

**MINUTES  
PLANNING COMMISSION  
TETON COUNTY, WYOMING  
September 27, 2021**

The regular meeting of the Planning Commission meeting was called to order at 6:01 PM in the Board of County Commission Chambers with Kasey Mateosky, Chair, presiding.

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

**COUNTY STAFF:** Rian Rooney, Ryan Hostetter

**APPROVAL OF MINUTES: 09.13.21**

**MOTION:** Alex Muromcew                   **SECONDED:** Sue Lurie

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed.

**ADOPTION OF AGENDA: 09.27.21**

**MOTION:** Devon Viehman                   **SECONDED:** Sue Lurie

**VOTE:** The vote showed 4 in favor. none opposed. The motion Passed.

**MATTERS FROM THE PUBLIC: None**

**OLD BUSINESS: None**

**NEW BUSINESS:**

1. **Permit:** AMD2021-0004  
**Applicant:** Len Carlman  
**Presenter:** Ryan Hostetter  
**Request:** The Applicant, Mr. Len Carlman (applicant) has submitted a request for amendments to the Teton County Land Development Regulations (LDRs) section 6.1.3. C.1.a.vii related to special events and outdoor receptions. The proposed amendments would remove the ability for on-site camping, amend minimum site areas for rural zones, amend exemptions for one event per year, and create a new section in the LDRs related to "Outdoor Event Venue" with updated regulations.  
**Location:** County-wide

**STAFF PRESENTATION: No presentation provided as application is Withdrawn**

2. **Permit:** AMD2021-0001  
**Applicant:** Robertson, Dell & Leora Maude Trust Et Al C/O Tyrrell, Dorothy  
**Presenter:** Rian Rooney  
**Request:** The Applicant, Y2 Consultants, LLC has submitted a request for amendments to the Teton County Land Development Regulations (LDRs) to create a new zone, called Neighborhood Home Business-1 (NHB-1), and

corresponding zoning standards. The proposed amendment would create a new section in the Land Development Regulations, which describes the zone's intent, physical development standards, use standards, development options, and additional zone-specific standards.

**Location:** County-wide

3. **Permit:** ZMA2021-0001

**Applicant:** Robertson, Dell & Leora Maude Trust Et Al C/O Tyrrell, Dorothy

**Presenter:** Rian Rooney

**Request:** Amendments to the Teton County Official Zoning Map are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Division has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Division.

**Location:** 1. 7695 S HIGHWAY 89 (PIDN: 22-39-16-03-4-00-031)  
2. 7685 S US HIGHWAY 89 (PIDN: 22-39-16-03-3-00-035)  
3. 7675 S HIGHWAY 89 (PIDN: 22-39-16-03-3-00-030); partial, consisting of 49.3 acres

**MOTION:** Motion by Kasey Mateosky to **POSTPONE** AMD2021-0001 & ZMA2021-0001 to **November 8, 2021**.

**SECONDED:** Second by Sue Lurie

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed.

**MATTERS FROM COMMISSION:** None

**AGENDA FOLLOWUP:** None

**MATTERS FROM STAFF:** None

**ADJOURN**

A motion for adjournment was made by Alex Muromcew and Sue Lurie seconded. The meeting was adjourned at 6:06 p.m.

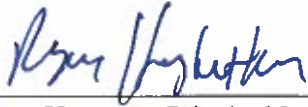
Respectfully submitted: ht



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Kasey Mateosky, Chair

ATTEST:



Ryan Hostetter  
Ryan Hostetter, Principal Long-Range Planner

- Digital recording on file-