seconded by Commissioner Macker to approve the Additional Services Request ASR-010 with Anderson Mason Dale Architects in the amount of \$140,000.00 for the Justice Center.
The Board provided comment.
Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.
MATTERS FROM PLANNING AND DEVELOPMENT
Findings of Fact, Conclusions of Law, and Order:
1. BDR2023-0135 – Hummingbird Barn
Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact,

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Conclusions of Law, and Order for BDR2023-0135. Keith Gingery answered questions from the Board. A motion was made by Commissioner Propst and seconded by Commissioner Gardner to continue the proposed Findings of Fact, Conclusions of Law, and Order denying approval of the building permit in the matter of BDR2023-0135. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

Chris Neubecker, Director of Planning and Building Services, provided comment. Commissioner Propst, as the motion maker, rescinded the motion. Commissioner Gardner, as the motion second, approved the rescission.

A motion was made by Commissioner Propst and seconded by Commissioner Gardner in the matter of the proposed Findings of Fact, Conclusions of Law, and Order denying approval of the building permit in the matter of BDR2023-0135, move to continue the matter to September 8, 2026. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried. New Business:

1. Permit: MSC2026-0035
Property Owner: Teton County, WY, RAH, LLC;
Wyoming Department of Transportation, etc.
Applicant: Suzanne Lagerman, Nelson Engineering
Presenter: Chandler Windom
Request: A Miscellaneous Planning Request, pursuant to Section 8.2.15., to consider a request to waive the permit fees for the Hoback Junction. Water & Sewer District public water system improvements. Pursuant to finding 2.a and 2.b of the Teton Fee Waiver Policy (Resolution 2014-054).

Location: The Hoback Junction Water & Sewer District, which applies to many properties in Hoback Junction, with the primary location at 11055 S Hoback Junction South Road. The site contains multiple zones, including Auto-Urban Commercial, Neighborhood Conservation, and Rural, and is in the Mid & High Tiers of the Natural Resources Overlay. Chandler Windom, Senior Planner, presented to the Board for consideration of approval a Fee Waiver Request of the permit fees for the Hoback Junction Water & Sewer District public water system improvements, pursuant to finding 2.a. and 2.b of the Teton County Fee Waiver Policy (Resolution 2014-054). Chandler Windom answered a question from the Board. There was no public comment.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to approve the fee waiver request MSC2026-0035, from Nelson Engineering on behalf of the Hoback Junction Water & Sewer District, to waive the permit fees associated with the water supply infrastructure improvements, in the amount of approximately \$13,488.00, being able to make finding 2.a and 2.b of the Teton County Fee Waiver Policy (Resolution 2014-054). Chair Newcomb called for a vote. The vote showed all in favor and the motion carried. The meeting recessed at 10:07 p.m. and reconvened at 10:16 a.m.

2. Permit: SWF2026-0009
Property Owner: Timothy Reddy and Sheila Walsh
Applicant: Timothy Reddy and Sheila Walsh

Presenter: John Kemp
Request: Variance from Section 9.3.4., Title 9, Small Wastewater Facility Standards, pursuant to Section 9.2.16, Variance, for replacement of existing septic system with new system. Requires a variance hearing due to lot size under 2 acres.

Location: 2930 S. Osprey Court, Wilson WY
John Kemp, Associate Engineer, presented to the Board for consideration of approval a variance to standards of the Teton County Small Wastewater Facility Regulations pursuant to Teton County Title 9, Chapter 9-2-16. John Kemp, Amy Ramage, County Engineer, and Keith Gingery, Chief Deputy County Attorney, answered questions from the Board.

Randy Shrauder, on behalf of the applicants, provided comment. There was no public comment.

The Board provided comment. A motion was made by Commissioner Carlman and seconded by Commissioner Propst to approve SWF2026-0009, being able to make all six (6) findings of Chapter 9-2-16 of the Teton County Title 9 for Small Wastewater Facility Regulations, provided that a maintenance agreement be recorded against the property prior to the issuance of Certificate Of Occupancy, maintenance agreement being for the Small Wastewater Facility.

The Board provided comment. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

3. Permit: MSC2026-0023
Property Owner: 4W, LLC
Applicant: Keeley Bommer
Presenter: Hamilton Smith
Request: Miscellaneous Planning Request, pursuant to Section 8.2.15., for the designation of a Use Control Area (UCA), by the Board of County Commissioners, pursuant to Wyoming Statute § 35-11-1609.

Location: The Ranch corral area, located approximately 2,900 feet north of the Walton Ranch Entrance on Highway 22, within Parcel No. 22-41-16-05-3-00-006, under ownership of 4W, LLC. The site is in the Rural 1 Zone, and within the Scenic Resources Overlay and the High Tier of the Tiered Natural Resources Overlay. Hamilton Smith, Principal Planner, presented to the Board for consideration of approval a Miscellaneous Planning Request, pursuant to Section 8.2.15., for the designation of a Use Control Area (UCA), pursuant to Wyoming's Voluntary Remediation Program (VRP) and the requirements of Wyoming Statute § 35-11-1609.

Stefan Fodor, on behalf of the applicant, provided comment. Rick Engel provided comment. There was no public comment.

A motion was made by Commissioner Carlman and seconded by Commissioner Gardner to approve MSC2026-0023, submitted April 30, 2026, a petition requesting a Use Control Area (UCA) pursuant to Wyoming's Voluntary Remediation Program and the requirements of Wyoming Statute § 35-11-1609. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

WORKSHOP

1. Water Quality Land Use Development Regulation Up-

dates (continued from the August 31, 2026 voucher meeting) On Monday, August 31, 2026, a workshop was presented for Water Quality Land Development Regulations - Updates and Policy Direction to provide with analysis and recommendations for the proposed updates to the Teton County Land Development Regulations (LDRs) provided in the 2024 Teton County Water Quality Management Plan. Amy Ramage, County Engineer, Chris Peltz, Water Resources Coordinator, Heather Overholser, Director of Public Works, and Chris Neubecker, Director of Planning and Building Services, answered questions from the Board.

