

AGENDA
TETON COUNTY, WYOMING PLANNING COMMISSION MEETING
TETON COUNTY ADMINISTRATION BUILDING
COMMISSIONERS MEETING ROOM
200 S. WILLOW IN JACKSON, WYOMING
Monday, February 14, 2022, 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/84460516553?pwd=eXBaTlNRcndPMUhTWVVRcyt6UERXZz09>

Passcode: 108247

Or by Telephone: 1 669 900 6833, Webinar ID: 844 6051 6553

CALL TO ORDER

APPROVAL OF MINUTES: 1/24/22

ADOPTION OF AGENDA: 2/14/22

PUBLIC COMMENT (on matters not included in the agenda)

OLD BUSINESS / NEW BUSINESS

NEW BUSINESS

- Permit:** [PUD2021-0001](#) – [Request to Postpone to the February 28, 2022, Hearing](#)
Applicant: STAGE STOP INC.
Presenter: Chandler Windom
Request: Planned Residential Unit (PUD) Amendment pursuant to Section 8.7.3 of the Teton County Land Development Regulations to amend the Rafter J Ranch PUD, specifically those uses allowed on Lot 333 of the Rafter J Ranch.
Location: 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.
- Permit:** [CUP2021-0005](#) – [Request to Postpone to the February 28, 2022, Hearing](#)
Applicant: STAGE STOP INC.
Presenter: Chandler Windom
Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for Workforce Apartments at the Legacy Lodge.
Location: 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.
- Permit:** [AMD2021-0008](#) – [Staff Report](#)
Applicant: TETON COUNTY
Presenter: Rian Rooney
Request: Teton County will consider adoption of amendments to the Teton County Land Development Regulations (LDRs) to establish a new Complete Neighborhood Character Zone and zoning standards. This amendment proposal is made by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners to develop zoning for Complete Neighborhood areas to

implement the vision described in the Jackson/Teton County Comprehensive Plan, originally adopted in 2012 and amended in 2020. The proposed amendment would create a new section in the Land Development Regulations, 2.2.2. Workforce Home Business (WHB), which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards.

In addition to the creation of Section 2.2.2, this amendment proposes to add this zone to relevant tables and references throughout the LDRs in Articles 2, 4, 5, 6, and 7. The amendment also proposes standards for the Workforce Housing Incentive Program of Division 7.8.

Location: Countywide

Permit: [ZMA2021-0002 – Staff Report](#)

Applicant: TETON COUNTY

Presenter: Rian Rooney

Request: Teton County will consider adoption of an amendment to the Teton County Official Zoning Map for approximately 660 acres currently zoned Neighborhood Conservation (NC-TC), Rural (R-TC), and Suburban (S-TC) to Workforce Home Business (WHB), Rural-1 (R-1), and Rural-2 (R-2). The subject parcels are located within the Jackson/Teton County Comprehensive Plan's Subarea 7.2: Hog Island Home Business, which extends along the west side of South Highway 89 approximately from Munger Mountain Road to Kdc Lane. This zoning map amendment is proposed by the Teton County Planning Division at the direction of the Teton County Board of County Commissioners.

Location: Hog Island

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