

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
January 27, 2020**

The regular meeting of the Planning Commission meeting was called to order at 6:00 PM in the Board of County Commission Chambers with Glen Esnard, Chair, presiding.

ROLL CALL

Planning Commission: Glen Esnard, Kasey Mateosky, Sue Lurie, and Alex Muromcew. Karen Rockey was absent.

STAFF: Planning Director Chris Neubecker, Senior Long-Range Planner Kristi Malone and Deputy Attorney John Graham.

MINUTES

A motion to approve the January 13, 2020 minutes was made by Commissioner Mateosky and seconded by Commissioner Lurie. There was no further discussion. Motion carried 4-0.

ADOPTION OF AGENDA

A motion to adopt the January 27, 2020 agenda was made by Commissioner Mateosky and seconded by Commissioner Muromcew. There was no further discussion. Motion carried 4-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS

There was no old business.

NEW BUSINESS:

- A) Applicant:** Teton County Historic Preservation Board
Presenter: Kristi Malone
Permit No.: AMD2019-0007
Request: Request to amend the Teton County Land Development Regulations, pursuant to Section 8.7.1, to create floor area, nonconformity, and maximum scale of use exemptions for qualifying historic structures.
Location: County-wide

STAFF PRESENTATION:

Kristi Malone presented the staff report to the Planning Commission.

APPLICANT PRESENTATION: The applicant's agent, Alex Norton, discussed timing and need for this application then referenced Teton Raptor Center's interest in retaining a historic barn as an application-based impetus for moving forward on historic structure exemption standards at this time. Mr. Norton also explained that the floor area exemption proposal is limited to R1 and R2 zones because parcels within these zones are typically larger so retaining historic structures on site is less impactful to neighboring landowners. Michael Stern, representative member of the Teton County Historic Preservation board (TCHPB), noted that, although historic ranching landscapes have a long history of moving structures as needs change, moving historic structures can often strip important historic context and landscape significance so the TCHPB strives not to

incentivize that practice.

PUBLIC COMMENT:

- Amy McCarthy (Executive Director, Teton Raptor Center): reminded the Commission that when the Teton Raptor Center’s amended Conditional Use Permit was issued in March of 2018, it included a condition of approval that the “Bull Barn” located on-site cannot be demolished for two years subsequent to the Conditional Use Permit issuance date. The intent of this condition was to provide time for development and consideration of historic preservation LDRs that may allow the Bull Barn to remain on-site in perpetuity as a historic structure. Since that two-year limitation is ending this March 2020 and Teton Raptor Center needs to reuse the floor area currently tied to the Bull Barn for development of other new on-site facilities. This text amendment is timely and would allow exemption of Bull Barn floor area as a retained historic building.
- Rich Bloom: preferred “adaptive reuse” of historic structures rather than strict use standards generally associated with “preservation” terminology. He addressed and supported each component of the proposed text amendment and warned of the threat of historic structure “demolition through neglect.” Mr. Bloom referenced the Raptor Center’s previous requirement to obtain a Variance for structural improvements to a nonconforming historic building as support for the nonconformity exemption proposed in this application.
- Katie Wilson (local architect): supported the application but encouraged better definition of “parcel boundary” and “original site” in the proposed text.
- Arne Jorgensen (local architect): supported the application but also encouraged better definition of “parcel boundary” and “original site” in the proposed text.

PC DISCUSSION: Discussion focused on the intended definition of “historic location,” “original site” and “parcel boundaries,” as used in the proposed amendment text. Interpretation of these terms in the context of the proposed amendment language can vary from:

- 1) limiting movement of the building to boundaries of the lot of record on which the building currently sits;
- 2) limiting movement of the building within historic boundaries of the lot of record on which the building was originally constructed, or;
- 3) limiting movement of the building to current or historic lot of record boundaries.

The Planning Commission felt that movement of any historic structure should maintain the historic context in which it was originally constructed (option #2 above).

MOTION

Commissioner Mateosky moved to recommend APPROVAL of Amendment, AMD2019-0007.

The motion was seconded by Commissioner Muromcew. There was no further discussion. Motion carried 4-0.

MATTERS FROM COMMISSION

None.

AGENDA FOLLOWUP

None.

MATTERS FROM STAFF

None.

ADJOURN

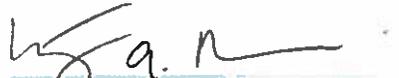
Commissioner Mateosky moved to adjourn at 6:54 PM. Commissioner Muromcew seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Chris Neubecker, Planning Director

- Digital recording on file