

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
October 28, 2019**

The regular meeting of the Planning Commission meeting was called to order at 6:02 in the Board of County Commission Chambers with Glen Esnard, Chair, presiding.

ROLL CALL

Planning Commission: Glen Esnard, Karen Rockey and Sue Lurie. Alex Muromcew and Kasey Mateosky were absent.

STAFF: Senior Planner Andrew Bowen, Senior Long-Range Planner Kristi Malone, Principal Planner Hamilton Smith, Interim Planning Director Keith Sbiral and Deputy County Attorney John Graham.

MINUTES

A motion to approve the October 14, 2019 minutes was made by Commissioner Rockey and seconded by Commissioner Lurie. There was no further discussion. Motion carried 3-0.

ADOPTION OF AGENDA

A motion to adopt the October 28, 2019 agenda was made by Commissioner Lurie and seconded by Commissioner Rockey. 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) Permit:** AMD2019-0003
- 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

STAFF PRESENTATION:

Kristi Malone presented the staff report to the Planning Commission.

APPLICANT PRESENTATION:

Alex Norton, OPS Strategies, presented for the applicant.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION:

The Commissioners discussed the petition.

MOTION

Commissioner Rockey moved to recommend approval of the LDR Text Amendment, AMD2019-0003, dated May 23, 2019 and updated October 15, 2019, for a revision to the Development Exaction Standards in Division 7.5 of the LDRs, being able to make the findings of Section 8.7.1 with no conditions, as recommended by the Interim Planning Director.

The motion was seconded by Commissioner Lurie. There was no further discussion. Motion carried 3-0.

- B) Permit:** ZMA2019-0002 – **Postponed to the November 12, 2019 PC Regular Meeting**
Applicant: TETON COUNTY
Presenter: Kristi Malone
Request: Request to amend the Official Zoning Map, pursuant to Section 8.7.2, Zoning Map Amendment, to rezone the property at 2834 and 2836 Wiley Lane from Rural to Neighborhood Conservation.
Location: 2834 and 2836 Wiley Lane, located on the east side of Moose Wilson Road approximately 1.5 miles north of Hwy 22. The property is current zoned Rural.

STAFF PRESENTATION:

Staff recommended continuation of the Zoning Map Amendment, ZMA2019-0002, to the November 12, 2019 Planning Commission Regular Meeting.

MOTION

Commissioner Rockey made a motion to continue the Zoning Map Amendment, ZMA2019-0002, to the November 12, 2019 Planning Commission Regular Meeting.

The motion was seconded by Commissioner Lurie. There was no further discussion. Motion carried 3-0.

- C) Permit:** PUD2019-0001
Applicant: JACKSON HOLE MOUNTAIN RESORT CORP.
Presenter: Andrew Bowen
Request: Request for text amendment pursuant to Section 8.7.1 of the Teton County LDR's, to amend Section VII. A: Provision of Employee Housing of the Teton Village PUD Master Plan., to enable the use of dormitory style dwellings in order to satisfy employee housing requirements.
Location: Applies to Teton Village Area One; zoned Planned Unit Development-Planned Resort with no overlay.

STAFF PRESENTATION:

Andrew Bowen presented the staff report and answered questions from the Commission. There was general discussion of the modifications of the LDR's relative to dormitories.

APPLICANT PRESENTATION:

Mary Kate Buckley resented for Jackson Hole Mountain Resort. She noted the strong history and background in workforce housing. Bill Collins also spoke for the applicant.

PUBLIC COMMENT:

Rob DesLauriers, the applicant, spoke in support of the application.

PC DISCUSSION:

The Planning Commissioners discussed the proposed amendment. Commissioner Rockey noted that she is completely appreciative of the need for this amendment. The Commissioners discussed that the Planning Department, Housing Department and BCC need to look at how dormitories are defined within the LDR's. Chairman Esnard, wanted to use this application as a catalyst for the LDRs pertaining to dormitory style dwellings to reexamined. Commissioner Rockey noted that this was a good way for JHMR to create housing that bests suites their employee base. Commissioner Lurie also noted that while she understood why the applicant needed flexibility, she felt uncomfortable with the idea of the commission as a sole body passing a motion that would conflict with the Housing Authority and the LDRs.

