

AGENDA

TETON COUNTY PLANNING COMMISSION MEETING

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

Monday, 03/13/2023 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://us06web.zoom.us/j/87669320019?pwd=T25JTEhNRnU0UzhyT01wdGRpSzFUZz09>

Passcode: 281237

Or by Telephone : 16694449171 Webinar ID: 876 6932 0019

CALL TO ORDER

APPROVAL OF MINUTES: [02/13/2023](#)

ADOPTION OF AGENDA: [03/13/2023](#)

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

- Permit:** [CUP2022-0007](#) [Postponement Request to April 24, 2023](#)
- Applicant:** HH Land Strategies
- Presenter:** Chandler Windom
- Request:** A Conditional Use Permit pursuant to Section 8.4.2 and 1.9.3.C of the Land Development Regulations to change a non-conforming campground use to a non-conforming mobile home use.
- Location:** 10755 S Highway 89 is Lots 8-12 of the Rogers Point Subdivision in Hoback Junction. The property is on the east bank of the Snake River, is zoned Auto-Urban Commercial and is in the Natural Resources Overlay.
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- Permit:** [ZMA2022-0005](#) [- Staff Report](#)
- Applicant:** 89 LLC
- Presenter:** Erin Monroe
- Request:** Teton County is considering an amendment to the Teton County Official Zoning Map for approximately 2.52 acres currently zoned Neighborhood Conservation (NC) to Business Park (BP). The subject sites are located at 4365 and 4355 S Highway 89 and are within the Jackson/Teton County Comprehensive Plan's Subarea 7.1: South Park Business Park, and border Subarea 9.3 Existing County Valley Subdivision and Subarea 10.1 Southern South Park. This zoning map amendment request is from the property owners, Robert Kilmain and 89, LLC.
- Location:** 4365 & 4355 South Highway 89
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- Permit:** [PUD2022-0003.AMD2022-0006](#) [- Staff Report](#)
- Applicant:** Jorgensen Associates, PC
- Presenter:** Hamilton Smith
- Request:** Teton County is reviewing applications to transfer density from Lot 23, to existing Lots 24 and 25 (proposed Lots 29, 30 and 31 of the Ranch Homes 2nd Filing), within Subarea II of the Snake River Canyon Ranch Resort. The proposal includes an amendment to the Teton County Land Development Regulations to move Lot 23 from Sub Area II to Sub Area I of the Resort (LDRs; AMD2022-0006) and an amendment to the Snake River Canyon Ranch Resort Master Plan, as amended (PUD2022-0003). Total density allowed at the resort would not increase.
- Location:** Application to transfer density from Lot 23, to existing Lots 24 and 25 (proposed Lots 29, 30 and 31 of the Ranch Homes 2nd Filing), within Subarea II of the Snake River Canyon Ranch Resort. The sending and receiving lots are all zoned Planned Resort (PR) and located within both the Natural Resources Overlay (NRO) and the Scenic Resources Overlay (SRO).
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- Permit:** [DEV2022-0005](#) [- Staff Report](#)
- Applicant:** Jorgensen Associates, PC
- Presenter:** Hamilton Smith
- Request:** An application to construct 2,000 sf of employee housing and 2,000 sf of office space on Lot 23 of the Snake River Canyon Ranch River Homes, within Subarea II of the Snake River Canyon Ranch Resort. The proposal includes an amendment to the Teton County Land Development Regulations to move Lot 23 from Sub Area II to Sub Area I of the Resort (LDRs; AMD2022-0006) and an amendment to the Snake River Canyon Ranch Resort Master Plan, as amended (PUD2022-0003). Total density allowed at the resort would not increase.
- Location:** Lot 23, Snake River Canyon Ranch, The River Homes (Plat No. 1030) within Subarea II of the Snake River Canyon Ranch Resort. The lot is zoned Planned Resort (PR) and located within both the Natural Resources Overlay (NRO) and the Scenic Resources Overlay (SRO).

MATTERS FROM COMMISSION

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AGENDA FOLLOW UP
MATTERS FROM STAFF
ADJOURNMENT