

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
February 12, 2018**

The regular meeting of the Planning Commission meeting was called to order at 6:00 in the Board of County Commission Chambers with Karen Rockey, Chair, presiding.

ROLL CALL

Planning Commission: Karen Rockey, Stefan Fodor and Glen Esnard. Mike Hammer and Nikki Gill were absent.

STAFF: Code Compliance Officer Jennifer Anderson and Planning Manager Susan Johnson.

MINUTES

A motion to approve the January 22, 2018 minutes was made by Commissioner Esnard and seconded by Commissioner Fodor. There was no further discussion. Motion carried 2-1. Commissioner Fodor abstained.

ADOPTION OF AGENDA

A motion to adopt the February 12, 2018 agenda was made by Commissioner Fodor and seconded by Commissioner Esnard. There was no further discussion. Motion carried 3-1.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

A) Applicant: ROBINSON, JAMES TREVOR & CHELSEA IRENA

Presenter: Jennifer Kocher-Anderson

Permit No.: VAR2017-0007

Request: Variance, pursuant to Section 8.8.2., Variances, of the Teton County Land Development Regulations, to vary Section 3.3.3.1. to allow an existing structure within the side setback.

Location: 10870 S. Old Yellowstone Road (Plt 4, Rogers Point). Generally located in Hoback on the northeast side of the Junction above Hoback Market. The property is zoned Neighborhood Conservation and within the Natural Resources Overlay.

STAFF PRESENTATION:

Jennifer Anderson presented the application to the Planning Commission, with a recommendation of approval, being able to make all 6 findings.

APPLICANT PRESENTATION:

Mr. Robinson, Property Owner, discussed his recent purchase of the property approximately one year ago.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION:

Commissioner Fodor discussed the Administrative Adjustment and asked staff if the Variance approval would override the Administrative Adjustment. Mr. Fodor stated that he can make all 6 findings. Commissioner

Rockey agrees, and appreciates Staff highlighting the 30% slope on the neighboring property. Commissioner Esnard stated that he can also make all 6 findings.

MOTION

A motion to approve the Variance, VAR2017-0007, was made by Commissioner Fodor and seconded by Commissioner Esnard. There was no further discussion. Motion carried 3-0.

- B) Applicant:** ELK FEED GROUNDS HOUSE, L.L.C.
Presenter: Jennifer Kocher-Anderson
Permit No.: VAR2017-0006
Request: Variance, pursuant to Section 8.8.2., Variances, of the Teton County Land Development Regulations, to vary Section 5.1.1.D.2.b. to allow a fence within the Horse Creek stream buffer.
Location: 3355 E Horse Creek Road. Generally known as Tract 2 of the Wheeldon Family Subdivision at Mill Iron Ranch located 1.5 miles east of S. Highway 89 at Horse Creek. The property is zoned Rural-2 (R2) and is and is partially within the Natural Resources Overlay.

STAFF PRESENTATION:

Jennifer Anderson presented the application to the Planning Commission. She presented the Planning Commissioners with public comment received after the packet went out, from the Wheeldon Family, regarding the ditch. Ms. Anderson discussed correspondence with the Wyoming Game and Fish Department and the one recommended condition of approval, being able to make all 6 findings.

APPLICANT PRESENTATION:

Mark Sullivan, Attorney for the applicant, presented himself for questions. Commissioner Fodor asked the width of the existing gate. Mr. Sullivan stated it was 32-feet wide. Brian Remlinger, Alder Environmental, discussed stream channel, wetlands and the degradation of the existing wetland leading to bank erosion and loss of land. Mr. Remlinger discussed a plan for bank stabilization.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION:

Commissioner Esnard discussed the wetland setback vs. the stream setback. Commissioner Fodor discussed the ditch issue, the Teton Conservation District letter and their suggestion to keep livestock off the portion of property being fenced within the 50-foot setback.

MOTION:

Commissioner Fodor moved to approve the Variance, VAR2017-0006, with the following conditions:

1. A panel gate of a size similar to the existing gate shall be retained where the 52-inch buck and rail fence ties into the 8-foot Game & Fish fence along the eastern boundary.
2. No livestock shall be allowed within the 50-foot stream setback.

Commissioner Fodor added condition #2 in order to be able to make findings for #3, #4 and #6.

The motion was seconded by Commissioner Esnard.

Commissioner Rockey proposed the following friendly amendment to condition #1: A minimum 8-foot panel gate shall be retained where the 52-inch buck and rail fence ties into the 8-foot Game & Fish fence along the eastern boundary.

The friendly amendment was accepted by both Commissioner Fodor and Commissioner Esnard. Motion carried 3-0.

MATTERS FROM COMMISSION:

None.

AGENDA FOLLOWUP:

None.

MATTERS FROM STAFF:

Susan Johnson discussed Building Better Boards training and whether it benefits the Planning Commission to have additional training, more specific to what they do on the Planning Commission. There was agreement that the training could have been better if it didn't focus on Special Districts. The Planning Commission requested that Keith Gingery provide a Planning Commission specific training session on an evening when the agenda was light. Consider March 12th or March 19th as a training date.

ADJOURN

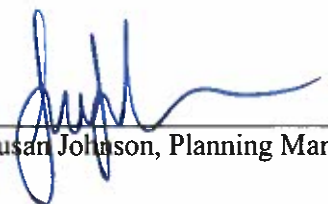
Commissioner Esnard moved to adjourn at 7:12 PM. Commissioner Fodor seconded and the motion passed unanimously.

Respectfully submitted: kr



Karen Rockey, Chair

ATTEST:



Susan Johnson, Planning Manager

- Digital recording on file