MOTION

Commissioner Rockey moved to recommend approval of the Planned Unit Development, PUD2019-0001, dated October 28, 2019, subject to the 4 conditions required below in accord with Sections 8.7.3 of the Teton County Land Development Regulations (LDR's) and based upon the nine findings made in review of said application dated May 28, 2019. Conditions include:

1. There shall be one (1) unit that meets the standards provided with all current Teton County LDR's (inclusive of 7.28.18 amendment), for every twenty (20) dormitory bedrooms provided. Said units shall be within the same structure.
2. Each lavatory shall be shared between a maximum of four bedrooms.
3. Each bedroom shall have individual lock off ability.
4. Each dwelling shall have access to a kitchen area located on the same floor as the dwelling.

The motion was seconded by Commissioner Lurie. Following discussion, Commissioner Lurie withdrew her second to the motion.

The motion was then seconded by Commissioner Esnard. Commissioner Esnard moved to modify the amendment, to modify condition 1 to read; There should be a minimum of one (1) unit. Commissioner Rockey concurred.

VOTE

The vote showed 2 in favor and 1 opposed. Commissioner Lurie was opposed to the motion. The motion Passed.

The Chair noted the Board of County Commissioners should deal with this on a much broader basis.

- D) Permit:** PUD2019-0002
Applicant: JACKSON HOLE GOLF & TENNIS CLUB, INC.
Presenter: Hamilton Smith
Request: Master Plan amendment pursuant to Section 8.7.3 of the Teton County Land Development Regulations, to amend the physical area and use standards for the golf maintenance and employee housing area, and include the cell tower use as part of Required Utilities on the Property.

- E) Permit:** AMD2019-0004
Applicant: JACKSON HOLE GOLF & TENNIS CLUB, INC.
Presenter: Hamilton Smith
Request: Amend Section 4.3.5 of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to the Jackson Hole Golf and Tennis Club Master Plan description (Sec. 4.3.5.B), Building Size description (Sec. 4.3.5.D.2.b), and Dimensional Limitation Plan Table (Sec. 4.3.5.D.3). Teton County has complied with the requirements of Wyoming State Statute § 9-5-304 pertaining to the Wyoming Regulatory Takings Act.
Location: 5000 North Spring Gulch Road. Generally located on the east side of Spring Gulch Road, approximately 1 mile south of the East Sage Brush Drive and Spring Gulch Road intersection. The property is zoned Planned Resort and is in the Natural Resources Overlay.

STAFF PRESENTATION:

Hamilton Smith presented the applications to the Planning Commission. Mr. Smith presented the Planned Unit Development, PUD2019-0002 and the LDR Text Amendment, AMD2019-0004, together.

APPLICANT PRESENTATION:

Robert Infanger, applicant's agent with Y2 Consultants, along with Alex Klein, applicant with Vail Associates, presented.

MOTION

Commissioner Rockey moved to continue the Planned Unit Development, PUD2019-0002, and the LDR Text Amendment, AMD2019-0004, to the November 12, 2019 Planning Commission Regular Meeting.

The motion was seconded by Commissioner Esnard. The motion carried 3-0.

MATTERS FROM COMMISSION:

None.

AGENDA FOLLOWUP:

None.

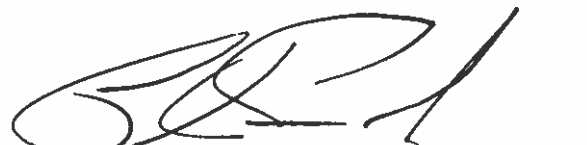
MATTERS FROM STAFF:

None.

ADJOURN

Commissioner Rockey moved to adjourn at 9:35 PM. Commissioner Lurie seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Hamilton Smith, Principal Planner

- Video record on file-

