

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
Date March 25, 2019**

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

ROLL CALL

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

STAFF: Principal Planner Hamilton Smith, Senior Long-Range Planner Kristi Malone and Interim Planning/Building Director Steve Westbay.

MINUTES

A motion to approve the December 10, 2018 minutes was made by Commissioner Esnard and seconded by Commissioner Mateosky. There was no further discussion. Motion carried 4-0.

ADOPTION OF AGENDA

A motion to adopt the March 25, 2019 agenda was made by Commissioner Mateosky and seconded by Commissioner Lurie. There was no further discussion. Motion carried 4-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS:

- A) Permit:** MSC2019-0010
Applicant: TETON COUNTY
Presenter: Kristi Malone
Request: Request for review of 2019 Annual Indicator Report and approval of Fiscal Year 2020 Implementation Work Plan.
Location: Applies County wide

STAFF PRESENTATION:

Kristi Malone summarized the Commission's activities from the March 7, 2019 Joint Town/County meeting (from which this item was continued) and the three staff-recommended work tasks presented in the draft Fiscal Year 2020 Implementation Work Plan.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION: Planning Commission members presented their views regarding the work plan. Focus was directed at the Growth Management tasks to include the Aspens and Hog Island. Deputy County Attorney Keith Gingery was asked to provide a summary of the WY HB 196 (Local Regulations – Subdivision) which disallows any board of county commissioners, through the establishment of minimum lot size or otherwise, to prevent residential or agricultural uses after exempt land divisions.

MOTION

Commissioner Esnard moved to recommend approval of the Fiscal Year 2020 Implementation Work Plan dated

February 28, 2019 with amendments that the County Natural Resource LDRs task timeframe be listed as “to be determined based on staff capacity,” that consideration of the future vision of Hog Island area/District 7 and Aspens/Pines/District 12 be included in the Growth Management Program Update scheduled to occur in FY 20, and that the County Planning Commission be updated quarterly on the Growth Management Program progress.

The motion was seconded by Commissioner Lurie. Motion carried 4-0.

NEW BUSINESS:

B) Permit: DEV2018-0001, ADJ2018-0007

Applicant: SRSC LOTS, LLC

Presenter: Hamilton Smith

Request: Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, for Phase 3 and 4 development of the Snake River Canyon Ranch Resort Sub Area III, which includes 18 townhome lots and a central lodge that will house 14 condominium units, along with other Resort Support Services such as a spa, restaurant, and conference facilities. This application includes an Administrative Adjustment for development on slopes up to 36%.

Location: Lots 1-6, Snake River Sporting Club, located off of Wagon Rd. approximately 2 miles south of the Astoria Hot Springs bridge over the Snake River. The property is in Subarea III of the Snake River Canyon Ranch Planned Resort Zone and is within the Natural Resources and Scenic Resources Overlays.

STAFF PRESENTATION:

Hamilton Smith provided an overview of the Development Plan, DEV2018-0001, and its compliance with PUD2015-0002 resort amendment. Mr. Smith also summarized the Administrative Adjustment, ADJ2018-0007, request for development on slopes greater than 30% in accordance with Section 8.8.1.

APPLICANT PRESENTATION: Brendan Schulte, with Jorgensen Engineering, discussed the constraints influencing the site plan layout and the status of the existing water well and water supply system.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION: Planning Commission discussed the development site plan proposal and domestic water well source issues. They discussed the proposed findings and conditions of the recommended Development Plan, DEV2018-0001, and the findings of the Administrative Adjustment, ADJ2018-0007. Staff presented a friendly amendment to Condition of Approval #1 to allow for a scenario under which existing ground water wells meet the potable and firefighting water needs for 150 dwelling units, that represents PUD and PRD build out. The final language was proposed by Mr. Westbay and integrated into DEV2018-0001 final motion for approval.

MOTION

Commissioner Mateosky moved to recommend APPROVAL of Development Plan DEV2018-0001, as set forth in the application dated July 9, 2018, as revised on March 3, 2019, for the development of 18 townhome lots and a central lodge that will house 14 condominium units and Resort Support Services, with two (2) conditions

of approval listed below, being able to make all five (5) findings of Section 8.3.2. of the LDRs, as recommended by the Planning Director.

