

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
January 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, Karen Rockey, Sue Lurie and Alex Muromcew. Kasey Mateosky was absent.

STAFF: Planning Director Chris Neubecker, Senior Long-Range Planner Kristi Malone and Associate Planner Chandler Windom.

MINUTES

A motion to approve the December 9, 2019 minutes was made by Commissioner Rockey and seconded by Commissioner Muromcew. There was no further discussion. Motion carried 4-0.

ADOPTION OF AGENDA

A motion to adopt the January 13, 2020 agenda was made by Commissioner Lurie and seconded by Commissioner Esnard. There was no further discussion. Motion carried 4-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS

There was no old business.

NEW BUSINESS:

A motion to change the agenda order to hear Gateway Church Variance, VAR2019-0010, first, was made by Commissioner Esnard. The motion was seconded by Commissioner Rockey. Motion carried 4-0.

- A) Permit:** VAR2019-0010
Applicant: GATEWAY CHURCH
Presenter: Chandler Windom
Request: Variance, pursuant to Section 8.8.2 of the Teton County Land Development Regulations, to vary section 3.2.4.B.6 for the maximum area of a Rustic Freestanding Sign in the Rural-3 Zone for an institutional use from 4 square feet to 6 square feet, and maximum height from 4 feet to 6 feet.
Location: 3205 W Big Trail Drive, 0.60 miles from the intersection with State Highway 89. The property is zoned PUD-R3 (Planned Unit Development Rural-3) and is not within any overlays.

STAFF PRESENTATION:

Chandler Windom presented the staff report to the Planning Commission.

APPLICANT PRESENTATION:

Aaron Wronko presented on behalf of the Gateway Church.

PUBLIC COMMENT:

Chuck Greg, resident of Rafter J, stated that he had no objection to the 5'x3' sign. Vicky O'Donahue, resident of Rafter J, commented that she has no problem with the sign or it's setback.

PC DISCUSSION:

Commissioner Rockey stated that she supports the variance and noted that it can be hard to find your way around Rafter J. Commissioner Muromcew questioned if there had been any comment from the Rafter J Design Committee. He also stated that he supports the variance and suggested looking at the loophole in the LDR's, "Sign" vs. "Supporting Structure" size. Commissioner Esnard stated that he supports the findings. Director Neubecker reminded the Commission that Teton County does not enforce private covenants, and that the Commission should make their decisions on the proposed application and the variance criteria in the LDRs, and not based on comments from the Design Review committee for the subdivision.

MOTION

Commissioner Muromcew moved to recommend APPROVAL of Variance, VAR2019-0010 with no conditions, being able to make the findings as recommended by staff.

The motion was seconded by Commissioner Rockey. There was no further discussion. Motion carried 4-0.

- B) Permit:** AMD2019-0002
- Applicant:** TETON COUNTY
- Presenter:** Kristi Malone
- Request:** Request to amend the Teton County Land Development Regulations, pursuant to Section 8.7.1, to include standards for specific institutional uses to exceed the zone-specific maximum scale for an individual building.
- Location:** County-wide

STAFF PRESENTATION:

Kristi Malone presented the staff report to the Planning Commission.

APPLICANT PRESENTATION: N/A

PUBLIC COMMENT:

Rich Bloom gave public comment supporting the written public comment he previously provided.

PC DISCUSSION:

Discussion surrounding criteria #3 proposed in Section 6.1.8.D.3 focused on striking a balance between creating a strict, predictable and easily interpreted standard for where these large-scale buildings can be located while allowing flexibility and discretion for instances where a large-scale structure may be appropriately located at the edge of a Complete Neighborhood District.

Commissioner Esnard added that requiring the applicant to demonstrate to the satisfaction of the BCC that the proposed institutional use provides services necessary for the functions of a Complete Neighborhood seems unnecessary and redundant since applicable institutional uses are already limited to hospitals, religious centers, schools and daycare facilities. Staff agreed but noted that demonstration of contribution toward Complete Neighborhood services and amenities strengthens application materials when making required findings and ties to assessing the building size necessary to provide those services.

