



AGENDA ACTION ITEM

DATE: 2024-12-23

TO: Board of County Commissioners

FROM: Hallie Poirior – Fair Administrator

ITEM TITLE: **9:00 Action Item – Fairground Master Plan; Resolution 2024-1223A**

Summary:

This item is for the Board of County Commissioners to consider adopting the Fairground Master Plan via Resolution 2024-1223A

This master plan is a culmination of three years efforts. With the possibility of ARPA funds available to help with future infrastructure at the fairgrounds the Fair Board and staff began their work. In November 2021 we obtained a title commitment from Alliance title (attached). The access easement running east along the northern boundary of the fairgrounds parcel prompted more research in addition to water right ownership. Hallie attended the April 11, 2022 Board of County Commissioners' (BoCC) meeting to request funds for an alta survey (attached) to assist with a future site plan of the fairgrounds. In May, Commissioner Michael Whitfield confirmed that the BoCC had allocated \$450K in ARPA funds for a new fairgrounds building and \$50K in impact fees to be used for a survey.

Hallie confirmed the Fair Board owns two ground water rights, irrigation and domestic use. All ground water comes from the well. There is no way to obtain additional water rights unless you buy them. In August we obtained the survey from Harmony Design (attached). In December, Flying S Title Co confirmed that the access easement along the north boundary appears to be owned by the Hatch Subdivision. Per review by Darryl Johnson, Teton County Public Works Director, the Idaho Transportation Department (ITD) said they would likely grant access from SH33 if requested. Fair Board and Grand Teton Canal Co member Roger Kaufman, confirmed the canal company must grant approval for any mitigation made to the ditch which runs adjacent to the access easement.

In April of 2023 a Fairgrounds Master Plan Committee was created and the RFQ for a master plan was published. Four proposals were received in May, and the committee selected Cushing Terrell in June. The BoCC awarded their project proposal in July and the Cushing Terrell (CT) team came for the full week of our 100 year Fair Aug. I'll let the master plan take it from here. All the work that has taken place since Fair of 2023 is reflected in these pages.

Over the last three years, community groups have attended our Fair Board meetings and made requests for space at the fairgrounds. Anyone who made requests were contacted by the CT team if they were not present during Fair week for engagement and feedback.

Sponsor's & Benefactors:

Teton County Fair

SUGGESTED MOTION:

Approve Resolution 2024-1223A adopting the Fairground Master Plan.