The Board held discussion.

The Board provided direction to staff.

MATTERS FROM COMMISSION

1. Special Joint Meeting regarding 90 Virginian Lane October 7, 2026

The Board discussed their availability.

2. Objection Hearing Request Letter

Chris Colligan, Public Works Project Manager, provided an update on the letter and a proposed meeting.

3. Roadless Rule Letter Deadline

The Board held discussion.

EXECUTIVE SESSION – none.

ADJOURN

A motion was made by Commissioner Carlman and seconded by Commissioner Gardner to adjourn. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 12:13 p.m.

Respectfully submitted: rlr

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Mark Newcomb, Chair

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

Publish: 10/14/26

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in special meeting on September 3, 2026 in the Commissioners’ Chambers located at 200 S. Willow in Jackson, Wyoming. The meeting was called to order at 3:37 p.m.

County Commission: Mark Newcomb, Chair, Luther Propst, and Len Carlman were present in person. Natalia Macker and Wes Gardner were present via Zoom.

DISCUSSION ITEM

1. Resolution Declaring a 90-day Freeze on Acceptance of Grading Permits for New Construction of Manmade Waterbodies or Modifications of Existing Manmade Waterbodies Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval a resolution declaring a 90-day freeze on acceptance of grading permits for new construction of manmade waterbodies or modifications of existing manmade waterbodies.

Public comment was given by Case Brown in person, and Preston Konop via Zoom.

A motion was made by Commissioner Propst and seconded by Commissioner Carlman to approve the resolution as presented entitled, Resolution Declaring a 90-day Freeze on Acceptance of Grading Permits for New Construction of Manmade Waterbodies or Modifications of Existing Manmade Waterbodies. Keith Gingery answered a question from the Board.

The Board provided comment.

Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

ADJOURN

A motion was made by Commissioner Propst and seconded by Commissioner Carlman to adjourn. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:57 p.m.

Respectfully submitted: rlr

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Mark Newcomb, Chair

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

Publish: 10/14/26

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING The Teton County Board of Commissioners met in regular meeting on September 8, 2026 in the Commissioners Chambers located at 200 S. Willow, Jackson, Wyoming. The meeting was called to order at 9:04 a.m.

County Commission: Mark Newcomb, Chair, Wes Gardner, Vice-Chair, Natalia Macker, Luther Propst, and Len Carlman were present.

ADOPT AGENDA

A motion was made by Commissioner Carlman and seconded by Commissioner Macker to adopt the agenda for the County Commissioners voucher meeting for Tuesday, September 8th, 2026 as presented. Chair Newcomb 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 Gardner to approve the September 8, 2026 County Voucher Run in the amount of \$2,492,046.42. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

2. Consent Agenda for Administrative Items – none.

3. Consideration of Proposed Outgoing Commissioner Correspondence

- a. Letter of Support for NPS Land Exchange – Sheahan

The Board provided comment.

There was no public comment.

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to approve the letter as presented.

The Board held discussion regarding proposed edits to the letter.

Commissioner Macker, as the motion maker, withdrew the motion. Commissioner Carlman, as the motion second, supported the motion withdrawal.

The draft letter will be presented at a future BCC meeting.

- b. Letter of Support for NPS Land Exchange – Moulton

A motion was made by Commissioner Carlman and seconded by Commissioner Gardner to continue the letter of support for the National Park Service land exchange for the Sheahan property and the letter of support for the National Park Service land exchange for the Moulton property until next week. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

- c. Letter to WYDOT on Hoback Parcel

The Board provided comment.

Keith Gingery, Chief Deputy County Attorney, provided comment.

A motion was made by Commissioner Gardner and seconded by Commissioner Macker to continue this item until later in the meeting. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

- d. Roadless Rule Letter

The Board held discussion.

Chris Colligan, Public Works Project Manager, answered a question from the Board.

Heather Overholser, Director of Public Works, provided comment.

A motion was made by Commissioner Carlman and seconded by Commissioner Gardner to continue consideration of the Roadless Rule Letter to our meeting of September 15th, 2026. The Board provided comment.

Commissioner Carlman, as the motion maker, amended the motion to continue this item to September 14th, not 15th.

The motion now reads: I move to continue consideration of the Roadless Rule Letter to our meeting of September 14th, 2026.

Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

4. Consideration of Findings of Facts, Conclusions of Law and Order for Board of Equalization Hearings

- a. Baker

- b. Coyote Rock LLC

- c. Herrick

- d. Kallop

- e. Kirkpatrick R0009391

- f. Lawrence

- g. Pushaw

- h. Teton Rock LLC

Hearing Officer James Radda presented to the Board for consideration of approval the Findings of Fact, Conclusions of Law, and Order for the Baker, Coyote Rock LLC, Herrick, Kallop, Kirkpatrick, Pushaw, and Teton Rock LLC Board of Equalization hearings.

Keith Gingery, Chief Deputy County Attorney, provided comment.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to approve the Findings of Fact, and Conclusions of Law, for the following cases: Baker, Coyote Rock LLC, Kirkpatrick, Lawrence, and Teton Rock LLC. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

Keith Gingery, Chief Deputy County Attorney, presented the Findings of Fact, Conclusions of Law, and Order for the Herrick Board of Equalization hearing.

Keith Gingery answered a question from the Board.

Hearing Officer Radda provided comment.

The Board provided comment.

Maureen Murphy, County Clerk, answered a question from the Board.

Keith Gingery provided comment.

Hearing Officer Radda read Ms. Herrick’s objection into the record.

The Board provided comment.

Keith Gingery answered questions from the Board.

Hearing Officer Radda provided comment.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to approve the Findings of Fact, and Conclusions of Law in the Herrick case.

The Board provided comment.

Hearing Officer Radda called for a vote. The vote showed all in favor and the motion carried.

Keith Gingery, Chief Deputy County Attorney, presented the Findings of Fact, Conclusions of Law, and Order for the Kallop Board of Equalization hearing.

sHearing Officer Radda provided comment.

Keith Gingery provided comment.

