

MINUTES  
PLANNING COMMISSION  
TETON COUNTY, WYOMING  
December 8, 2025

The regular meeting of the Planning Commission was called to order at **6:00 pm** in the Board of County Commission Chambers with Ryan Kelly residing as Chair.

**ROLL CALL:** Ryan Kelly, Bob Weiss, Alex Muromcew, and Jaclyn Knori. Confirmed a quorum.

**STAFF:** Chris Neubecker, Hamilton Smith, Erin Monroe, Jill Iantuono, Ryan Hostetter.

**APPROVAL OF MINUTES:** 10/13/2025 and 11/10/2025

**MOTION:** By Weiss to approve the minutes from October 13, 2025, and November 10, 2025, meetings.

**SECONDDED:** Knori

**VOTE:** 4-0

**PUBLIC COMMENT:** (Matters not on the agenda)

**OLD BUSINESS:**

<b>Permit:</b>	AMD2025-0002
<b>Applicant:</b>	Samuel Singer, Wyoming Stargazing
<b>Presenter:</b>	Erin Monroe
<b>Request:</b>	Wyoming Stargazing, through Samuel Singer, has submitted a request for an amendment to the Teton county Land Development Regulations (LDRs). The proposal is to remove the prohibition on the string lighting outside of the wintertime exemption (currently November 15-January 10). And create year-round standards for residential and non- residential use of string lighting. In addition to retaining a wintertime exemption. The proposal also introduces language limiting the allowed visible colors from exterior lighting.
<b>Location:</b>	County-wide.

**SECONDDED:** Knori

**VOTE:** 4-0, Approval for postponement to January 26, 2026, Planning Commission Hearing.

**NEW BUSINESS**

**Permit :** DEV2025-0003  
**Property Owner:** NAVISTAR Real Estate, LLC  
**Applicant:** Taylor Cook, Nelson Engineering  
**Presenter:** Hamilton Smith on Behalf of Chandler Windom  
**Request:** A Development Plan request, pursuant to Section 8.3.2 of Teton County Land Development Regulations for a 2-lot subdivision.  
**Location:** 550 W. Deer Drive or Lot 6, Valley View Subdivision, is located on the Eastern Boundary of the South Park Business Park, adjacent to the Bridger-Teton National Forest. The lot is zoned Business Park and is in the Base & Mid Tiers Of the Natural Resources Overlay.

**Staff Presentation:** Hamilton Smith presented DEV2025-0003 for a proposed Land Division . The Intention of this request is to split a property with a parking lot into two lots and continue to use it for overflow parking for property owners Navistar Real Estate. Lot 1- 0.55 acres and Lot 2-0.89 acres. There is no physical development incorporated into the application.

Follow up application to this subdivision plat is a subdivision plat amendment and replat. There are certain findings specific to a Development Plan that the application meets the objectives of the character district S. Hwy 89 (findings are found within the staff report). The intention is for light industry, heavy retail uses, and accessory workforce housing which has steadily developed in recent years in this location with a neighborhood feel with a village center form.

It meets all the findings provided in the staff report.

**Planning Director Recommendation:**

The Planning Director recommends Approval of DEV2025-0003, for the proposed land division being able to make the findings under 8.3.2 for Development Plan, with one recommended condition.

1. Prior to the recording of the Subdivision Plat, non-compliant site development shall be re-claimed, and the applicant shall record private access easements concurrent with the Subdivision Plat that exempt certain driveway site development encroachments.

**Questions from Commissioner:**

Muromcew; The Land to East, is it BLM or Forest Service, is the surface gravel or has it been paved? If it were to be paved, what are the current regulations regarding impervious surface? Principal Planner Smith clarifies that it is Bridger Teton National Forest, that there is no pavement. It meets the Landscape Surface Ratio requirement as it is today, there is no change in this use. If it were to be paved, it is still considered site development as an impervious surface.

