

Teton County Board of Commissioners Meeting

Action Report – June 7, 2022

A summary of actions taken at regular Teton County Board of Commission meetings

The Teton County Board of Commissioners approved items 1,2,3,4,5,6,7,8,9,11, and 14 as their consent [agenda](#) as well as the following items that were discussed at the meeting.

(SUBJECT TO LEGAL REVIEW) 10. Consideration of Approval of [Master lease and Employee Subleases for 400 W. Snow King Studios](#)

CONTINUED TBD 12. Consideration of Approval of [Childcare Services for Nonresidential Space at 105 Mercill Avenue](#)

CONTINUED TO JULY 5, 2022 13. Consideration of Approval of [Pari-Mutuel Wagering at Hole Bowl located at 980 W. Broadway](#)

Matters from Planning and Development:

Findings of Fact, Conclusions of Law, and Order:

1. [DEV2022-0001 – Teton Pines Limited Liability Company](#)
2. [SKC2022-0001 – Lower Valley Energy, Inc.](#)

APPROVED

Permit No. SD2022-0002

Application: AJL DUERSCH, LLC & PWD DUERSCH, LLC C/O LYNCH, ALLEN J

Presenter: Chandler Windom

Request : Request pursuant to Land Development Regulation Section 8.5.3 for a 2-lot Subdivision Plat, the "Teton Vista Ranches."

Location: The subject property PIDN 22-44-18-19-1-00-003 is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.

[Staff Report](#) [Application](#)

APPROVED

I move to recommend APPROVAL of ZMA2022-0001, application received January 25, 2022, to rezone the subject site from Rural-3 to Suburban, being able to make the findings of LDR Section 8.7.2. with the following condition:

Density: *This Zoning Map Amendment shall not become effective until a deed restriction has been recorded on the subject parcel with the Teton County Clerk limiting the number of units to 26.*

Permit No. ZMA2022-0001

Application: COMUNIDAD LLC

Presenter: Ryan Hostetter

Request : Teton County will consider adoption of an amendment to the Teton County Official Zoning Map to rezone approximately 13.13 acres currently zoned Rural-3 (R-3) to Suburban (S-TC). This zoning map amendment is proposed by the Jackson Hole Community Housing Trust (agent) on behalf of Comunidad LLC (owner).

Location: The property is located at 9550 S Henry's Road, adjacent to South Highway 89 and approximately 1.5 miles north of Hoback Junction. The property is within the Natural Resources Overlay.

[Staff Report](#) [Application](#)

APPROVED

Permit No. MSC2022-0026

Application: JHHR HOLDINGS I LLC

Presenter: Ryan Hostetter

Request Miscellaneous Planning Request to amend condition #7 of approval of a Sketch Plan, permit number SKC2020-0001.

Location: 1500 South Park Loop Road and two properties immediately to the south along South Park Loop Road, Revised Hereford Ranch Tracts 1 & 10. The parcels are located south of High School Road and east of South Park Loop Road. The parcels are zoned Suburban and Rural1 and located within the Scenic Resources Overlay (SRO).

[Staff Report](#) [Application](#)

APPROVED

Permit No. SD2022-0004

Application: CASA ALTA, LLC

Presenter: Chandler Windom

Request Plat Amendment, pursuant to Section 8.2.13 of the Teton County Land Development Regulations (LDRs), to vacate the Lot 33 building envelope on Plat No. 1414 and re-plat an amended building envelope pursuant to Section 8.5.3 of the LDRs.

Location: The subject property, Altamont Lot 33, is located at 275 Altamont Road, Alta. The property is located approximately ¼ mile east from the intersection with Stateline Road. It is zoned Rural-Legacy and is not within any Overlays

[Staff Report](#) [Application](#)

APPROVED

Permit No. SD2022-0005

Application: BLUE MOUNTAIN BENCH LLC

Presenter: Chandler Windom

Request Subdivision Plat, pursuant to Section 8.5.3 of the Land Development Regulations, for the final plat of Phases 1 & 2 of the Blue Mountain Bench Planned Unit Development

Location: 5730 and 5870 W Blue Mountain Road & ranch area Lot 6 of Blue Mountain Bench. The site is on the west bank of Fish Creek and north of the Wilson Commercial Core, adjacent to USFS land to the west. The properties are zoned Rural-2 and are partially within the Natural Resource Overlay.

[Staff Report](#) [Application](#)

CONTINUED

Permit No. MSC2022-0018

[Memo](#) [Application](#)

CONTINUED

Permit No. SD2022-0003

[Memo](#) [Application](#)

WITHDRAWN

Permit No. VAR2022-0001 – WITHDRAWN Application Applicant: MEAD FAMILY, LLC

Presenter: Hamilton Smith

Request: Variance request pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.4.1 Steep Slopes.

Location: 1175 N East Butte Road, Jackson, WY 83001. The property is zoned Rural-1 and is within the Natural Resources Overlay (NRO) and Scenic Resources Overlay (SRO).

CONTINUED

Permit No. SD2021-0005

Application: SRS Club, LLC

Presenter: Hamilton Smith

Request: Partial Vacation Without Replat, of Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195, pursuant to Section 8.2.13.C.5 of the Teton County Land Development Regulations, Amendment of Permits or Approvals, to vacate interior lot lines.

Location: Lots 95, 98, 99, and 102 into Lot 116 Snake River Sporting Club 3rd Filing, Plat No. 1195. All subject Lots are undeveloped, located within the Snake River Sporting Club Planned Residential Development, adjacent to the Snake River Sporting Club Golf Course in the Rural 1 Zone (R-1), and are within the Scenic Resources Overlay and the Natural Resources Overlay.

[Staff Report](#) [Application](#)

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