

**OFFICIAL SUMMARY PROCEEDINGS
OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING**

The Teton County Board of Commissioners met for a special meeting on **September 29, 2020** in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:02 a.m.

ROLL CALL

County Commission: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, Mark Newcomb and Luther Propst were present.

ACTION ITEMS

1. **Applicant:** JACKSON HOLE HEREFORD RANCH LLC
Presenter: Kristi Malone
Permit No.: ZMA2020-0002
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.

On September 15, 2020, the Board had begun consideration of a 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. The Board had voted on September 15, 2020 to continue the item to September 29, 2020.

The Board began discussions. Commissioner Barron proposed approving this application with the following conditions:

1. Any future Sketch Plan application submittal for this site shall implement the transportation and infrastructure guidance and/or standards established in the final 2020/2021 Subarea 5.6 Northern South Park Neighborhood Plan.
2. A Sketch Plan for the site shall be approved by the Board of County Commissioners by August 3, 2022.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve ZMA2020-0002, application received May 8, 2020 to rezone the subject site from Rural-1 to Auto-Urban Residential, in consideration of the factors in LDR Section 8.7.2, with the condition that the rezone not become effective until the following has been completed: one, any future Sketch Plan application submittal for this site shall implement the transportation and infrastructure guidance and/or standards established in the final 2020/2021 Subarea 5.6 Northern South Park Neighborhood Plan, and two, a Sketch Plan for the site shall be approved or not approved by the Board of County Commissioners by August 3, 2022.

Chair Macker called for a vote. The vote showed one in favor and four against, with Commissioner Barron in favor. The motion failed.

A motion was made by Commissioner Epstein and seconded by Commissioner Newcomb to approve ZMA2020-0002, application received May 8, 2020 to rezone the subject site from Rural-1 to Auto-Urban Residential, in consideration of the factors in LDR Section 8.7.2, with no conditions. Chair Macker called for a vote. The vote showed all opposed. The motion failed.

ADJOURN

A motion was made by Commissioner Propst and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:46 a.m.

Respectfully submitted,
Chalice Weichman
Deputy County Administrative Clerk

TETON COUNTY BOARD OF COMMISSIONERS

Natalia D. Macker, Chair

Greg Epstein, Vice-Chair

Mark Barron

Mark Newcomb

Luther Propst

September 29, 2020 BCC Regular Meeting Minutes

ATTEST:

Maureen E. Murphy, County Clerk