Kelly- Is there input or preference from staff- in terms of the conditions especially how it is met re-do right of way or re-do the site in a minor fashion, does it get worked out before the re-plat?

Principal Planner Smith states that if site development is within an easement along a property line and it benefits both property lines on either side, you don't suffer site development impacts.

Follow up from Kelly regarding comments from members of the public, is there anything that allows or precludes a Site Development Plan for either site? Principal Planner Smith, as far as Lots 1& 2 we are not taking anything off the table as far as "use" The existing use of this property is how it will be used until something changes in the future.

**MOTION:** Weiss moves to recommend Approval of DEV2025-0003, for the proposed land division being able to make the findings under 8.3.2 for Development Plan, with one recommended condition.

1. Prior to the recording of the Subdivision Plat, non-compliant site development shall be reclaimed, and the applicant shall record private access easements concurrent with the Subdivision Plat that exempt certain driveway site development encroachments.

**SECONDED:** Knori

**Vote:** 4-0 - Approval

<b>Permit :</b>	AMD 2025-000
<b>Property Owner:</b>	MT- WY Capital, LLC
<b>Applicant:</b>	Alex Norton, OPS Strategies
<b>Presenter:</b>	Erin Monroe
<b>Requested:</b>	A text amendment to the Teton County Land Development Regulations to Contractor businesses as a Conditional Use on a Workforce Home – Business (WHB) zoned site that is within 500 SF of S. Highway 89.
<b>Location:</b>	Applies within portions of the Workforce Home Business Zone( Hog Island-Area).

**Staff Presentation:** Long Range Planner Erin Monroe gave a brief discussion of the original meeting held on August 11, 2025, which then was Remanded by the BCC on October 7<sup>th</sup> back to Planning Commission for further review.

Part of the discussion was a guidance list request from the BCC:

1. Consistency with the Comprehensive Plan.-
  - Subarea7.2.D Hog Island Home Business supersedes general direction provided for county wide goals.
2. Review of 2 proposed amendments received between BCC Meetings.
3. Consideration of 2 potential additional conditions as part of the Conditional Use Permit (CUP) proposal.
  - Hours of Operation specifically limiting to 7:30am -9:30pm
  - Alternatives for requiring that an owner live on site.

4. Water quality in Hog Island.

Ms. Monroe discussed a proposal by MT-WY Capital ,LLC to amend the LDR Section 2.2.2. Hog Island area allowing light and heavy uses within 500 feet of the Highway.

**Key Proposal Details:**

- Location: Hog Island area within workforce home business zone.
- Scope: portions of 21 parcels within 500 feet of Highway 89
- Proposed changes: Allow light and heavy Industrial uses.
- Specific Uses: Limited to contractor and special trade business.
- Requirements: Dwelling unit must be onsite; material and vehicles must be shielded, using a structure, native landscaping, or fencing.
- Conditional Use Permit application must show that the proposal will not decrease water quality, through measures such as best practices for stormwater management, snow storage and material storage and sewer connection as practicable.
- Accessory home business requires that hazardous material be stored on impermeable surfaces and prohibited in structures attached to dwelling units.

**Planning Director's Recommended factors for Approval:**

1. Is it consistent with the purpose and organization of the LDR's?
- **Cannot be made:** Compromised predictability & reduction of implementation of community vision.
2. Improves the consistency of the LDRs with other provisions of the LDRs?
- **Cannot be made:** The LDRs do not currently allow only certain instances of use within a Use Table.
3. Provides flexibility for landowners within standards that clearly define desire character.
- **Can be made:** Flexibility would be granted to the applicant and other contractor/ special trade businesses looking for industrial lands.
4. Is it necessary to address changing conditions or a public necessity and / or state or federal legislation?
- **Can be made:** Per Mr. Gustafson, former Manager of Teton County Road & Levee Division, providing adequate lands for snow removal / road maintenance business is critical. (however, the amendment does not limit the use of businesses that provide services of a specific community benefit).
5. Improves implementation of the Comprehensive Plan?
- **Cannot be made:** The vision of Subarea 7.2 Hog Island Business Park would be compromised, as the proposal makes Hog Island similar to Business Park, which is what the Subarea recommends against.
6. Is consistent with other adopted county Resolutions?
- **Can be made** Staff are not aware of any conflicts.

