

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
September 26, 2016**

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

ROLL CALL

Planning Commission: Stefan Fodor, Paul Duncker, Mike Hammer, Patricia Russell and Karen Rockey.

STAFF: Senior Planner Hamilton Smith, Planning Manager Susan Johnson, Deputy County Attorney Erin Weisman

MINUTES

A motion to approve the September 12, 2016 minutes was made by Commissioner Russell and seconded by Commissioner Rockey. There was no further discussion. Motion carried 4-0, with Commissioner Hammer not present.

MATTERS FROM THE PUBLIC:

There were no matters from the public.

OLD BUSINESS:

- 1. Applicant:** SRS CLUB, LLC
- Presenter:** Hamilton Smith
- Permit No.:** DEV2016-0003 – **Continued from 9/12/2016 PC Hearing**
- Request:** Final Development Plan approval for the Phase 1 development of the Amended Snake River Canyon Ranch Resort Sub Area III. Application includes 12 proposed residential lots and 10 campground units.
- Location:** Snake River Sporting Club Lots 69 and 80 (14355&14350 Dipstick Rd); and Lots 2, 3, & 4 (14150, 14170, & 14200 S. Wagon Rd), Sub Area III of the Snake River Canyon Ranch Resort. The property is zoned Planned Unit Development-Planned Resort and is within the Natural Resources and Scenic Resources Overlays.

STAFF PRESENTATION:

Planner Hamilton Smith summarized the prior meeting on August 12, 2016, from which this item was continued with a motion on the table. Mr. Smith discussed the change to the application from a temporary “provisional” campground use to a permanent campground use. Mr. Smith also discussed the Key Issue related to the Improvement Service District formation, and Staff’s recommended change to their original condition as follows:

1. Prior to the Board of County Commissioner’s Hearing to consider approval of this Development Plan the applicant shall provide the documents necessary for the establishment of the proposed Improvement Service District, or other entity approved by the Teton County Planning Director, as described in Sec. 1.3.C.3.1.d of the Amended and Restated Snake River Canyon Ranch Resort Master Plan.
2. An Improvement Service District, or other entity approved by the Teton County Planning Director, shall be created within three years of the approval of the Phase 1 Final Development Plan.

APPLICANT PRESENTATION:

Brendan Schulte presented on behalf of the applicant to take any questions regarding the campground use.

Mr. Heilbrun presented for SRSC, LLC. He discussed that it is to the benefit of SRSC to form the ISD. Mr. Heilbrun discussed the 2 different interpretations of 1 lot, 1 vote vs. 1 owner, 1 vote. Mr. Heilbrun and the Planning Commission discussed that Planning Staff's recommended condition is more onerous than the condition approved by the Board in 2015 as part of the Master Plan.

PUBLIC COMMENT:

None.

PC DISCUSSION:

Chairman Fodor discussed the differences between staff's conditions and the condition of the Planning Commission.

Commissioner Duncker made a motion to rescind the prior motion made on September 12, 2016. Commissioner Russell seconded the motion. There was no further discussion. Motion carried 5-0.

Commissioner Hammer made a motion to APPROVE the Development Plan (DEV2016- 0003) to implement Phase 1 of development in Sub Area III of the Amended Snake River Canyon Ranch Resort for 12 residential lots and 10 campground units, based upon finding that the application meets all applicable standards set forth in the Amended and Restated Snake River Canyon Ranch Resort Master Plan and the Teton County Land Development Regulations and Comprehensive Plan, as outlined in the Staff Report, with the following conditions:

1. Prior to the issuance of Development Permit DEV2016-0003, the applicant shall be required to provide the following to the County Engineer: the petition for formation of an ISD pursuant to Wyoming State Statute, or other documents necessary for formation of another entity approved by the Planning Director as described in Section 1.3.C.3.1.d of the Amended and Restated Snake River Canyon Ranch Resort Master Plan.
2. An Improvement Service District, or other entity approved by the Teton County Planning Director, shall be created within 3 years of approval of DEV2016-0003.

Commissioner Russell seconded the motion. There was no further discussion. Motion carried 5-0.

NEW BUSINESS:

There was no new business.

MATTERS FROM COMMISSION:

None

AGENDA FOLLOWUP:

None.

MATTERS FROM STAFF:

Ms. Weisman clarified that minutes will be posted on the website now and that the minutes should reflect when a commissioner is absent, not just who is present.

ADJOURN

Commissioner Rockey moved to adjourn at 7:22 PM and Commissioner Hammer seconded the motion and the motion passed unanimously.

- Digital recording on file-

DRAFT