

AGENDA
TETON COUNTY, WYOMING PLANNING COMMISSION MEETING
TETON COUNTY ADMINISTRATION BUILDING
COMMISSIONERS MEETING ROOM
200 S. WILLOW IN JACKSON, WYOMING
Monday, March 14, 2022, 06:00 PM

PLEASE TURN OFF ALL CELL PHONES AND PAGERS DURING THE MEETING.

YOU ARE INVITED TO A ZOOM WEBINAR.

Please click on the link below to join the webinar:

<https://us06web.zoom.us/j/85128852724?pwd=SHJGZkZYeW9UQ3R5WXhVSGx6dkQ2UT09>

Passcode: 644014

Or by Telephone: 1 669 900 6833, Webinar ID: 851 2885 2724

CALL TO ORDER

APPROVAL OF MINUTES: [2/28/22](#)

ADOPTION OF AGENDA: [3/14/22](#)

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

NEW BUSINESS

Permit: [PUD2021-0001](#) – [Staff Report](#)

Applicant: STAGE STOP INC.

Presenter: Chandler Windom

Request: Planned Residential Unit (PUD) Amendment pursuant to Section 8.7.3 of the Teton County Land Development Regulations to amend the Rafter J Ranch PUD, specifically those uses allowed on Lot 333 of the Rafter J Ranch.

Location: 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.

Permit: [CUP2021-0005](#) – [Staff Report](#)

Applicant: STAGE STOP INC.

Presenter: Chandler Windom

Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for Workforce Apartments at the Legacy Lodge.

Location: 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.

Permit: [ADJ2021-0009](#) – [Staff Report](#)

Applicant: GOAT PEN LLC, MV FARMS I, LLC & 1545-1565 BERGER LANE, LLC

Presenter: Hamilton Smith

Request: Administrative Adjustment pursuant to Section 8.8.1 of the Teton County Land Development Regulations for adjustment to the parking requirement for a mini-storage warehouse.

Location: The subject property is Lot 4, Valley View Subdivision, located at 605 W Deer

Drive. The Lot is zoned Business Park and lies within the Natural Resources Overlay.

Permit: [DEV2021-0005](#) – [Staff Report](#)
Applicant: GOAT PEN LLC, MV FARMS I, LLC & 1545-1565 BERGER LANE, LLC
Presenter: Hamilton Smith
Request: Development Plan pursuant to Section 8.3.2 of the Teton County Land Development Regulations, for the development of a 44,125 sf mini-storage warehouse.
Location: The subject property is Lot 4, Valley View Subdivision, located at 605 W Deer Drive. The Lot is zoned Business Park and lies within the Natural Resources Overlay.

Permit: [CUP2021-0007](#) – [Staff Report](#)
Applicant: BUFFALO VALLEY LAND & CATTLE LLC
Presenter: Hamilton Smith
Request: A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow an Outdoor Reception Site for a multi-day music and arts festival.
Location: Pt. Lots 1 & 2, Sec. 21, Twp. 45, Rng. 113, being two parcels accessed by Buffalo Valley Rd, being part of the Heart 6 Ranch, 1.2 miles NE of the junction with U.S. Hwy 26/287. The parcels are entirely within the Natural Resources Overlay and the Scenic Resources Overlay.

MATTERS FROM COMMISSION
AGENDA FOLLOWUP
MATTERS FROM STAFF
ADJOURNMENT