**Planning Director's Recommendation:**

The Planning Director recommends Denial of AMD2025-0001, as presented in the requested LDR amendment **updated on October 31,2025**, related to Workforce Home Business Zone Use allowances for Light and Heavy Industrial Contractor businesses.

**Questions from Staff:**

Muromcew- of the 21 lots how many are currently developed? If the rule change were to go into effect, one of the allowed activities is Bulk storage & distribution facilities for fuel, explosives, pesticides solvents & corrosives, which sounds alarming for workforce home business?

Ms. Monroe responds that 13 of the properties are currently developed and eight are vacant. With regards to 2<sup>nd</sup> part of the question, in the Land Development Regulations each use is defined and gives examples of what that use can look like. Under Light & Heavy Industry there are 5 listed uses. The applicant proposes that only one of the uses be introduced and it's the one that talks about contractor businesses. Under Light Uses: Building Contractors & Special Trade Contractors, such as cabinetry, carpet and flooring , insulation, roofing, Mechanical, Plumbing & Heating. Under Heavy Industry, the only use allowed is paving, excavation, hauling and other contracting services involving heavy equipment. Everything else would not be introduced in this area.

Muromcew followed up with " would not be introduced by the applicant" however the other 20 lots could adopt these, yes or no? Ms. Monroe answers no and clarifies that the way the applicant has written their proposal is specific, only the above reference uses are allowed.

Weiss, if the applicant came in to get a Conditional Use Permit "CUP" and or amend language just for their lot, is that permitted? Planning Director Neubecker's answered that it is not currently allowed, they cannot get a CUP, unless the Text Amendment goes through.

Knori, asked about water quality updated language; what authority does Teton County have with water quality within the CUP process, what types of applications or review can be done? Amy Ramage, County Engineer, answered that the county uses s is Storm Water Management Planning. Based upon the use or what is proposed on a site, in order to give more detail than would be prepared in a standard grading plan, it is generic tool that the County Engineer can require in addition to a Grading Plan. Knori followed up with does County have authority for a treatment unit would be necessary?

County Engineer Ramage responded that no there isn't, however, there is some generic authority of reviewing plans in general, giving feedback and requiring a level of response and treatment that County wants to see to get an approved plan.

Knori asks Water Quality Board Coordinator Peltz-Is there any authority that the water quality board are looking into with water quality issues from an applications standpoint or is it more global policy? Mr. Peltz recommends that if the Planning Commission wants the Water Quality Board to provide input, it should be on broader policy rather than on a specific application.

Kelly - Topic #4 – Hog Island Water Quality: “The Water Quality Management Plan indicated that Hog Island is a location where the aquifer is highly vulnerable to contaminants, including industrial sites” **Current Proposal:** “As part of the Conditional Use Permit application, the applicant shall demonstrate that the use will not decrease water quality through measures such as best practices for stormwater management, snow storage and material storage, and sewer connection as practicable.”

Question for County Engineer: these items listed above are under the purview of the County Engineering Department. Are these other items (i.e.) Snow storage, material storage, would they be an effective piece to include? Ms. Ramage -When we review for physical development permit, we look for information on those plans that address Storm water, snow storage, it is in the LDR as to how much area is required for storage. Regarding material storage, there is also information on the LDRs as to what to do for fuel tanks although it is not proposed on this site. Stockpiles are in the purview of what we do when we review a site.

Kelly: On the original proposal was to remedy the individual property owner’s uses over a wide community vision, can you elaborate on the negative precedent this will set for other landowners in the County who purchased property within an existing zone designation and how it undermines the core purpose of some of these Land Development Regulations?