The Board provided comment.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to approve the Findings of Fact, and Conclusions of Law in the case of Kallop.

The Board provided comment.

Hearing Officer Radda called for a vote. The vote showed all in favor and the motion carried.

Keith Gingery, Chief Deputy County Attorney, presented the Findings of Fact, Conclusions of Law, and Order for the Pushaw Board of Equalization hearing.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to approve the Findings of Fact, and Conclusions of Law in the case of Pushaw.

The Board provided comment.

Hearing Officer Radda called for a vote. The vote showed all in favor and the motion carried.

5. Consideration of Findings of Facts, Conclusions of Law and Order (continued from September 1, 2026)

- a. BDR2023-0135 – Hummingbird Barn

BDR2023-0135 was originally heard during the BCC regular meeting on September 1, 2026 and continued to this meeting. Keith Gingery, Chief Deputy County Attorney, presented the Findings of Fact, Conclusions of Law, and Order for John Graham, representing the petitioners, provided comment. There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Carlman in the matter of Building Permit BDR2023-0135, to approve the Findings of Fact, and Conclusions of Law, and Order denying approval of the building permit as presented.

The Board provided comment.

Keith Gingery answered a question from the Board.

Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

6. Consideration of Symetra Stop Loss Contract Maureen Murphy, County Clerk, presented to the Board for consideration of approval the Stop Loss agreement for \$150,000.00 between Teton County and Symetra Insurance. Sarah Lerwicki Human Resources Generalist, answered questions from the Board.

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Gardner to approve the renewal offer from Symetra Insurance with a \$150,000.00 deductible, which is Option 2. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

7. Consideration to Reaffirm the Resolution Declaring a 90-day Freeze on Acceptance of Grading Permits for New Con-

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struction of Manmade Waterbodies or Modifications of Existing Manmade Waterbodies

Keith Gingery, Chief Deputy County Attorney, presented to the Board for consideration of approval to reaffirm the resolution that was approved during the BCC special meeting on September 3, 2026.

Public comment was given by Kevin Burke, Phil Powers, Amy Kuzcak, and Case Brown.

Kevin Burke answered questions from the Board. Chris Neubecker, Director of Planning and Building Services, and Hamilton Smith, Principal Planner, answered questions from the Board.

Keith Gingery provided comment.

The Board provided comment.

A motion was made by Commissioner Gardner and seconded by Commissioner Carlman to affirm the resolution declaring a 90-day freeze on acceptance of grading permits for new construction of manmade waterbodies or modifications of existing manmade waterbodies.

The Board provided comment.

Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The Board of County Commissioners voucher meeting recessed at 10:22 a.m.

The meeting convened for the Board of Equalization hearings at 10:29 a.m.

BOARD OF EQUALIZATION HEARINGS – Pursuant to Wyoming State Statute §39-13-102 and §39-13-109(b), to meet as the Teton County Board of Equalization to hear appeals that had been filed on 2025 property tax assessments.

The Teton County Board of Commissioners met in a special meeting on September 8, 2026 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 10:29 a.m.

Pursuant to Wyoming State Statute §39-13-102 and §39-13-109(b), and Chapter 7 of the State Board of Equalization Rules, the purpose of the meeting was to meet as the Teton County Board of Equalization to hear appeals that had been filed on 2025 property tax assessments.

Commission present: Mark Newcomb, Chair, Wes Gardner, Vice-Chair, Natalia Macker, Luther Propst, and Len Carlman.

Hearing Officer: James Radda.

Staff present: County Clerk Maureen Murphy and Deputy County Clerk Rose Robertson.

Chief Deputy Assessor Kedric Putnam was present with Keith Gingery, Chief Deputy County Attorney, acting as his attorney.

Chair Newcomb opened the hearing.

SCRICCO, NICHOLAS AND RAN LUO

ACCOUNT R0019784

The Nicholas Scricco and Ran Luo hearing for Account #R0019784 located at: 142 Pine Glades Drive, Jackson, Wyoming, began at 10:31 a.m.

The hearing was originally scheduled for August 6, 2026. The applicants were not present at the scheduled hearing, nor did they reach out for rescheduling.

Keith Gingery provided comment.

A motion was made by Commissioner Gardner and seconded by Chair Newcomb to dismiss the case Scricco and Luo at property 142 Pine Glades Drive.

The Board provided comment.

Hearing Officer Radda called for a vote. The vote showed all in favor and the motion carried.

Keith Gingery provided comment.

KIRKPATRICK, SCOTT H.

ACCOUNT R0006982

The Scott H. Kirkpatrick continued hearing for Account #R0006982 located at: 199 E. Pearl Ave, Unit 301, Jackson, Wyoming, began at 10:35 a.m.

The item was continued from the August 6, 2026 Board of Equalization hearings.

Keith Gingery provided comment.

Hearing Officer Radda provided comment.

Maureen Murphy, County Clerk, provided comment.

The Hearing Officer's recommendation was to affirm the Assessor's 2025 valuation as the landowner did not present sufficient evidence to overturn the presumption that the assessor's valuation was correct.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to affirm the Assessor's valuation on account R0006982 for the property located 199 E. Pearl Ave, Unit 301, adopting the Hearing Officer's recommendation.

Hearing Officer Radda called for a vote. The vote showed all in favor and the motion carried 3-0, with Commissioner Carlman and Commissioner Macker abstaining.

SHADOW LANE JACKSON LLC

ACCOUNT R0021413

The Shadow Lane Jackson LLC continued hearing for Account #R0010438 located at: 6830 Sublette Woods Road, Teton Village, Wyoming, began at 10:41 a.m.

Keith Gingery provided comment, stating no recommendation was given on August 6, 2026, by Hearing Officer Radda because the hearing was continued to allow time for Assessor's office to review the site. Following the site review, the Assessor did not change the valuation of the property.

Ashley Simmons, the Appellant, was present via Zoom and answered questions from Hearing Officer Radda.

Chief Deputy Assessor Kedric Putnam provided comment.

Ms. Simmons provided comment.

Mr. Putnam answered questions from the Board.