Regarding the requirement to perform a Sketch Plan and Development Plan for applications subject to this amendment by exceeding the zone-specified maximum building size, Commissioners discussed the importance of a public review process designed to examine the physical development components of a large-scale building. While Commissioner Muromcew requested that the requirement to perform a Sketch Plan and Development Plan in addition to a Conditional Use Permit be added to the Required Physical Development Permits chart in LDR Sections 3.2.2.B.8 and 3.2.3.B.8 which would apply to all physical development in the R1 and R2 zones, staff cautioned that changing zone-specific standards outside the scope of this amendment for specified institutional uses could have unintended consequences. The Commissioners agreed that this requirement should be included as criteria specific to this amendment for the specified large-scale institutional uses and crafted a recommended condition accordingly. Commissioners requested that Planning Staff follow up with an analysis of the need for and outcome of potential amendment of physical development permits required in the R1 and R2 zones as a separate effort at a later date.

MOTION

Commissioner Muromcew moved to recommend APPROVAL of Amendment, AMD2019-0002, as presented in the draft dated December 3, 2019, to amend the maximum allowed scale of individual buildings for certain institutional uses, being able to make the findings of Section 8.7.2 as recommended by the Planning Director with the following conditions:

1. The requirement to perform a Sketch Plan and Development Plan be added as criteria in proposed LDR Section 6.1.8.D. Use Standards.
2. Proposed LDR Section 6.1.8.D.3 be amended to: "The proposed site for the large-scale institutional building must be within the boundaries of a County Complete Neighborhood (5: West Jackson, 7: S Hwy 89, 11: Wilson, 12: Aspens/Pines, 13: Teton Village) as indicated on the Official Zoning Map. For use and development at the boundary of a Complete Neighborhood and not solely within one of the specified Complete Neighborhood Districts, the characteristics of the site, and proposed use and physical development will be compared to each District to determine if it contributes to the desired future characteristics of the Complete Neighborhood District. In general, the majority of development shall be located in the area that is designated for higher intensity use. This standard may be deviated from if it can be demonstrated that the location proposed will improve scenic views and lessen adverse environmental impacts. Applicant must demonstrate to the satisfaction of the BCC that the proposed institutional use provides services necessary for the functions of a Complete Neighborhood and that the proposed size of the building is the minimum square footage necessary to sufficiently serve the community based on relevant community size and needs assessment data."

The motion was seconded by Commissioner Rockey. There was no further discussion. Motion carried 4-0.

MATTERS FROM COMMISSION: Selection of Chair and Vice Chair for 2020.

Chair

MOTION

Commissioner Rockey moved to reinstate Commissioner Esnard as Chair.

The motion was seconded by Commissioner Muromcew. There was no further discussion. Motion passed 4-0.

Vice Chair

MOTION

Commissioner Esnard moved to reinstate Commissioner Mateosky as Vice Chair.

The motion was seconded by Commissioner Rockey. There was no further discussion. Motion passed 4-0.

AGENDA FOLLOWUP:

None.

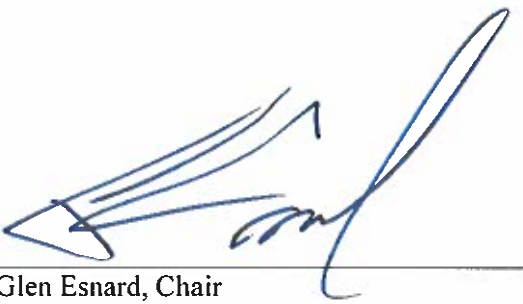
MATTERS FROM STAFF: BCC Areas of Focus Update.

Kristi Malone provided an update to Commissioners on all ongoing Long-Range Planning projects.

ADJOURN


Commissioner Rockey moved to adjourn at 7:58 PM. Commissioner Muromcew seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Chris Neubecker, Planning Director

- Digital recording on file