

AGENDA

TETON COUNTY PLANNING COMMISSION MEETING

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

Monday, 01/09/2023, 6:00 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/89547577370>

Or by Telephone: 1-669-900-6833 Webinar ID: 895 4757 7370

CALL TO ORDER

APPROVAL OF MINUTES: [11/28/2022](#)

ADOPTION OF AGENDA: 01/09/2023

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

- 1 **Permit:** [VAR2022-0003](#) **POSTPONED**
 Applicant: Declan Murphy
 Presenter: Hamilton Smith

 Request: A Variance pursuant to Section 8.8.2. of the LDRs to vary the dimensional limitations of the Teton Village Master Plan to allow the expansion of an existing rooftop wireless utility that will exceed the 66.5-foot height restriction in the Teton Village Commercial Core by 4 feet.

 Location: 3335 Village Drive, Teton Village, WY 83025, the rooftop of Terra Condominiums in the Teton Village Commercial Core. The lot is zoned Planned Resort (PR) and is not within any zoning overlays.
- 2 **Permit:** [VAR2022-0002](#) - [Staff Report](#)
 Applicant: Field House, LLC
 Presenter: Hamilton Smith

 Request: A Variance to the plant unit requirements as described in Division 5.5 Landscaping Standards, pursuant to Section 8.8.2. of the LDRs. The requested variance is such that the existing requirement of 13 plant units be met by the installation of 5-1/2 plant units.

 Location: The subject property is located on 3580 South Park Drive and accessed from South Highway 89, approximately 2.3 miles south of the Town of Jackson. The lot is zoned Business Park (BP-TC) and located within the Natural Resources Overlay.
- 3 **Permit:** [DEV2022-0010](#) - [Staff Report](#)
 Applicant: Collins Planning Associates
 Presenter: Chandler Windom

 Request: A Development Plan pursuant to Section 8.3.2 of the Teton County Land Development Regulations for the Lower Valley Energy 17-lot workforce housing subdivision.

 Location: Subject parcel, PIDN 22-40-16-21-2-00-005, has no street address but is located directly south of 4000 S Hwy 89, on the east side of the Highway. The parcel is zoned Suburban and is in the Natural Resources Overlay.
- 4 **Permit:** [DEV2022-0011](#) - [Staff Report](#)
 Applicant: Collins Planning Associates
 Presenter: Chandler Windom

 Request: A Development Plan pursuant to Section 8.3.2 of the Teton County Land Development Regulations to construct 6 Accessory Residential Units on the Lower Valley Energy site.

 Location: 4000 S Highway 89 is located approximately 2.5 miles south of the Town of Jackson on the east side of the Highway. The parcel is zoned Business Park and is in the Natural Resources Overlay.
- 5 **Permit:** [ADJ2022-0011](#) - [Staff Report](#)
 Applicant: Collins Planning Associates
 Presenter: Chandler Windom

 Request: An Administrative Adjustment request pursuant to Section 8.8.1 of the Teton County Land Development Regulations for a Roadway Exception Request.

 Location: Subject parcel, PIDN 22-40-16-21-2-00-005, has no street address but is located directly south of 4000 S Hwy 89, on the east side of the Highway. The parcel is zoned Suburban and is in the Natural Resources Overlay.

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- 6 **Permit:** [ADJ2022-0012](#) - [Staff Report](#)
 Applicant: Collins Planning Associates
 Presenter: Chandler Windom
 Request: An Administrative Adjustment request pursuant to Section 8.8.1 of the Teton County Land Development Regulations for structure setback reductions.
 Location: Subject parcel, PIDN 22-40-16-21-2-00-005, has no street address but is located directly south of 4000 S Hwy 89, on the east side of the Highway. The parcel is zoned Suburban and is in the Natural Resources Overlay.
- 7 **Permit:** [DEV2022-0008](#) - [Staff Report](#)
 Applicant: Jorgensen Associates, PC
 Presenter: Hamilton Smith
 Request: A Development Plan request pursuant to Section 8.3.2. of the Teton County Land Development Regulations, for a 28 lodging cabin unit subdivision.
 Location: 3300 East Alta Ski Hill Road, Grand Targhee Resort, west of the Resort Center in the Residential and Accommodation Plan Area (RAPA West). The property is zoned Planned Resort (PR) and is not within any Zoning Overlays.
- 8 **Permit:** [ADJ2022-0013](#) - (See Staff Report for DEV2022-0008)
 Applicant: Jorgensen Associates, PC
 Presenter: Hamilton Smith
 Request: Request for Administrative Adjustment pursuant to Section 8.8.1. of the Land Development Regulations to allow development on Steep Slopes of up to 36%.
 Location: 3300 East Alta Ski Hill Road, Grand Targhee Resort, west of the Resort Center in the Residential and Accommodation Plan Area (RAPA West). The property is zoned Planned Resort (PR) and is not within any Zoning Overlays.

MATTERS FROM COMMISSION
AGENDA FOLLOW UP
MATTERS FROM STAFF
ADJOURNMENT