1. Adoption of all required avalanche hazard mitigation measures including direct protection of buildings, architectural designs, and other measures as detailed in the Wilbur Engineering, Inc. letter of July 5, 2018 shall be demonstrated prior to determination of building permit sufficiency for any structural development within Moderate or High Avalanche Hazard Zones on Lots 1-6.
2. Prior to issuance of Certificate of Occupancy for any dwelling unit in Phase 3 or Phase 4 it shall be demonstrated to the satisfaction of the Teton County Engineer that the proposed ground water well has been connected to the water system and is fully functional, or if the existing well #2 can be reconstructed and produce at an adequate capacity as demonstrated by well pump test, static water level test, draw-down test, or other parameters proposed by the project engineer of record and agreed to by the County Engineer, then well #3 would not be required..

The motion was seconded by Commissioner Esnard. Motion carried 4-0.

MOTION

Commissioner Esnard moved to recommend APPROVAL of ADJ2018-0007 to administratively adjust the grade of developable slopes requirement in accord with Sections 8.8.1 of the Teton County Land Development Regulations, based upon the application dated May 3, 2018 and revised March 4, 2019, after having fully considered all five (5) findings for approval under Section 8.8.1.C which have been satisfied and met with no conditions..

The motion was seconded by Commissioner Mateosky. Motion carried 4-0.

MATTERS FROM COMMISSION:

1. Commissioner Rockey read a letter submitted by past Planning Commissioner Stefan Foder and asked that the letter be included in the meeting minutes.
2. Selection of Chair and Vice-Chair for 2019.

MOTION

A motion to nominate Commissioner Esnard as the Chair for 2019 was made by Commissioner Mateosky and seconded by Commissioner Lurie. There was no further discussion. Motion carried 4-0.

MOTION

A motion to nominate Commissioner Mateosky as the Vice-Chair for 2019 was made by Commissioner Esnard and seconded by Commissioner Rockey. There was no further discussion. Motion carried 4-0.

AGENDA FOLLOWUP:

None.

MATTERS FROM STAFF:

None.

ADJOURN

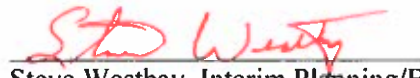
Commissioner Mateosky moved to adjourn at 8:22 PM. Commissioner Rockey seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Steve Westbay, Interim Planning/Building Director

- Digital recording on file-

STEFAN J. FODOR
PO Box 551
Jackson, WY 83001

January 24, 2019

Karen Rockey
Teton County Planning Commission
Sent via email only: collirock@msn.com

Re: Final words

Dear Karen:


I would ask if you would be kind enough to indulge me by reading the following at the next County Planning Commission meeting.

As my term on the Teton County Planning Commission has come to an end, I would like to thank the following people/bodies:

1. The Board of County Commissioners for providing me with a meaningful opportunity to serve this community. I appreciate the trust that body placed in me and my fellow commissioners to vet important planning applications and to help make recommendations on the seminal updates to the Land Development Regulations;
2. The County Planning Staff for always providing detailed, thorough and thought provoking staff reports enabling the Planning Commission to make informed decisions. While the Planning Commission may not have always followed staff recommendations, the recommendations and information supporting them was always detailed and appreciated;
3. My fellow commissioners for always engaging in respectful and meaningful debate, for setting aside personal beliefs to interpret, impartially, the Land Development Regulations that govern our recommendations. The latest iteration of this Commission, in my opinion, developed a mutual respect of opinions and a yearning for reaching reasoned compromise on sometimes difficult issues facing our community; and
4. The Public for its engagement in either written form or testimony before our body. Public engagement informs and guides the decisions of any governing or recommending body and without that engagement, decisions can be made in a vacuum, which is something we should always strive to avoid. The hallmark of a good decision maker is to be informed but willing to listen to all sides of an issue and make reasoned decisions based on thoughtful interpretation of our governing documents. Only an engaged public makes that possible.

It has been my great pleasure and privilege to serve the County through my appointment and I remain grateful for the opportunity.

Regards,


Stefan J. Fodor