

# AGENDA

## TETON COUNTY PLANNING COMMISSION MEETING

TETON COUNTY ADMINISTRATION BUILDING  
COMMISSIONERS MEETING ROOM  
200 S. WILLOW IN JACKSON, WYOMING

Monday, 10/23/2023 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://us02web.zoom.us/j/82645859760?pwd=VkQ3bkZJWGFSZTcvUmZqN0pPRkUxdz09>

Passcode: 701111

Or by Telephone: 253 205 0468, Webinar ID: 826 4585 9760

### CALL TO ORDER

APPROVAL OF MINUTES: 10/09/2023

ADOPTION OF AGENDA: 10/23/2023

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

- Permit:** [VAR2023-0004](#) - [Staff Report](#)  
**Applicant:** Ravitz, Rachel  
**Presenter:** Grace Kelley  
**Request:** A Variance Request pursuant to LDR Section 8.8.2, for a variance to the 150-foot river setback.  
**Location:** Hoback Junction South Road, about .15 miles south of the Hoback Junction roundabout. It is zoned Neighborhood Conservation and in the Natural Resources Overlay. The PIDN number for the parcel is 22-39-16-26-2-00-007.
- Permit:** [VAR2023-0005](#) - [Staff Report](#)  
**Applicant:** Ravitz, Rachel  
**Presenter:** Grace Kelley  
**Request:** A Variance Request pursuant to LDR Section 8.8.2, for a variance to the 25-foot street setback.  
**Location:** Hoback Junction South Road, about .15 miles south of the Hoback Junction roundabout. It is zoned Neighborhood Conservation and in the Natural Resources Overlay. The PIDN number for the parcel is 22-39-16-26-2-00-007.
- Permit:** [ZMA2023-0001](#) - [Staff Report](#)  
**Applicant:** Tillemans, Lori & Fodor, Stefan  
**Presenter:** Erin Monroe  
**Request:** The subject site is a private inholding within Grand Teton National Park, northwest of the intersection of Craighead Lane and Antelope Flats Loop Road. The site is currently not zoned and is approximately 325 feet by 15 feet, running parallel to the road. The request is for Rural-3 zoning to be assigned.  
**Location:** The subject parcel is 0.13 acres and northwest of Craighead Lane and Antelope Flats Loop Road. It is surrounded by National Park Service Land. PIDN: 22-43-15-29-2-00-001.
- Permit:** [CUP2023-0002](#) - [Staff Report](#)  
**Applicant:** Sander, William  
**Presenter:** Chandler Windom  
**Request:** A Conditional Use Permit request in accordance with Section 8.4.2 of the Land Development Regulations to expand the Targhee Village Golf Course, an existing Outdoor Recreation Use.  
**Location:** The Targhee Village Golf Course, located at 380 Perimeter Drive in Alta. The parcel is zoned Rural-1 and is not in any overlays.
- Permit:** [SKC2023-0001](#) - [Staff Report](#)  
**Applicant:** Lawrence, Jeff  
**Presenter:** Chandler Windom  
**Request:** A request pursuant to Section 8.3.1 for a Sketch Plan for mixed Industrial, Heavy Retail/Service Uses and 14 Accessory Residential Units.  
**Location:** 555 W Elk Avenue, Lot 15 of Valley View Subdivision, 2nd Filing, located in the South Park Business Park. The property is zoned Business Park and is in the Natural Resources Overlay.