

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
Date April 13, 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, Karen Rockey, Sue Lurie and Alex Muromcew.

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

MINUTES

A motion to approve the January 27, 2020 minutes was made by Commissioner Rockey and seconded by Commissioner Lurie. There was no further discussion. Motion carried 5-0.

ADOPTION OF AGENDA

A motion to adopt the April 13, 2020 agenda was made by Commissioner Esnard and seconded by Commissioner Lurie. There was no further discussion. Motion carried 5-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

A) Applicant: TETON COUNTY

Presenter: Kristi Malone

Permit No.: AMD2020-0001

Request: Proposal to amend the Teton County Land Development Regulations (LDRs), pursuant to Section 8.7.1, to update standards of Division 6.1. Allowed Uses that regulate outdoor reception events and to update any references to outdoor reception events that occur throughout LDRs as necessary. Teton County has complied with the requirements of Wyoming State Statute § 9-5-304 pertaining to the Wyoming Regulatory Takings Act.

Location: County-wide

STAFF PRESENTATION:

Kristi Malone presented the staff report to the Planning Commission.

APPLICANT PRESENTATION: N A

PUBLIC COMMENT:

- Mickey Babcock (landowner next to Fire in the Mountains event site) made comment by phone: supports the application and found some comments very informative. She said there was opportunity to strengthen the language.

PC DISCUSSION:

- Commissioner Mateosky complimented Planning Staff on the new regulations and stated he will support the application.
- Commissioner Rockey spoke to concerns she had with some of the language, which she felt could be tightened up. She noted the Conditional Use Permit, CUP, was a great way to increase transparency of land use reviews. Ms. Rockey suggested dropping the threshold for number of attendees from 300 to a lower number, like 150 to 200 people. She also suggested that non-profit events not be exempted and instead be captured in the CUP requirement.
- Commissioner Lurie agreed with Commissioner Rockey's thoughts regarding threshold for number of attendees. Ms. Lurie stated the threshold is a considerable crowd for agricultural areas and feels a lower number is appropriate. She suggested that all impacts of large events be treated the same by removing the exemptions for private and non-profit events.
- Commissioner Muromcew stated that he also supports a lower threshold. He asked planning staff if neighbors are notified of a CUP application. Kristi Malone clarified that a CUP application requires public hearing, with public notice mailed to neighbors 30 days in advance of the first public hearing. She also noted that notification on the CUP application and public hearings is required to be placed in the JH News & Guide as a legal notice.
- Commissioner Esnard agreed with the lower threshold, and suggested 175 people, including non profit events. He expressed concerns about property rights and suggested that the fees could be reduced for non-profits.
- Commissioner Mateosky questioned limiting the threshold if the number could be considered arbitrary. He also noted that he would not support eliminating exemptions for non-profits or private events.
- Discussion among Commissioners on definition of non-profit and whether it should include requirement to be 501(c)(3) organization.

MOTION

Commissioner Mateosky moved to recommend APPROVAL of AMD2020-0001, as presented in the draft dated April 6, 2020, to update standards of Division 6.1. Allowed Uses that regulate outdoor reception events with no conditions, being able to make the findings of Section 8.7.2 as recommended by the Planning Director.

The motion was seconded by Commissioner Muromcew. Commissioner Rockey then motioned to amend the first motion, to reduce the threshold for events requiring a Conditional Use Permit to 175 people. This amendment was seconded by Commissioner Lurie. Motion carried 5-0.

MATTERS FROM COMMISSION:

None.

AGENDA FOLLOWUP:

None.

MATTERS FROM STAFF:

None.

ADJOURN

Commissioner Muromcew moved to adjourn at 8:08 PM. Commissioner Rockey seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Chris Neubecker, Planning Director

- Digital recording on file-

