



AGENDA ACTION ITEM

DATE: October 10, 2023

TO: Planning & Zoning Commission

FROM: Jade Kreuger, Planning Administrator

ITEM TITLE: **6:50 - PM PUBLIC HEARING: Special Use Permit – Wendorff Hearing**: The Wendorffs have applied for a Special Use Permit on 13.53 acres located at 9885 Pine Ridge Rd, Victor, to utilize an existing 1700 sq. ft. barn to host events and retreats. This barn is located within lot 4 of Pine Ridge Ranch Subdivision. Lots 1 and 3 are also owned by the Wendorffs totaling 13.53 acres for this proposal. This parcel is completely within Big Game Migration Corridors and Hillside Overlay after the January 2023 Natural Resource Overlay update. The application was initially scheduled for August 9 PZC but was incorrectly noticed (the buffer was only around the developed parcel for the 300’). Therefore it was entirely renoticed for the September hearing.

Legal Description: RP000600000010; LOT 1 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E, RP000600000030; LOT 3 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E and RP000600000040; LOT 4 PINE RIDGE RANCH ADDENDUM PLAT SEC 17 T3N R45E

SUGGESTED MOTION:

RECOMMEND APPROVAL:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to RECOMMEND APPROVAL to the Teton County Board of County Commissioners, having found that the application meets the criteria found Teton County Land Development Code Section 4-8 and Section 3-2 with the recommended conditions (as well as the following conditions...)

CONTINUE:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to continue the public hearing to a **specific future date and time** to consider additional information or studies requested from the applicant or agencies.

***TABLE:**

Having reviewed the application materials Wendorff Special Event Facility SUP, as well as the additional material provided by staff and other agencies; I hereby move to table the public hearing to receive additional information or studies requested from the applicant or agencies.

RECOMMEND DENIAL:

Having reviewed the application materials for Wendorff Special Event Facility SUP, as well as the additional

material provided by staff and other agencies; I hereby move to RECOMMEND DENIAL to the Teton County Board of County Commissioners, having found that the application does not meet the criteria found in Teton County Land Development Code Section 4-8 and Section 3-2. The following steps might be taken to obtain a future approval...

ATTACHMENT(S):

[Wendorff SUP Events and Retreats Staff Report 10.10.pdf](#)

[A\) Application.pdf](#)

[B\) Narrative.pdf](#)

[C\) Site Plan.pdf](#)

[D\) EIPH Approval.pdf](#)

[E\) Public Works Comments.pdf](#)

[F\) Photos.pdf](#)

[G\) Fire Marshal Review.pdf](#)

[H\) Forest Service Letter.pdf](#)

[I\) Public Comments.pdf](#)