

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
October 10, 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. Paul Duncker joined at 6:02

STAFF: Principal Joint Long Range Planner Alex Norton and Planning Manager Susan Johnson

MINUTES

A motion to approve the September 26, 2016 minutes was made by Commissioner Mike Hammer and seconded by Commissioner Karen Rockey. There was no further discussion. Motion carried 4-0, with Commissioner Paul Duncker not present.

MATTERS FROM THE PUBLIC:

There were no matters from the public.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

A) Applicant: RICE, JOSEPH M. & DENISE A.

Presenter: Alex Norton

Permit No.: AMD2016-0006

Request: Amend Section 2.3.5 of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to exempt recreation facilities with public benefit from the maximum building size in the Business Park - County (BP-TC) Zone.

Location: Business Park - County (BP-TC) Zone

STAFF PRESENTATION:

Alex Norton presented the staff report. He discussed that the BP zone is an appropriate location for large warehouse-sized structures and that the use is already allowed.

APPLICANT PRESENTATION:

Jeff Daugherty presented on behalf of the applicant. He discussed a few points of clarification.

1. The purpose is to allow an applicant to be allowed to build the FAR allowed on their property in a single building.
2. Public use clarification—the intent of the applicant is for the facility to be open to leagues, teams, schools, and not necessarily individual personal use.

PUBLIC COMMENT:

Cornelius Kenzie spoke to the application.

PC DISCUSSION:

Discussion included cumulative impacts to the Hog Island area. The “public use standard” only being applicable to developed recreational uses in the BP zoning district, and the lot size needed to have a 38,000 square foot building.

MOTION:

A motion to approve as stated in the staff report was made by Commissioner Mike Hammer and seconded by Commissioner Paul Duncker. There was no further discussion. Motion carried 5-0.

B) Applicant: KLEIMAN, LEONARD J. ET AL

Presenter: Alex Norton

Permit No.: AMD2016-0007

Request: Amend Section 2.3.1.C.1 of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to reduce the minimum Base Site Area from 30,000 square feet to 5,000 square feet for uses in the Auto-Urban Commercial - County (AC-TC) Zone.

Location: Auto-Urban Commercial - County (AC-TC) Zone

STAFF PRESENTATION:

Alex Norton presented the staff report. He discussed that, practically speaking, the only area this applies to is Hoback Junction. Staff recommended approval with the 2 changes outlined by staff in the report.

APPLICANT PRESENTATION:

Chris Beaulieu, Pierson Land Works, spoke on behalf of the applicant

PUBLIC COMMENT:

Jeff Daugherty spoke to the application.

PC DISCUSSION:

Discussion included the applicability of street and rear setbacks, and the origin of the 30,000 square feet base site area requirement.

MOTION:

A motion to approve as stated in the staff report was made by Commissioner Paul Duncker and seconded by Commissioner Karen Rockey. There was no further discussion. Motion carried 5-0.

- C) Applicant:** TETON COUNTY
Presenter: Alex Norton
Permit No.: AMD2016-0005 – **POSTPONED TO 10/24/2016**
Request: Amend various Sections throughout the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to address a variety of issues identified since adoption of the January 1, 2015 Land Development Regulations. Contact the Planning Department for a full list of proposed amendments.
Location: Applies countywide

MOTION:

A motion to postpone the LDR clean-up Amendment, AMD2016-0005, to the October 24, 2016 PC Hearing was made by Commissioner Patricia Russell and seconded by Commissioner Mike Hammer. There was no further discussion. Motion carried 5-0.

MATTERS FROM COMMISSION:

None.

AGENDA FOLLOWUP:

Susan Johnson had no follow-up as there were no Matters from the Planning Department on the October 4th BCC agenda.

MATTERS FROM STAFF:

Upcoming meetings:

10/24/2016 – 2 items:

1. Lot 5 JH Racquet Club Resort (Teton Pines) the Vandewater property—6-lot subdivision; it is a complex item, a lot of environmental considerations—Contact Roby if you would like a site visit; please let Roby know if you would like hard copies of Environmental Analysis.
2. LDR clean-up Amendment, AMD2016-0005.

11/14/2016 – Wilson Boat Ramp Conditional Use Permit, CUP2016-0002, which is another project with environmental considerations.

ADJOURN

Commissioner Patricia Russell moved to adjourn at 6:37 PM. Commissioner Mike Hammer seconded the motion and the motion passed unanimously.

- Digital recording on file-