The Board provided comment.

The Hearing Officer's recommendation was to affirm the Assessor's 2025 valuation as the landowner did not present sufficient evidence to overturn the presumption that the assessor's valuation was correct.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to affirm the findings of the Assessor based on the recommendation of the Hearing Officer.

Hearing Officer Radda called for the vote. The vote showed all in favor and the motion carried 3-0, with Commissioner Carlman and Commissioner Macker abstaining.

Hearing Officer Radda stated the procedures following the hearing for the benefit of the appellant.

Chair Newcomb requested a motion to adjourn for the Board of Equalization hearings.

A motion was made by Commissioner Gardner and seconded by Commissioner Propst to adjourn. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The Board of Equalization hearings adjourned at 11:03 a.m.

The Board of County Commissioners voucher meeting reconvened at 11:03 a.m.

DISCUSSION ITEMS

1. Known Matters for Discussion

A. USFS Roadless Rule Decision

Chris Colligan, Public Works Project Manager, provided comment and answered questions from the Board.

The Board held discussion.

B. Travel Management Plan Revision

Chris Colligan, Public Works Project Manager, provided comment and answered questions from the Board.

The Board provided comment.

2. Other Matters for Discussion

A. Draft Environmental Impact Statement for Bison and Elk Management on the National Elk Refuge

Chris Colligan, Public Works Project Manager, provided comment.

The Board provided comment.

B. Snake River Management Plan Proposed Update

The Board provided comment.

C. Travel Recreation and Wildlife Committee

The Board provided comment.

MATTERS FROM COMMISSIONERS

1. Calendar review - The Board reviewed their weekly calendar.

Keith Gingery, Chief Deputy County Attorney, provided comment.

EXECUTIVE SESSION – LITIGATION – Pursuant to Wyoming Statute §16-4-405(a)

A motion was made by Commissioner Macker and seconded by Commissioner Gardner to enter Executive Session pursuant to Wyoming Statute §16-4-405(a)(iii) litigation. Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The meeting entered Executive Session at 11:31 a.m.

The meeting recess at 11:31 a.m. and reconvened at 11:35 a.m.

Commissioners present: Mark Newcomb, Wes Gardner, Natalia Macker, Luther Propst, and Len Carlman.

Others: Keith Gingery, Chief Deputy County Attorney, Maureen Murphy, County Clerk, Jodie Pond, outgoing Commissioners Administrator, Mary Cernicek, new Commissioners Administrator, and Heather Overholser, Director of Public Works.

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to exit the Executive Session.

Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The meeting exited Executive Session at 12:01 p.m.

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to approve the letter to Director Westby, with one addition, which is to add a sentence in the next-to-last paragraph that says, We wish to stress that we have a high sense of time sensitivity in light of the ongoing risk of wildfire and the commitment that our residents made in 2022 to allocate SPET funds for this fire station.

Chair Newcomb called for a vote. The vote showed all in favor and the motion carried.

The meeting recessed at 12:03 p.m. and reconvened at 12:04 p.m.

EXECUTIVE SESSION – PERSONNEL – Pursuant to Wyoming Statute §16-4-405(a)

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to enter Executive Session pursuant to Wyoming Statute §16-4-405(a)(ix) personnel information.

Vice-Chair Gardner called for a vote. The vote showed all in favor and the motion carried 4-0, with Chair Newcomb absent.

The meeting entered Executive Session at 12:05 p.m.

Commissioners present: Wes Gardner, Natalia Macker, Luther Propst, and Len Carlman.

Others: Keith Gingery, Chief Deputy County Attorney, Maureen Murphy, County Clerk, Jodie Pond, outgoing Commissioners Administrator, Mary Cernicek, new Commissioners Administrator, and Jasmine Kintzler, HR representative.

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to exit the Executive Session.

Vice-Chair Gardner called for a vote. The vote showed all in favor and the motion carried 4-0.

The meeting exited Executive Session at 12:45 p.m.

SPECIAL EVENTS PERMITS – Applications Pending (for informational purposes, no action taken)

• LoToJa Classic Bike Race – September 12th, 2026; Epic Events LLC; Snake River Canyon to JHMR finish line. LoToJa is the longest one-day USAC-sanctioned bicycle race in the country. Cyclists must conquer three mountain passes as they pedal through the scenic terrain of Utah, Idaho and Wyoming en route to a finish line below the rugged Tetons at the base of Jackson Hole Mountain Resort. Number of attendees – 2,400.

• Amplify Astoria – September 26th, 2026; Astoria Park Conservancy. Annual fundraiser concert featuring The Deadlocks while soaking in Astoria's mineral pools. Number of attendees – 150.

• Jackson Hole Marathon – September 26th, 2026; Jackson Hole Chamber of Commerce; Town Square to Teton Village on Bike Paths and Roadways. Road race including full marathon, half marathon and quarter marathon opportunities. Number of attendees – 900.

• Stride Against Suicide – September 26th, 2026; Teton County Health Department; R Park. Suicide prevention and awareness community event and walk. Number of attendees – 75.

• Oktoberfest – September 26th & 27th, 2026; Teton Village Association; Teton Village Commons. Gathering for the community to celebrate fall. Number of attendees – 500.

ADJOURN

A motion was made by Commissioner Macker and seconded by Commissioner Carlman to adjourn. Vice-Chair Gardner called for a vote. The vote showed all in favor and the motion carried.

The meeting adjourned at 12:46 p.m.

