

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
September 13, 2021**

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

ROLL CALL: Kasey Mateosky, Sue Lurie, Karen Rockey (Absent: Alex Muromcew, Devon Viehman)

STAFF: Hamilton Smith, Chandler Windom

APPROVAL OF MINUTES: 08.09.2021.

MOTION:__ Rockey _____ **SECONDED:** _Lurie_____

VOTE: The vote showed three in favor. None opposed. The motion Passed.

ADOPTION OF AGENDA: 09.13.21, with no changes.

SL motion, KR second , 3-0

MOTION: Lurie **SECONDED:** Rockey

VOTE: The vote showed three in favor. None opposed. The motion Passed.

MATTERS FROM THE PUBLIC: None

OLD BUSINESS: None

NEW BUSINESS:

1. **Permit:** VAR2021-0003

Applicant: Vera Iconica

Presenter: Chandler Windom

Request: Variance pursuant to Section 8.8.2 of the Teton County Land Development Regulations (LDRs) to vary Section 3.3.3.B.1.D for the 25-foot Street Setback for a future single-family residence building addition.

Location: The property is platted as Lot 31 of the Kent Third Addition Kelly Homesite Subdivision, Plat No. 660. The land is zoned Neighborhood Conservation and is not within any overlays.

STAFF PRESENTATION:

Chandler Windom presents via Zoom. Relief from 25 front setback. 9770 Budge Lane, no overlays, Kelly Subarea of the Comp Plan. Existing single-family residential home. Two street frontages apply to the property. 1993 building permit application only required the garage to meet the front setback (street), so only the garage face had to meet the front setback. The rest of the existing structure is setback 10 feet. Due to the updated rules of measurement per the Land Development Regulations LDR), today's application of setbacks would be 25 feet from both the western and southern property boundaries. The applicant would like to build a 2nd story addition, expanding vertically, not horizontally. The Variance is required given that this expansion would not be in compliance with the current LDRs.

Staff reviewed the Findings for a Variance as presented in the Staff Report.

Planning Director recommendation is for approval.

APPLICANT PRESENTATION: No Applicant Presentation

PUBLIC COMMENT: No public comment.

PC DISCUSSION:

Mr. Mateosky asked what is being added? The concern being whether the expansion will impact leachfield size.

Chris Hancock, Vera Iconica Architecture, responded. The intent of the application is not to add any additional bedrooms. The floor area use is being re-arranged to allow relocation of bedrooms and expansion of living space.

No further questions of the applicant or staff.
No further need for discussion.

MOTION: Motion by Rockey as recommended in Staff Report.

SECONDED: Lurie

VOTE: The vote showed three in favor. None opposed. The motion Passed.

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: None

A motion for adjournment was made by Rockey and Lurie seconded. The meeting was adjourned at 6:25 p.m.

Respectfully submitted: hs



Kasey Mateosky, Chair

ATTEST:



Hamilton Smith, Principal Planner

- Digital recording on file-