

AGENDA

TETON COUNTY PLANNING COMMISSION MEETING

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

Monday, 05/08/2023 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/82996138741?pwd=VXRld3QrSCttTEZROWZnVk1BeEFhdz09>

Passcode: 049016

Or by Telephone: 17193594580, Webinar ID: 829 9613 8741

CALL TO ORDER:

APPROVAL OF MINUTES: [04-24-2023](#)

ADOPTION OF AGENDA: 05/08/2023

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

- Permit:** [DEV2023-0001](#) - [Staff Report](#)
Applicant: Sikora, Brent
Presenter: Chandler Windom
Request: A Development Plan request pursuant to LDR Section 8.3.2 for a replacement dorm facility of approximately 7,925 sf for the Youth & Family Services Redtop Meadows Residential Treatment Center.
Location: The property 7905 S Fall Creek Road is located in Redtop Meadows, also described as "Tract C Redtop Meadows Subdivision" and PIDN 22-39-17-11-1-00-001. Redtop Meadows is located approximately 10.5 miles South of downtown Wilson. The site is zoned Public-Semi/Public and is not in any overlays.
- Permit:** [VAR2023-0003](#) - [Staff Report](#)
Applicant: Morris, Robbie
Presenter: Grace Kelley
Request: A Variance request pursuant to LDR section 8.8.2 for a Variance on the height of an established sign requesting 13 feet from the standard 8ft for Sidewinders Westbank Restaurant.
Location: The 2550 Moose Wilson Road property is located approximately 1.5 miles north of Wilson on Hwy 390. The site is zoned Business Conservation and is partially within the Natural Resources Overlay.
- Permit:** [VAR2023-0001](#) - [Postponement Memo](#)
Applicant: Walker, Jeremy
Presenter: Hamilton Smith
Request: Variance request pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.1.1.D.2.a., the 150-ft Buffalo Fork River setback
Location: Pt. Lots 1 & 2, Sec. 21, Twp. 45, Rng. 113, being two parcels accessed by Buffalo Valley Rd, being part of the Heart 6 Ranch, 1.2 miles NE of the junction with U.S. Hwy 26/287. The parcels are entirely within the Natural Resources Overlay and the Scenic Resources Overlay.
- Permit:** [VAR2023-0002](#) - [Postponement Memo](#)
Applicant: Walker, Jeremy
Presenter: Hamilton Smith
Request: Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 6.4.3. Noise, to increase the allowable maximum sound permitted at the property boundary.
Location: Pt. Lots 1 & 2, Sec. 21, Twp. 45, Rng. 113, being two parcels accessed by Buffalo Valley Rd, being part of the Heart 6 Ranch, 1.2 miles NE of the junction with U.S. Hwy 26/287. The parcels are entirely within the Natural Resources Overlay and the Scenic Resources Overlay.

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Permit: [CUP2023-0001](#) [- Postponement Memo](#)
Applicant: Walker, Jeremy
Presenter: Hamilton Smith
Request: A Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow an Open Space Use, Outdoor Reception Site for a multi-day music and arts festival called Fire in the Mountains.
Location: Pt. Lots 1 & 2, Sec. 21, Twp. 45, Rng. 113, being two parcels accessed by Buffalo Valley Rd, being part of the Heart 6 Ranch, 1.2 miles NE of the junction with U.S. Hwy 26/287. The parcels are entirely within the Natural Resources Overlay and the Scenic Resources Overlay.

MATTERS FROM COMMISSION
AGENDA FOLLOW UP
MATTERS FROM STAFF
ADJOURNMENT