Respectfully submitted: rlr

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Mark Newcomb, Chair

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

TETON COUNTY CLERK'S OFFICE

09-08-2026 WARRANTS

ACE HARDWARE 4,253.12 / AGOPIAN ADVOCACY 9,000.00

AGILITY RECOVERY SOLUTIONS INC 814.58 / ALBERTSONS/SAFeway 429.65 ALLEGIANCE BENEGIT PLAN

MNGT INC. 95.00 / ALPHAGRAPHS 284.69 AMAZON

CAPITAL SERVICES, INC. 1,100.10 / AMAZON CAPITAL

SERVICES INC. 71.82 ANCUTA AGAPE 399.00 / ARBOR

WORKS ORGANICS 126,892.33 ASPEN AUTOMOTIVE/

NAPA 321.06 / AT&T MOBILITY 1,008.54 / AT&T MOBILITY

3,053.21 AT&T MOBILITY 494.59 / AUTO SERVICE

ELEVATED 204.44 AVFUEL CORPORATION 3,782.25 / BENCHMARK ENGINEERING INC 202.50 BIG R RANCH & HOME 194.64 / BISON LUMBER 49.36 BLUE SPRUCE CLEANERS, INC. 334.44 / BOBBI CLAUSON 174.40 BRADY INDUSTRIES 1,954.51 / BUCK FAIRBANKS ELECTRIC INC 953.64 CASSIE WILLIAMS 105.00 / CESAREO FUENTES 2,000.00 / CHRISTINA RAMOS 26.25 CHRISTINA KITCHEN PC 990.00 / CLAUDIA JUAREZ TARANGO 52.50 CODALE ELECTRIC SUPPLY 9,046.31 / CORDON NELSON 636.00 C&W EXCAVATION INC. 4,025.47 / DAN AMBORSKI 24,000.00 DAVEY RESOURCE GROUP INC 2,500.00 / DATASOURCE INC 120.55 / DAVID BOWERS 650.00 DBR, INC. 545.00 / DELTA DENTAL 25,678.00 / DELL MARKETING L.P. 12,827.92 DEPARTMENT OF WORKFORCE SERVICES 27,440.65 D & S ELECTRICAL SUPPLY CO 10,209.15 / ELK COUNTRY INN 14,595.00 ELISABETH M. W. TREFONAS 3,403.60 / ERIKSEN-MEIER CONSULTING LLC 4,700.40 EVANS CONSTRUCTION COMPANY 78,316.00 / EVANS CONSTRUCTION, INC. 53,631.87 FARM PAINT 3,325.00 / FALL RIVER RURAL ELECTRIC 268.99 FC EXCAVATION LLC 274,885.00 / FERGUSON ENTERPRISES, INC. #3007 169.00 FIVE COUNTY JOINT POWERS BOARD 30,000.00 / FISH CREEK I.S.D. 373.64 GREGORY & SUZANNE HERRICK 16,000.00 / HARMONY DESIGN, INC. 2,574.50 HEALTHSOURCE SOLUTIONS LLC 865.95 / HIGH COUNTRY LINEN SUPPLY LLC 508.84 JAMIE HOLCOMB 770.00 / HUNT CONSTRUCTION, INC. 4,116.41 IDAHO COMMUNICATIONS 850.00 / JAN CLEMONS 52.50 / JACKSON CURBSIDE, INC 4,600.00 JAMES L. RADDA 1,020.00 / JACKSON HOLE FORD 542.92 JACKSON HOLE MARKETPLACE 211.20 / JACKSON HOLE PUBLIC ART 17,850.00 JACKSON HOLE SECURITY LLC 3,500.00 / RUFINA CISNEROS HERNANDEZ 300.00 JOHN P CAREY III 259.56 / KARCHER MUNICIPAL AAA CORPORATION 10,271.57 KENNON C.TUBBS, MD LLC 34,750.00 / KIMBERLY ANN MELLICK 2,160.00 LABORATORY CORPORATION 731.07 / LENOVO INC. 3,870.00 / LIZA SOTO 344.55 LOHSS CONSTRUCTION 16,000.00 / LOWER VALLEY ENERGY 2,204.31 / MATT EVANS 52.50 MAUREEN MURPHY 1,824.51 / MCKESSON MEDICAL SURGICAL 177.21 MD NURSERY & LANDSCAPING INC. 11,951.18 / MOMENTUM RECYCLING LLC 2,200.00 MOUNTAINLAND SUPPLY COMPANY 8,661.22 / NORCO, INC. 271.33 / OHD, LLLP 13,455.00 ON GRADE BLADE SERVICE, LLC 11,850.00 / ON SIGHT LAND SURVEYORS, INC. 600.00 PORTERS OFFICE PRODUCTS 220.80 / HAL JOHNSON JR-PROFESSIONAL EXPRESS 902.00 PRATT HOME INSPECTIONS 1,000.00 / QUADIENT FINANCE USA INC 600.00 QUADIENT LEASING USA INC 200.97 / R&A SAFETY, LLC 99.00 ROCKY MOUNTAIN GLOVE COMPANY 232.80 / RX BENEFITS INC 42,259.86 SAFRAN HELICOPTER ENGINES USA 5,523.98 / SAM HUGHES 200.00 SHERVIN'S INDEP. OIL 318.85 / SILVER STAR COMMUNICATIONS 2,316.61 S & S WORLDWIDE, INC. 292.83 / STERICYCLE, INC. 546.12 / STATE FIRE IDAHO 446.15 STONES AUTO GROUP 109.46 / STEEL WEST INC. 658,371.49 SUBLETTE COUNTY WASTE MANAGEMENT 224.91 / SUMMIT FACILITY SUPPLY INC 473.23 ELIOR INC. 13,763.12 / SVI MEDIA 800.00 / MIGUEL SANCHEZ 45.00 TETON COUNTY CLERK 12.00 / TETON COUNTY TRANSFER STATION 1,254.00 TETON COUNTY TREASURER 77,403.24 / TETON COUNTY TREASURER 12,775.48 TETON COURIER 55.13 / TRC INC. 3,671.39 / TETON MEDIA WORKS, INC. 6,659.80 TETON TRAIL RUNNERS 200.00 / THE BATTERY NETWORK INC 3,751.00 THE JAMIE SMYTH GROUP, LLC 2,590.00 / TOWN OF JACKSON 27,962.00 TOWN OF JACKSON 416.67 / TOWN OF JACKSON 86,245.92 / TOWN OF JACKSON 3,437.87 TOTAL SECURITY SOLUTIONS INC 59,544.00 / TREVOR WILLOUGHBY 2,202.83 TURF EQUIP. & IRRIGATION, INC 159.95 / TYR SPORT INC 177.45 / ULINE 109.50 UNIVERSITY OF WYOMING OFFICE 3,801.26 / VAUGHN DISTRIBUTING 597.80 VALLEY PROPERTY SERVICES LLC 100.00 / VISA 450.00 / VISA 4,061.24 / VISA 325.45 VISA 2,314.54 / VISA 6,879.66 / VISA 111.66 / VISA 3,017.50 / VISA 2,240.30 VISA 4,791.75 / VISA 169.71 / VISA 12,648.98 / WARD-BLAKE ARCHITECTS 1,950.00 WACO 1,500.00 / WARREN PENNICK 52.50 / WEST COAST CODE CONSULTANTS INC 67,752.80 WESTERN RECORDS DESTRUCTION INC. 62.00 / WHITAKER CONSTRUCTION CO INC 242,734.18 WILSON HARDWARE 9.99 / WILSON SEWER DISTRICT 262.50 WILLIAM R. SMITH M.D. 500.00 / WYOMING DOT 10.00 WYOMING FIRST AID & SAFETY SUPPLY 93.75 / YELLOW IRON EXCAVATING, LLC 201,047.94 ZACH GASPER 1,000.00