Ms. Monroe stated that the proposal compromises predictability because of June 2022 (WHB) new zoning, when we engaged w/ neighbors and collected their input, clear messaging about implementing subarea 7.2, the comprehensive plan hasn’t changed, the section of the LDRs describes the purpose of this zoning which it currently aligns with.

Ryan Hostetter- Joint Principal Long Range Planner added that she worked on the rezoning project back in 2022 and helped facilitate neighborhood meeting early on that project to talk about language on comprehensive plan. Heard from neighbors before the workforce home business was written. The whole intent of this zone is a limited zone it allows residential and some home business. The intent was for this zone not to become like South Park Industrial, which is intentional, it is foremost residential. One of the big changes added to this zone is additional residential units and employee housing for home business.

Kelly: to clarify, one of the applicant’s core changes for new proposal for primary use would be introduce a blend of light industrial & heavy industrial use as primary use; is this correct? To which Ms. Monroe answered with a yes.

Kelly- Asks if the underlying separational use between Residential Use Light & Heavy Industrial, is it not use of classic point of land use planning, to provide some relief to each group to have some margin of separation, is it a common point of conflict as Land Planners? Ryan Hostetter answered that yes, it is a common conflict of land use. She also followed up and answered other uses that are allowed in Workforce Home Business zones, agriculture, some outdoor recreation single family nursery is a conditional use outdoor tour operator, day care and some assembly.

Director of Planning & Building Services Mr. Neubecker clarified that some of the conditional use provided by Ms. Hostetter have a minimum site area of 35 acres.

**Kelly: Consistency with the Comprehensive Plan:** How do we get to a place where a vote yes, would not be a vote to go against the sub area of the vision that it should not transition to an Industrial Area? Ms. Hostetter answered that if you would be looking at specific conditions that would uniquely be more compatible with residential. This would be the way to support the uses, it's unique, there is a county wide need, so these additional uses as conditions would ameliorate some of it.

**Presentation form Applicant:**

Alex Norton with OPS Strategies – We are looking to propose an application that addresses community needs, providing for opportunities in a way that is consistent with the Comprehensive Plan. How can we address this community need that addresses policy 6.2.2.D and respect sub area 7.2? We put together a proposal that uses existing zoning boundaries, existing constructs in the LDRs.

One example within the Business Park where a specific use is permitted under special conditions in only one zone is the allowance of local convenience commercial businesses. This is different from the current application which seeks to allow retail commercial use in the Business Park to serve residents living above industrial spaces. As for requirements outlined in the LDRs, some provisions apply based on proximity to infrastructure. For instance, if a property is within 500 feet of a sewer line, it must connect to the sewer system.

When one looks at the Comprehensive Plan and asks where could you implement policy 6.2.2.D if not Hog Island, you're not going to find a subarea that says, "this is where you can add Light & Heavy Industry". It does not exist in the Comprehensive Plan. Unlike the LDRs which are a regulatory document, the Comprehensive Plan is a visioning document which has competing goals and we are trying to find the best way to balance these. If you look through our findings you can also make the argument that you can make the findings that follow the Comprehensive Plan, which was the difficulty that the BCC was weighing on in their conversations. And whether the Planning Commission found the changes made from the original application, whether the proposal was consistent with that character area in a way that we can use it as a community to meet the need for Industrial zoning.

The basis for determining which light industrial uses and which heavy industrial uses would be allowed comes from the precedent set by how the county currently implements home business allowances. When we reviewed home business permits in the neighborhood, we found that one of the permitted uses is contractor businesses, including excavating companies. If these businesses were approved as primary use, they would fall under both light and heavy industrial categories. We are not introducing a new use, but instead of having the industrial use be accessory to residential use have the residential use be accessory to the industrial use .

