

AGENDA
TETON COUNTY, WYOMING PLANNING COMMISSION MEETING
TETON COUNTY ADMINISTRATION BUILDING
COMMISSIONERS MEETING ROOM
200 S. WILLOW IN JACKSON, WYOMING
Monday, September 27, 2021, 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/81805195510?pwd=ejlxSkV6NTRJaGVicnF4Z0FrOGoyQT09>

Passcode: 684310

Or by Telephone: 1 669 900 6833, Webinar ID: 818 0519 5510

CALL TO ORDER

APPROVAL OF MINUTES: 9/13/21

ADOPTION OF AGENDA: 9/27/21

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

NEW BUSINESS

1. Permit: [AMD2021-0004 WITHDRAWAL LETTER](#)

[AMD2021-0004 – Staff Report](#)

Applicant: LEN CARLMAN

Presenter: Ryan Hostetter

Request: The Applicant, Mr. Len Carlman (applicant) has submitted a request for amendments to the Teton County Land Development Regulations (LDRs) section 6.1.3. C.1.a.vii related to special events and outdoor receptions. The proposed amendments would remove the ability for on-site camping, amend minimum site areas for rural zones, amend exemptions for one event per year, and create a new section in the LDRs related to “Outdoor Event Venue” with updated regulations.

These are new Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Dept. has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Dept.

Location: countywide

2. Permit: [AMD2021-0001 POSTPONEMENT MEMO](#) – Postponement to the November 8, 2021, Planning Commission Meeting Requested

[AMD2021-0001 – Staff Report](#)

Applicant: ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL, DOROTHY

ROBERTSON, ROBERT D. ET UX

ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES

Presenter: Rian Rooney

Request: The Applicant, Y2 Consultants, LLC has submitted a request for amendments to

the Teton County Land Development Regulations (LDRs) to create a new zone, called Neighborhood Home Business-1 (NHB-1), and corresponding zoning standards. The proposed amendment would create a new section in the Land Development Regulations, which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards.

These are new Land Development Regulations which are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Dept. has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Dept.

Location: Countywide

3. Permit: [ZMA2021-0001 POSTPONEMENT MEMO](#) – Postponement to the November 8, 2021, Planning Commission Meeting Requested

[ZMA2021-0001 – Staff Report](#)

Applicant: ROBERTSON, DELL & LEORA MAUDE TRUST ET AL C/O TYRRELL, DOROTHY
ROBERTSON, ROBERT D. ET UX
ROBERTSON, WILLIAM D. & KATHRYN G. TRUSTEES

Presenter: Rian Rooney

Request: Application of an amendment to the Teton County Official Zoning Map to rezone approximately 53.3 acres currently zoned Rural (R-TC) to Neighborhood Home Business-1 (NHB-1). This zoning map amendment is proposed by Y2 Consultants, LLC (applicant). The proposed rezone covers all or part of three parcels:
1. 7695 S HIGHWAY 89 (PIDN: 22-39-16-03-4-00-031)
2. 7685 S US HIGHWAY 89 (PIDN: 22-39-16-03-3-00-035)
3. 7675 S HIGHWAY 89 (PIDN: 22-39-16-03-3-00-030); partial, consisting of 49.3 acres

Amendments to the Teton County Official Zoning Map are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Division has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Division.

Location: 7695 S HIGHWAY 89, 7685 S US HIGHWAY 89, and 7675 S HIGHWAY 89

**MATTERS FROM COMMISSION
AGENDA FOLLOWUP
MATTERS FROM STAFF
ADJOURNMENT**