

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
October 14, 2019**

The regular meeting of the Planning Commission meeting was called to order at 6:00 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: Senior Long-Range Planner Kristi Malone, Associate Planner Chandler Windom, Associate Planner Taylor Cook, Interim Planning Director Keith R. Sbiral and Deputy County Attorney Keith Gingery.

MINUTES

A motion to approve the September 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 October 14, 2019 agenda was made by Commissioner Lurie and seconded by Commissioner Rockey. There was no further discussion. Motion carried 4-0.

MATTERS FROM THE PUBLIC

There were no matters from public not associated with items on the agenda.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

- A) Permit:** VAR2019-0008
Applicant: FAUNTLEROY, THOMAS W. JR. TRUSTEE
Presenter: Chandler Windom
Request: Request per Section 8.8.2 of the Teton County Land Development Regulations, to vary to maximum height of a special purpose fence in the street yard to allow a fence of up to 6 feet.
Location: 1250 N Second Street is located in downtown Wilson on the corner of State Highway 22 and Second Street. It is across the highway from open space associated with the Teton Raptor Center, and is generally adjacent to the Sleeping Indian Motel. The property is zoned Neighborhood-Conservation (NC) and is not in any overlays.

STAFF PRESENTATION:

Chandler Windom presented the application to the Planning Commission. Ms. Windom stated she would check Moose Tracking data prior to the November 5, 2019 Board of County Commissioners (BCC) Hearing.

APPLICANT PRESENTATION:

Judy Fauntleroy, Property Owner, presented and answered questions from the Commission.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION:

The Commissioners discussed the application.

MOTION

Commissioner Rockey moved to recommend approval of, VAR2019-0008, dated August 21, 2019, to vary the height of a Special Purpose Fencing In Street Yards from 4 ft to 6 ft with no conditions for this property, being able to make the six (6) findings of Section 8.8.2, as recommended by staff.

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

B) Permit: VAR2019-0009

Applicant: AUSTIN, ST. CLAIR A. & ELIZABETH L.

Presenter: Taylor Cook

Request: A Variance request per Section 8.8.2 of the Teton County Land Development Regulations to vary the street yard setback requirement of 25 feet.

Location: Located at 1330 N Second Street, East of Fish Creek and North of HWY 22. The property is zoned neighborhood conservation (NC) and is not within any overlays.

STAFF PRESENTATION:

Taylor Cook presented the application and answered questions from the Commission.

APPLICANT PRESENTATION:

Hal Hutchinson presented for the applicant and answered questions from the Commission.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION:

The Commissioners discussed the application.

MOTION

Commissioner Lurie moved to recommend approval of, VAR2019-0009, dated September 6, 2019, for a reduction to Street-Yard setbacks from 25 ft to 9 ft along Second Street and 2.7 ft along Main Street for the proposed garage and ARU of a being able to make the six (6) findings of Section 8.8.2 as recommended by Staff, with no conditions.

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

C) Permit: ZMA2019-0001

Applicant: LEVY, ADAM BRUCE

Presenter: Kristi Malone

Request: Request to amend the Official Zoning Map, pursuant to Section 8.7.2, Zoning

Map Amendment, to rezone the lot of record at 7250 Yodler Lane from Rural-1 to Rural-2.

Location: 7250 Yodler Lane, located on the west bank of the Snake River approximately 1.5 miles due east of Teton Village. The property is currently zoned Rural-1 and is within the Natural Resources Overlay.

STAFF PRESENTATION:

Kristi Malone presented the application and answered questions from the Commission. Deputy County Attorney Keith Gingery answered questions as well.

APPLICANT PRESENTATION:

Robert Infanger, Y2 Consultants, presented for the petitioner and answered questions from the Commission. Adam Levy, Property Owner, presented and answered questions from the Commission.

PUBLIC COMMENT:

Janice Mathews Stoner stated that the west property line is now the boundary of the Nature Conservancy Property. Kelly Stirn, property owner northwest of subject property, stated he was concerned the property could be subdivided. Mr. Stirn asked about the plan to put a barn on the property. Tom Stoner discussed that he has no problem with the barn but does not want the property subdivided.

PC DISCUSSION:

The Planning Commission discussed the motion.

MOTION

Commissioner Rockey moved to recommend approval of the Zoning Map Amendment, ZMA2019-0001, with no conditions, being able to make the findings of Section 8.7.2, as recommended by the Interim Planning Director.

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

D) Permit: AMD2019-0003 – *Postponed to the October 28, 2019 PC Regular Meeting*
Applicant: TETON COUNTY SCHOOL DISTRICT 1
Presenter: Kristi Malone
Request: Request to amend the Teton County Land Development Regulations, pursuant to Section 8.7.1, to rewrite Division 7.5. Development Exaction Standards.
Location: County-wide

MOTION

Commissioner Rockey made a motion to postpone LDR Text Amendment, AMD2019-0003, to the October 28, 2019 Planning Commission Regular Meeting.

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

MATTERS FROM COMMISSION:

None.

AGENDA FOLLOWUP:

None.

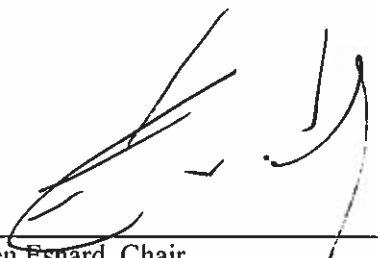
MATTERS FROM STAFF:

The Planning Commission asked about the Comprehensive Plan update and Ms. Malone responded. The Commission asked for an update on the progress of the Fiscal Year 2020 Implementation Work Plan. The Commission asked if the 2017 Solar Eclipse skewed the Vehicle Miles Traveled data presented in the 2019 Indicator Report and the Growth Management Program review since a large number of visitors traveled to Teton County for the event.

ADJOURN


Commissioner Rockey moved to adjourn at 8:03 PM. Commissioner Muromcew seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Keith Sbiral, Interim Planning Director

- Digital recording on file-