

**AGENDA**  
**TETON COUNTY, WYOMING PLANNING COMMISSION MEETING**  
TETON COUNTY ADMINISTRATION BUILDING  
COMMISSIONERS MEETING ROOM  
Monday, August 24, 2020, 06:00 PM

**PLEASE TURN OFF ALL CELL PHONES AND PAGERS DURING THE MEETING.**

**TO MAKE A PHONE-IN PUBLIC COMMENT DURING THE MEETING, PLEASE CALL**  
**1-669-9006-833** **AND ENTER MEETING ID: 849 3468 2087.** **YOU WILL BE PROMPTED**  
**WHEN IT IS YOUR TURN TO SPEAK.**

**CALL TO ORDER**

**APPROVAL OF MINUTES: 8.10.20**

**ADOPTION OF AGENDA: 8.24.20**

**PUBLIC COMMENT (on matters not included in the agenda)**

**OLD BUSINESS/NEW BUSINESS**

**OLD BUSINESS**

- 1. Applicant:** JACKSON HOLE HEREFORD RANCH LLC – *Continued from the August 10, 2020 Planning Commission Meeting.*  
**Presenter:** Kristi Malone  
**Permit No.:** ZMA2020-0002 – [Staff Report](#) – [Application](#)  
**Request:** Request to amend the Official Zoning Map, pursuant to Teton County Land Development Regulations Section 8.7.2, Zoning Map Amendment, to rezone 74 acres owned by JHHR HOLDINGS I LLC in Northern South Park from Rural-1 to Auto-Urban Residential.  
**Location:** The subject parcel does not have an assigned street address but is generally located just south of the Cottonwood neighborhood and Town of Jackson corporate limits adjacent to High School Road and South Park Loop Road. The site is within Tracts 1 and 10 of the Hereford Ranch. The site is 74 acres, is currently zoned Rural-1 and is within the Scenic Resources Overlay.

**NEW BUSINESS**

- 2. Applicant:** JACKSON HOLE MOUNTAIN RESORT CORP.  
**Presenter:** Andrew Bowen  
**Permit No.:** PUD2019-0001– [Staff Report](#) - [Application](#)  
**Request:** Request for text amendment pursuant to Div. 8.7.1 of the Teton County LDR's, to amend Section VII. A: Provision of Employee Housing of the Teton Village PUD Master Plan., to enable the use of dormitory style dwellings in order to satisfy employee housing requirements.  
**Location:** Applies to Teton Village Area One; zoned Planned Unit Development-Planned Resort with no overlay.
- 3. Applicant:** Brian & Joan Francis  
**Presenter:** Chandler Windom  
**Permit No.:** VAR2020-0003 – [Staff Report](#) - [Application](#)  
**Request:** Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations to vary Section 5.1.1.D.2.a for the 150 ft river setback for a future building addition/remodel.  
**Location:** The property 1675 E River Drive is south of Hoback Junction. The lot overlooks the confluence of the Hoback and Snake Rivers. The property is zoned Neighborhood Conservation and is within the Natural Resource Overlay.

**MATTERS FROM COMMISSION**

**AGENDA FOLLOWUP  
MATTERS FROM STAFF  
ADJOURNMENT**