The applicant appreciates the process put forth to adopt the Workforce Home Business zone; we do not think that we are walking back on this process; we think that we can add on the conversation. This application does look at the Comprehensive Plan, it looks at policy 6.2.2.D, it speaks of the idea of adaptive management being planned with the understanding that we're not going back 13 or 14 years ago. It is consistent with the LDRs by using tools, definitions that already exist in the LDRs, using existing zoning boundaries rather than creating a new zoning district. We're asking for an allowance that does not currently exist, the allowance for that primary use and doing so in a way that is consistent with the existing character and does not turn it into an Industrial Park.

With regards to hours of operation for all other CUP uses: 9AM- 11PM, it is not a standard that applies to the Business Park Zone or other Industrial zones uses. We would encourage you to think about 7am -10pm, or 7:30am- 9:30pm for hours of operation.

**Questions from Commissioner:**

Weiss- if you only asked for what you wanted for your client's parcel, why would it be spot zoning in your opinion? Mr. Norton answered that definition of Spot Zoning is a Zoning District allowance that only exists on a single property / parcel, therefor this planning application would be considered spot zoning. Weiss, followed up with; you understand that spot zoning is not allowed for only one parcel or your clients, is that correct? Norton nods in agreement.

Knori, BCC recommended reducing hours from 7am - 10pm, to 7:30am- 9:30pm. What is the applicant's opinion on emergency work hours? Norton, an allowance for emergency work usage and the ability to talk about allowance in CUP would be very important for any type of business that would fall under this category, doing emergency work with an excavator due to a burst pipe or snow plowing operations, for example.

Knori, with regards to Residential Use , are you proposing that Residential use needs to be associated with business or an open ARU to be rented out to anyone in Teton County? Norton, we're recommending that the ARU be rented out . In the original application we had recommended a tie to the business. However, the Housing Department recommended that we remove it due to it not being enforceable. Having a residential character is more important than being tied to the business.

Kelly- how many of each list of uses from Light Industry and Heavy industry are you pulling from your application? Norton, one of each, Light Industry Building Contractor & Special Trade contractor such as Cabinetry, Carpentry, Flooring Insulation, Roofing, Mechanical, Plumbing & Heating. Under Heavy Industry it would be Paving, Excavation Hauling and other contractor services involving heavy equipment.

Kelly, with regards to screening, is that acceptable to your client / applicant? Norton responds that they would prefer the standard that says Building , Landscaping and or Fencing as the Screening Standard. The ability to do perimeter landscaping, or a combination of Landscaping, Fencing, Building has less structural impact on the scenic values by providing natural vegetation and gives

the applicant more flexibility for the use within the screened perimeter than trying to move equipment in and out of buildings.

**Brief Discussion on Behalf of Applicant:**

John Graham- On behalf of Ridgeline Excavation; there were questions about the public engagement process, Mr. Graham provided a list of all the landowners that would be impacted by the LDR changes that have been approached with the exception of vacant land owners, second row land owners who attended a hearing and third column land owners who submitted a comment for or against the amendment. This was done to be as transparent and show case the amount of public engagement.

**Public Comments:**

Elizabeth Eastman- A resident directly impacted by this application request. Language in factor 3, providing Flexibility " for the landowners within standards that clearly define the desired character". Although this gives the Flexibility however it does not under the defined desired character. It is in complete contrast to it. With regards to Hog Island sub area 7.2. To date the County has required every applicant to build a building, personally we have had to make a financial investment in our property to build homes and build a building and limit our business to these existing rules. When we went through this process, Workforce Business did not exist yet. We were zoned "rural" , we were one of the first to build in this neighborhood. We strongly oppose this because ten years ago the PC & BCC boards were very clear that this had to be residential. We have done our best to build and operate residential. The list shown does not encompass affected properties, nor friends that live in Evans Trailer Court, nor people that live on the upper court of KDC Lane or Cowboy nor does it encompass the school district . You need to take into consideration the property owners outside of this zone; they must drive through it, look at it daily, breathe it . On the site visit you saw on both sides all the owners except for one live on site. It's a neighborhood that is defined by business owners that live and operate out of there. Maybe the compromise is not to expand the primary use but instead expand the accessory uses for the whole of the Workforce Home Businesses. This way you are increasing the ability for people to live and respond to emergencies.