Publish: 10/14/26

TETON COUNTY DIVISION OFFICES

• PUBLIC NOTICE •

NOTICE OF INTENT TO ADOPT

AMENDMENTS TO THE 2018 JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT RULES AND REGULATIONS FOR TETON COUNTY, WYOMING

Public Hearing December 7, 2026

Notice is hereby given pursuant to Wyoming State Statute § 16-3-103, et. seq. that the Jackson/Teton County Affordable Housing Department has been directed by the Teton County Board of County Commissioners and Jackson Town Council to release the amended “Housing Department Rules and Regulations” for the 45-day public review period prior to adoption by the Teton County Board of County Commissioners and the Jackson Town Council.

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 December 7, 2026, in Joint Information Meeting of the Teton County Board of County Commissioners and the Jackson Town Council at the County Commissioner's Chambers located at 200 S. Willow St., Jackson, Wyoming, which begins at 1:30 PM. Comment can be made in person at that meeting, or in writing, prior to the

• Public Notices •

meeting, by submitting correspondence through email at housing@tetoncountywy.gov or U.S. mail, at P.O. Box 714, Jackson, WY 83001.

The Jackson/Teton County Affordable Housing Department Rules and Regulations Amendments are available for review online at JHaffordablehousing.org. The Jackson/Teton County Housing Department will have the proposed rules and regulations available for review at the following offices: the Teton County Clerk's Office 200 S. Willow St, Jackson, WY, and the Jackson/Teton County Housing Department, 320 S. King St., Jackson, WY.

The proposed amendments to the Housing Department Rules and Regulations include changes to preference for First Responders in the Weighted Drawing Process, change from 75% Local Income requirement to 25% Local Income requirement for First Responders, narrowing of income ranges, fees for default of 60-day vacancy rule, annual compliance fees for all new restricted units, addition of First Responder definition and other definitions, additional entry in Weighted Drawing for households displaced by Housing Department developments, maximum occupancy requirements, and clarifications to rules.

All proposed changes are being implemented to address the shortage of affordable housing in Teton County. These actions are taken pursuant to Wyoming State Statute § 16-3-103, et. seq. Pursuant to Wyoming State Statute §9-5-304, the agency anticipates non-applicability to the Wyoming Regulatory Takings Act.
Publish: 10/14/26

NOTICE OF PUBLIC REVIEW
TETON COUNTY BOARD OF COUNTY COMMISSIONERS MEETING
Tuesday, 11/02/2026
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, 11/02/2026, 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 Building Services Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

Applicant: TETON VILLAGE ASSOCIATION
Permit No.: MSC2026-0036
Request: A Miscellaneous Planning Request, per Section 8.2.15 of the Land Development Regulations, for review and amendment of the Teton Village Area 1 Transportation Demand Management Plan, per Section VI.D.2.b. of the Teton Village Resort Master Plan for Area 1.
Location: The request applies to the entire Teton Village Area 1 Planned Unit Development Planned Resort zone in Teton Village.
Publish: 10/14/26

NOTICE OF PUBLIC REVIEW
TETON COUNTY PLANNING COMMISSION MEETING
11/09/2026
Notice is hereby given that a Public Hearing will be held by the Teton County PLANNING COMMISSION 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 Monday, 11/9/2026 in their regular meeting which begins at 6:00 PM. Information regarding the applications listed below may be obtained from the Teton County Planning and Building Services Department, Monday through Friday, 8:00 AM to 5:00 PM, telephone 307-733-3959.

Applicant: Suzanne Lagerman, Nelson Engineering
Permit No.: CUP2026-0004
Request: A Conditional Use Permit request pursuant to Section 8.4.2. of the Teton County Land Development Regulations for a Utility Facility for the Hoback Junction Water & Sewer District water supply facility.
Location: 11055 S Hoback Junction South Road, is south of the Junction of Highway 89 and Highway 189/191, at the confluence of the Snake and Hoback Rivers. The Utility Facility will supply water throughout the Hoback Junction Water & Sewer District, including water storage at 10600 S Highway 89. The site contains multiple zones, including Auto-Urban Commercial, Neighborhood Conservation, and Rural, and is in the Mid & High Tiers of the Natural Resources Overlay.

