

AGENDA
TETON COUNTY, WYOMING PLANNING COMMISSION MEETING
TETON COUNTY ADMINISTRATION BUILDING
COMMISSIONERS MEETING ROOM
200 S. WILLOW IN JACKSON, WYOMING
Monday, September 26, 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/84195568175?pwd=RDY5bExHSk54Q2JHdXpWbWlxZVhMUT09>

Passcode: 019398

Or by Telephone: 1 253 215 8782, Webinar ID: 841 9556 8175

CALL TO ORDER

APPROVAL OF MINUTES: [9/12/22](#)

ADOPTION OF AGENDA: [9/26/22](#)

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

NEW BUSINESS

Permit: [ZMA2021-0001](#) – [Remand to Staff](#)

Applicant: ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL,
DOROTHY
ROBERTSON, ROBERT D. ET UX
ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES

Presenter: Ryan Hostetter

Request: An amendment to the Teton County Official Zoning Map to rezone approximately 53.3 acres currently zoned Rural (R-TC) to Neighborhood Home Business-1 (NHB-1). This zoning map amendment is proposed by Y2 Consultants, LLC (applicant). The proposed rezone covers all or part of three parcels:
1. 7695 S HIGHWAY 89 (PIDN: 22-39-16-03-4-00-031)
2. 7685 S US HIGHWAY 89 (PIDN: 22-39-16-03-3-00-035)
3. 7675 S HIGHWAY 89 (PIDN: 22-39-16-03-3-00-030); partial, consisting of 49.3 acres

Location: 7695 S HIGHWAY 89, 7685 S US HIGHWAY 89, and 7675 S HIGHWAY 89

Permit: [AMD2021-0001](#) – [Remand to Staff](#)

Applicant: ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL,
DOROTHY
ROBERTSON, ROBERT D. ET UX
ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES

Presenter: Ryan Hostetter

Request: Notice is hereby given pursuant to Wyoming Statute §16-3-103 and §18-5-202(b) and (c) that Y2 Consultants, LLC (applicant) has submitted a request for amendments to the Teton County Land Development Regulations (LDRs) to create a new zone, called Neighborhood Home Business-1 (NHB-1), and zoning standards. The proposed amendment would create a new section in the Land

Development Regulations, which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards.

These are new Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Dept. 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 Dept.

Location: Countywide

Permit: [DEV2022-0003 – Staff Report](#)

Applicant: CS Jackson Group LLC

Presenter: Hamilton Smith

Request: A Development Plan application for a light industrial warehouse with four (4) Accessory Residential Units (ARUs) pursuant to Section 8.3.2 of the LDRs.

Location: The subject property is located at 3555 South Park Drive, and accessed from South Park Drive off of South Highway 89. The land is zoned Business Park (BP-TC) within the Natural Resources Overlay.

• **Permit:** [CUP2022-0003 – Staff Report](#)

Applicant: SCHROTH, ROBERT E. & LINDA M. TRUSTEES

Presenter: Hamilton Smith

Request: A Conditional Use Permit request pursuant to Land Development Regulation Section 8.4.2 to amend the Jackson Hole Winery Home Business CUP.

Location: 2800 Boyles Hill Road, Lot 3B, of the Dairy Subdivision, generally located 1.4 miles west of the South Park Loop and Highway 89 intersection. The property is zoned Planned Unit Development - Rural 2 and is not within the Scenic Resources Overlay or the Natural Resources Overlay.

MATTERS FROM COMMISSION

AGENDA FOLLOWUP

MATTERS FROM STAFF

ADJOURNMENT