

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
April 8, 2019**

The regular meeting of the Planning Commission meeting was called to order at 5:30 PM in the Board of County Commission Chambers with Glen Esnard, Chair, presiding.

ROLL CALL

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

Deputy County and Prosecuting Attorney Keith Gingery provided Planning Commission Training, addressing several topics:

- State Statutes, Section 8-5-202 addressing PC duties;
- Relationship between Comprehensive Plan, LDR, County Rules and Regulations;
- *Official Planning Commission Manual: Contains Meeting Rules & Procedures;*
- Regular meetings, Emergency meetings, Special meetings;
- Ex Parte meetings;
- When to recuse or abstain;
- Meeting formality;
- Communication procedure.

STAFF: Associate Planner Emily Cohen and Interim Planning/Building Director Steve Westbay.

MINUTES

A motion to approve the March 25, 2019 minutes was made by Commissioner Rockey and seconded by Commissioner Luri. There was no further discussion. Motion carried 5-0.

ADOPTION OF AGENDA

A motion to adopt the April 8, 2019 agenda was made by Commissioner Mateosky and seconded by Commissioner Muromcew. There was no further discussion. Motion carried 5-0.

MATTERS FROM THE PUBLIC

There were no matters from public.

OLD BUSINESS

There was no old business.

NEW BUSINESS:

1. **Permit:** DEV2019-0001
Applicant: WRIGHT-CLARK, PETER H. FAMILY LLC TRIANGLE Q RANCH
Presenter: Emily Cohen
Request: Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, to use the remaining development rights from the PUD to subdivide Lot 9 of the Triangle Q Ranch, into three lots.
Location: 2600 Fish Creek Road (Lot 9, Triangle Q Ranch); located approximately 1.2 miles north of Wilson. The property is zoned PUD Rural-2 and is partially within the Natural Resources Overlay.

STAFF PRESENTATION:

Emily Cohen presented the application to the Planning Commission. Ms. Cohen reviewed staff recommendations for approval of the Development Plan, DEV2019-0001, with conditions. She stated that all findings could be made.

APPLICANT PRESENTATION:

Scott Pierson, Y2 Consultants, spoke on behalf of the applicant. Mr. Pierson requested the condition regarding the Perc Test be modified to be done at the time of the dwelling unit building permit. He also noted that the 2 existing dwelling units should not be tied to exactions.

PUBLIC COMMENT:

There was no public comment.

PC DISCUSSION:

Emily Cohen spoke to the Commissioners with regards to amending the Perc Test. She stated that the condition for any new dwelling on Lot 11 would be appropriate. Ms. Cohen noted that the exaction fees have not been paid for the previous lots.

MOTION:

A motion to approve the Development Plan, DEV2019-0001, as recommended by staff was made by Commissioner Mateosky and seconded by Commissioner Rocky. Motion carried 5-0.

MATTERS FROM COMMISSION:

4 Planning Commission members noted that they are interested in attending the Mountain Resort Town Planner Summit in Lake Tahoe. Commissioner Muromcew noted that he would be attending the WyoPASS Conference being held in Riverton. No other Commissioners are interested in attending.

AGENDA FOLLOWUP:

None.

MATTERS FROM STAFF:

None.

ADJOURN

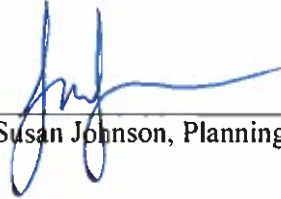
Commissioner Mateosky moved to adjourn at 6:25 PM. Commissioner Muromcew seconded and the motion passed unanimously.

Respectfully submitted: kr



Glen Esnard, Chair

ATTEST:



Susan Johnson, Planning Manager

- Digital recording on file-