Applicant: Suzanne Lagerman, Nelson Engineering
Permit No.: VAR2026-0003
Request: A Variance request pursuant to Section 8.8.2. of the Teton County Land Development Regulations to vary the side structure setback in the Auto-Urban Commercial Zone from 10 ft to 3 ft for the Hoback Junction Water & Sewer District water treatment facility structure.
Location: 11055 S Hoback Junction South Road, is south of the Junction of Highway 89 and Highway 189/191, at the confluence of the Snake and Hoback Rivers. The property is zoned Auto-Urban Commercial and is in the High-Tier of the Natural Resources Overlay.
Publish: 10/14/26

NOTICE OF INTENT TO ADOPT AN AMENDMENT TO THE TETON COUNTY OFFICIAL ZONING MAP: PROPOSAL TO AMEND THE ZONING ON LOT 10 OF THE ROGERS POINT SUBDIVISION, FROM NEIGHBORHOOD CONSERVATION (NC-TC) TO AUTO URBAN COMMERCIAL (AC-TC).
APPLICATION NO. ZMA2026-0001

Notice is hereby given pursuant to Wyoming Statute §16-3-103 and §18-5-202(b) that Teton County will consider adoption of an amendment to the Teton County Official Zoning Map. The proposal is for a Zoning Map Amendment pursuant to Section 8.7.2. of the Land Development Regulations (LDR).

The subject parcel is Lot 10, Rogers Point Subdivision (Plat No. 146), owned by Moreno Properties LLC. Lot 10 is proposed to be rezoned from Neighborhood Conservation (NC-TC) to Auto Urban Commercial (AC-TC).

This is an amendment to the Official Zoning Map which is authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Department has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Department.

Pursuant to Wyoming Statute §18-5-202(b) the Teton County Planning Commission shall hold a public hearing at which a recommendation will be made on the proposed amendments to the Teton County Board of County Commissioners. The Teton County Planning Commission public hearing will take place at 6:00 PM on November 16, 2026, in the Commissioner's Chambers of the Teton County Administration Building, located at 200 S Willow St. in Jackson, Wyoming.

Pursuant to Wyoming Statute §18-5-202(c) the Teton County Board of County Commissioners shall hold a public hearing to consider the recommendation from the Teton County Planning Commission and adoption of the proposed amendment on December 15, 2026, at 9:00 AM, in the Commissioner's Chambers of the Teton County Administration Building, located at 200 S Willow St. in Jackson, Wyoming.

All interested parties may obtain a hard copy of the application materials at the Teton County Planning Division office at 200 S. Willow St., Jackson, WY. Written comments may be submitted to the Teton County Planning Director, P.O. Box 1727, Jackson, WY 83001 or to Hamilton Smith, Principal Planner, at hsmith@tetoncountywy.gov or by calling (307) 733-3959.

Maureen E. Murphy
Teton County Clerk

Publish: 10/14/26

• CONTINUED PUBLICATIONS •

NOTICE OF ACCEPTANCE AND FINAL PAYMENT TO CONTRACTOR

RENU POOL PLASTERING
TETON COUNTY, WY

Pursuant to W.S. 16-6-116, notice is hereby given that Teton County, WY (OWNER) has accepted the work as completed according to the plans, specifications, and rules set forth in the Contract between the OWNER and RENU POOL PLASTERING(CONTRACTOR), and that the CONTRACTOR is entitled to Final Settlement thereof.

Notice is further given that on Tuesday, November 17, 2026, said date being the forty - first (41st) day after the first publication of this Notice, OWNER will pay to said CONTRACTOR the full amount due under the Contract.

If any individual, company, organization, or other entity has any outstanding financial claim against the CONTRACTOR concerning Final Settlement of these Contracts, the party should contact Max Moran / Teton County Public Works at P. O. Box 3594, Jackson, WY, 83001, mmoran@tetoncountywy.gov or 307.733.5056 ext. 8485 prior to Tuesday, November 17, 2026
Publish: 10/07, 10/14/26

NOTICE OF ACCEPTANCE AND FINAL PAYMENT TO CONTRACTOR
TETON COUNTY CHIP SEAL PROJECT
PROJECT NO. 1-27-M
TETON COUNTY, WYOMING

Pursuant to W.S. 16-6-116, notice is hereby given that Teton County, Wyoming (OWNER) has accepted the work as completed according to the plans, specifications, and rules set forth in the Contract between the OWNER and American Road Maintenance, Inc. (CONTRACTOR) and that the CONTRACTOR is entitled to Final Settlement thereof.

Notice is further given that on October 21, 2026, said date being the forty-first (41st) day after the first publication of the Notice, OWNER will pay to said CONTRACTOR the full amount due under the Contract.

If any individual, company, organization, or other entity has any outstanding financial claim against the CONTRACTOR concerning the Final Settlement of these Contracts, the party should contract Tony Havel / Teton County Road & Levee Department at P.O. Box 9575, Jackson, WY 83002, thavel@tetoncountywy.gov or 307-732-8542 before October 21, 2026.
Publish: 09/09, 09/16, 09/23, 09/30, 10/07, 10/14/26

TOWN OF JACKSON NOTICES

• OFFICIAL PROCEEDINGS •

TOWN COUNCIL PROCEEDINGS - UNAPPROVED
October 5, 2026 JACKSON, WYOMING
The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:01 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present: TOWN COUNCIL: Mayor Arne Jorgensen, Jonathan Schechter, Devon Viehman, Kevin Regan, and Alyson Spery. The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen introduced Sorina Juganaru. Public Comment. Adela Sevilla, Rosie Read, Adele Priestly, Joan Anzelmo, and Julie Gonzalez made public comment. Consent Calendar. A motion was made by Alyson Spery and seconded by Devon Viehman to approve the consent calendar including item A as presented with the following motions:
A. Disbursements. To approve the disbursements as presented. ACE HARDWARE \$1,303.05; ADVANCED PUMP &

