

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
June 22, 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, Kasey Mateosky, Karen Rockey, Sue Lurie, and Alex Muromcew. Commissioners Muromcew and Lurie arrived after the Adoption of the Agenda.

STAFF: Planning Director Chris Neubecker, Senior Planner Andrew Bowen, and Deputy Attorney John Graham.

MINUTES

A motion to approve the June 8, 2020 minutes was made by Commissioner Mateosky and seconded by Commissioner Rockey. There was no further discussion. Motion carried 3-0.

ADOPTION OF AGENDA

A motion to adopt the June 22, 2020 agenda was made by Commissioner Rockey and seconded by Commissioner Mateosky. There was no further discussion. Motion carried 3-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS

There was no old business.

NEW BUSINESS:

- A) Applicant:** HARRIS, SCOTT
Presenter: Andrew Bowen
Permit No.: CUP2020-0001
Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations, to permit a paragliding landing zone.
Location: Teton County Village Exaction Parcel, bordering State Highway 390 and accessed from Apres Vous Road. The property is zoned Public/Semi-Public and is located within the Scenic Resources Overlay.

STAFF PRESENTATION:

Andrew Bowen, Senior Planner, introduced the application. He described the location of the vacant, undeveloped site, and that no changes are proposed to the land. An existing flag wind indicator exists on the site, which will remain. The grass is periodically mowed for safety. The only other use of the site is for emergency helicopter landings. Staff sees no conflict with the use as a helicopter landing site, which is primarily in winter. A reverter clause, which requires the property to be used for public uses, will not be invoked due to the proposed use; this has been confirmed by Amberly Baker, the agent for the land grantor, Four Shadows, LLC. Staff can make all the recommended findings. Mr. Bowen went on to explain a letter from the Fire District indicating that the proposed use will not interfere with possible future use of the site for a fire station.

Commissioner Rockey asked if this use will preclude another use on the site. Ms. Rockey also questioned the impact if the applicant does not obtain annual renewal approval.

Deputy Attorney Graham noted that as landowner, Teton County can amend the lease.

Commissioner Mateosky asked about the reverter clause and other allowed uses and if this property will always need to remain a helicopter landing site.

Mr. Bowen stated that is something staff will need to research.

Deputy Attorney Graham noted that the lease will state the terms and can be amended within a reasonable timeframe.

Commissioner Mateosky asked if the reverter clause will be invoked with a private commercial use.

Commissioner Muromcew asked about the location of a conservation easement on the property, and where a fire station could be built.

Mr. Bowen stated that staff has not seen any plans for a fire station and does not know where it would be located.

APPLICANT PRESENTATION:

Scott Harris, Jackson Hole Paragliding, explained that this site is the land that the Resor family wants to be used for paragliding landings. He went on to describe the Jackson Hole Paragliding business and the flying club. The club is open to free flying, whereas the business offers lessons. The club is for experienced pilots that want to fly on their own.

PUBLIC COMMENT:

Teton County Sheriff Matt Carr noted that he supports the application. He also stated that he would answer questions on conflicts with emergency operations. Sheriff Carr stated the ability to land the helicopter here is critical. He noted the longstanding relationship with the applicants, and we have no concerns.

Commissioner Esnard asked if the use of this site by JH Paragliding enhances communication with the applicant.

Sheriff Carr stated that, yes, we now know where they are landing, and we have good communication with the applicant in case we need to use the site for emergency helicopter service.

Michael Bickley, Homestead Subdivision resident, stated he had asked all his neighbors their opinion of this use and they provided overwhelming support of the application.

Julia Knowles, President of Jackson Hole Free Flight Club, spoke in favor of the application; on behalf of club members and visiting pilots. Ms. Knowles stated that they help make sure pilots are informed of emergency landings, and make sure people have insurance.

Commissioner Esnard asked about national certification for pilots.

Ms. Knowles explained the certification ratings for pilots and stated they require P3 rating for solo pilots.

Nicole Krieger, on behalf of the Teton Village Special Fire District, thanked the Commission for addressing their concerns; glad to see that we have not precluded any options for future use of the site.

PC DISCUSSION:

Commissioner Lurie said she did not see any issues.

Commissioner Muromcew had no further issues.

MOTION

Commissioner Rockey moved to recommend APPROVAL of Conditional Use Permit, CUP2020-0001, with one condition:

“Applicant shall obtain a new letter from Four Shadows LLC (or the current property owner of the landing site at the time), that extends their non-use of the reverter clause as referred to in this staff report for every year of operation on the subject property. A copy of said letter shall be provided to the Teton County Planning Director prior to the start of operations each summer.”

The motion was seconded by Commissioner Mateosky. There was no further discussion. Motion carried 5-0.

MATTERS FROM COMMISSION:

None

AGENDA FOLLOWUP:

None

MATTERS FROM STAFF:

Chris Neubecker gave an update on the Comprehensive Plan which staff hopes to have released for public comment soon.


ADJOURN

Commissioner Mateosky moved to adjourn at 6:42 PM. Commissioner Rockey seconded and the motion passed unanimously.

Respectfully submitted: kr


Glen Eshard, Chair

ATTEST:


Chris Neubecker, Planning Director

- Digital recording on file-