Slade Ross- Lifelong resident of Hog Island. It has been somewhat Industrial & residential. The community has been about neighbors helping each other and not being against each other because one is trying to do something that you don't have. The notion that Hog Island has the most pristine water is false. There are very few residents of Hog Island that do not have to treat their water in some form. To continue to have infrastructure and critical workers you must start to listen to those that live in the area, people who have business in this area also need a place to do business. The proposal is about balancing Residential & Industrial character, it is a real opportunity for the community, and it would be an improvement for the neighborhood. There are some inherent flaws with the Comprehensive Plan, it has not been made clear as to where this type of Industry should be, there is no place for people to go, we need these services. Mr. Hogan has talked with as many neighbors to assure them that the impact will be minimal.

Johnny Ziem, Town Public Works Director and Water Shed Public District Board. It is very critical to have services in this community like Ridgeline. As part of the Watershed Public District Board, I have called on Ridgeline around 30 times, over the last 8-10 years to remove ice, remediate flooding at Flat Creek at all times of the day. When we receive a call from a constituent in the district that their home is about to flood, we mitigate it by using heavy equipment. Two – years ago, the East Gross Ventre Butte slid into Flat Creek at 11:30pm, we were able to mitigate the flooding with the help of a private contractor. The County and the Town do not have the necessary equipment. We have a lot of infrastructure to maintain in the Town (56 miles sewer pipes, 59 miles of water pipes), that need to be replaced and other projects that we rely on private contractors to do so.

Rosie de Haan – Lives in Hog Island for over 26 years, her husband over 40 years. The applicant purchased the lot in March 2024 from the Ross family, the zoning being Workforce Home Business, which was established and implemented in 2022, two years before the sale. WHB is a special zoning that allows homeowners who reside in property to operate small business from their homes, while maintaining a residential character. So, the primary use must be residential.

When the property was purchased both buyer and seller were fully aware of the zoning however the applicant disregarded the zoning and started to use the property as a yard for storing equipment and materials for the Pearl Street , Cache Street, for a job in downtown Jackson. The Developer of the project Crystal Creek Capital, they are constructing 3 Story 68,000 SQFT Luxury Apts. & Retail Space. Per meeting minutes, the applicant was informed in July 2024 that this use was prohibited under Zoning. The applicant was in code violation and had to clear the property. Based on this history the applicant has asked the county to change the language of the WHB zoning to allow for Light & Heavy Industry. The applicant owns Ridgeline Excavation which is a large multi city excavation company with 50 employees, even if the WHB language can be changed the applicant does not meet the requirements. The issue being that the applicant does not live nor intends to live on property, the applicant does not run a small business, instead runs a large excavation company with 50 employees, the allotted # is up to three (3). If amendment is approved the WHB Zoning will go to waste, it means that “zoning” is an “option” rather , anyone with a lawyer / consultants can change it. And a precedent is set by allowing one (1) property owner w/ 2.7-acre lot to change the rules for half of Hog Island including owner of an 84-acre lot adjacent to Munger Mountain Elementary School, Bridger Teton National Forest, for his benefit. There needs to be predictability and trust in the rules & laws. Industrial impacts the environment significantly through air, noise and water pollution while also harming wildlife habitats and human health. The Bridger Teton Forest consists of 3.4 million acres; it is the third largest National Forest outside of Alaska.

Amelie Ciara Malone- Born and raised in Jackson, recently moved back from Victor ID, and purchased a home on KDC Lane, opposes the amendment, chose to purchase current home in Workforce Home Business zone because of the full residential character. They very much like the balance of the WHB, as local business owners it was a key point in purchasing a home in this zone. Having wildlife traverse their property and neighbors having the proposed amendment would change the character of the current zone, it would also be detrimental to the community which was designed to protect and benefit the applicant.