EQUIPMENT, INC \$22,349.60; AFLAC \$1,664.71; AMAZON \$328.06; AT&T \$326.89; B.P. PAINTING & REFINISHING INC. \$9,950.00; BARGEN INCORPORATED \$121,000.00; BIG R RANCH & HOME \$669.68; BISON LUMBER \$23.64; BOLAND, ANITA \$2,328.85; BRIGGS, ERIC L \$305.02; BURKHOLDER, SHAWN \$2,355.77; CHARLIE'S PLUMBING OF JH \$375.00; CHASE, MATTHEW \$782.00; CONRAD & BISCHOFF INC. \$101,292.42; CONTROL SYSTEM TECHNOLOGY, INC. \$7,925.00; DELL \$418.32; DEX IMAGING \$227.15; EDA LAND PLANNING \$1,020.00; ENERGY LABORATORIES INC. \$355.00; ETNA TRADE PARK LLC \$4,062.00; FERGUSON ENTERPRISES, INC \$1,840.02; GILLIG LLC \$103.98; GRAINGER \$119.98; GRIFFITH PARTNERSHIP LLC \$1,760.00; HERITAGE LANDSCAPE SUPPLY GROUP INC \$2,785.12; HIGH COUNTRY LINEN \$1,435.58; IDAHO STATE TAX COMMISSION \$7,989.00; INTERSTATE BATTERY \$1,034.22; JACKSON DOWNTOWNER, LLC -\$130,201.50; JACKSON GROUP LOCKBOX \$533.73; JACKSON HOLE NEWS & GUIDE \$2,003.20; JACKSON HOLE ROASTERS \$60.00; JACKSON LUMBER INC \$29.45; JIM & GREG THE LOCKSMITHS \$10.00; JOE JOHNSON EQUIPMENT \$1,432.62; LANCASTER, JUSTIN \$375.06; LOWER VALLEY ENERGY INC \$3,000.00; NAPA AUTO PARTS INC. \$340.60; NEWTERRA CORPORATION, INC \$1,758.92; PACIFIC DRYWALL \$1,677.00; PITTS, JASON \$53.00; PURCELL TIRE AND SERVICE CENTERS \$1,495.15; R & A SAFETY LLC \$362.00; RAMANATHAN, BRINDA \$2,500.00; RICH, SAMUEL \$60.00; SHERWIN-WILLIAMS CO. \$58.80; SMITH, GREGORY J \$155.00; SPL HOUSING LLC. \$67,500.00; STEDILLIE, ANTHONY \$800.00; STONE'S TOWN AND COUNTRY MOTORS, INC. \$364.07; SURE GREEN LAWN AND TREE LLC \$125.00; TETON COUNTY PUBLIC WORKS \$3,838.64; TETON COUNTY SHERIFF'S-JAIL \$1,575.00; TETON COUNTY-FUND 10 \$605,675.39; TETON EVERGREENS LLC \$8,400.00; TETON TRASH REMOVAL, INC. \$120.00; THE AFTERMARKET PARTS COMPANY, LLC \$340.00; THE LINCOLN NATIONAL LIFE INSURANCE CO \$11,593.08; TK ELEVATOR CORP. \$100.00; TMSC LLC \$9,999.63; TRANSIT TALENT LLC \$155.00; VISION SERVICE PLAN (CT) \$1,954.22; WBC PROPERTIES \$2,150.00; WEST FORK CONSTRUCTION \$424,669.10; WESTERN STATE \$10,249.56; WHEELER TANK TESTING, INC. \$875.00; WILSON, JOHN \$2,400.00; WINDCAVE INC \$23.53; WIXOM, JEFF \$133.90; WY WORKERS' SAFETY & COMP \$13,188.76; WYOMING FIRST AID & SAFETY \$381.29; YELLOW IRON WASTE, LLC \$330.00

There was no public comment on the consent calendar. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Parklet Program Scoping Report. Charlotte Frei and Tyler Sinclair made staff comment. Council held discussion with staff. Lane Lemieux, Nicole Gill, Lee Gardner, Blane Woodfin, Sadek Darwiche, Will Dornan, Joe Rice, Ryan Haworth, Christine Swain, and Shari Turpin made public comment. A motion was made by Kevin Regan and seconded by Devon Viehman to direct staff to draft an ordinance discontinuing the parklet program. Mayor Jorgensen called for the vote. The vote showed 3-2 with Jonathan Schechter and Mayor Jorgensen opposed. The motion carried. Council recessed at 7:49 PM and reconvened at 7:57 PM. Update on Parking at Home Ranch. Charlotte Frei and Michelle Weber made staff comment. Council held discussion with staff. Rick Howe and Will Dornan made public comment. There was no action taken. Matters from Mayor and Council. Jonathan Schechter met with JH Air Board at their monthly meeting and discussed winter snowfall and tourism outlook. The State of Wyoming sales tax showed an increase of 9% over the last four months. Alyson Spery suggested a community listening session to determine how the Town can better serve the immigrant community in addition to adopting a Resolution. A motion was made by Devon Viehman and seconded by Kevin Regan to direct staff to draft a resolution supporting the immigrant community based on the Resolution passed by Teton County and incorporating suggestions from Council, to be presented at the next Regular Town Council Meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. A motion was made by Alyson Spery and seconded by Devon Viehman to direct staff to bring back, by the October 19th Regular Town Council Meeting, the availability and cost of hosting a listening session with Voices Jackson Hole, in the near future. Mayor Jorgensen called for the vote. The vote showed all in favor. Town Manager's Report. Tyler Sinclair made staff comment. The Town Manager's report contained a temporary sign request from the Teton Science School at 105 Buffalo Way from November 4-11, 2026. A motion was made by Jonathan Schechter and seconded by Devon Viehman to approve the Town Manager's Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. Adjourn. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 9:15 p.m.

Publish: 10/14/26

• PUBLIC HEARING •

PUBLIC HEARING

The Town of Jackson Planning Commission will hold a public hearing to consider an amendment to Sec. 6.3.2.C of the Town of Jackson Land Development Regulations (LDRs) regarding an exemption to the affordable workforce housing mitigation requirement for detached dwelling units. Go to <https://www.jacksonwy.gov/491/Agendas-Minutes> and click on the meeting agenda for directions to view and participate in the meeting. The hearing is scheduled for Wednesday, November 4, 2026, beginning at 5:30 p.m. For further information, please contact the Planning Dept. at 733-0440, Ext. 1302. [Item PM26-023 Page]
Publish: 10/14/26

• CONTINUED PUBLICATIONS •

Request for Qualifications for Architectural & Engineering Services

Jackson Hole Fire/EMS
October 7, 2026
Jackson, WY

Jackson Hole Fire/EMS is issuing a Request for Proposal for Architectural and Engineering Services for a New Fire Station