Leigh Judge- resident for 40 years, also resides in the Hog Island neighborhood. Against the proposed change in the zoning. The applicant claims that only one parcel would change, however there's an opportunity for 20 other parcels to change in the future. The intent was never for Hog Island to become an industrial area, the idea that one applicant can ask for zoning to be changed for their benefit goes against the Comprehensive Plan and the idea behind the zoning that it currently has.

**Discussion by Commissioners:**

Muromcew- There are compelling arguments on both sides. However, given the constraints created by grandfathered businesses and the limits on what can and cannot be done, we are at a point where the community needs to allow for some expansion of light and heavy industrial uses. We're not in a position to simply add this issue to a list, ask the Planning Commission to develop a recommendation, wait several years, bring it before the BCC for a vote, and then tell the applicant—years later—that they may reapply. I do not believe that approach will be effective or workable.

Knori agrees with Muromcew. It's not just 20 lots that are being affected by this , it is an entire county is, by not having the light & heavy industrial uses. It will affect infrastructure; cost of construction will increase if contractors have to commute from satellite communities. It's a difficult situation. Although we went through the Comprehensive Plan, there's nothing bold in the Comp Plan where other zones allow for these uses.

Weiss- the question from the BCC to the PC comes down to land use and water use impact. Argues for a more systemic approach to land use planning. Reference the process from 2022 which was reportedly rigorous, believes that BCC should give due weight to previous solution. Emphasizes the critical importance of water uses and stresses that water related mistakes are particularly serious because there's no easy remediation methods and water impacts can be long lasting and difficult to correct.

**Answers to four topics provided to PC Board from County commissioners:**

1. Consistency with the Comprehensive Plan- **Knowing there are two sections of the comprehensive plan that contradict each other, we heard that it can be interpreted in two ways.**
2. Proposed amendments that have been received since the Planning Commission reviewed the proposal ( Sept. 30,2025, proposal):
  - a. Spatial limitations set forth in 2.2.2.E.c.ii. 1. address the word "partially" and the distance of 200 feet and 500 feet. **Relying on the judgement of staff. Adopting and changing conditions.**
  - b. Consider removing from paragraph 7, "**All heavy equipment shall be stored in a fully enclosed structure**". **One concern with removing this sentence is water quality if heavy equipment leaks onto the exterior: suggestion to store on impervious surface (i.e.) concrete pad. Maybe add language about emergency situations outside of normal business hours.**
3. Potential conditions are required as part of the Conditional Use Permit(CUP) proposal:

- a. Hours of operation: specifically limiting to 7:30am- 9:30pm. Shortened hours are a reasonable concession for being in a WHB zone.
- b. Alternatives for requiring that an owner live on site. Preferred solution would be to require that employees live on site, (as they become neighbor, they become sensitive to the hours that the equipment is being operated) however this is not enforceable. The applicant's current proposal would not require the owner to live on site.

4. Water quality issues in Hog Island. Add more stringent language than what is currently proposed, enforceable & monitoring program. Depending on use using sand oil separators for example.

**MOTION:** Muromcew moves to get APPROVAL for AMD2025-0001 as presented in the requested LDR Amendment updated on October 31,2025, related to the Workforce Home Business zone use table allowance for Light and Heavy Industrial contractor business.

**SECONDED:** Knori

**VOTE:** 1-3 in opposition

The meeting concluded with a 1-3 vote (denial).

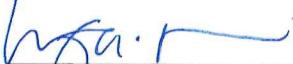
The meeting was adjourned at 9:00 pm.

Respectfully submitted:



Ryan Kelly, Chair

ATTEST:



Chris Neubecker

Director of Planning & Building Services.

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Digital recording on file-