

**MINUTES
PLANNING COMMISSION
TETON COUNTY, WYOMING
Date May 13, 2019**

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

ROLL CALL

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

STAFF: Deputy County Attorney Keith Gingery, Associate Planner Emily Cohen, Principal Planner Hamilton Smith and Planning Manager Susan Johnson.

MINUTES

A motion to approve the April 8, 2019 minutes was made by Commissioner Lurie and seconded by Commissioner Mateosky. There was no further discussion. Motion carried 4-0.

ADOPTION OF AGENDA

A motion to adopt the May 13, 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:

There was no old business.

NEW BUSINESS:

- A) Permit:** CUP2019-0002
Applicant: THOMAS, TREVOR & MILLS, RUBY
Presenter: Emily Cohen
Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations, to permit a welding studio home business.
Location: 1800 E River Drive, Lot L of the Rogers Point Subdivision. The subject property is south of Hoback Junction with an additional access from Hoback Junction South Rd. The property is zoned Neighborhood Conservation and is located within the Natural Resources Overlay.

STAFF PRESENTATION:

Emily Cohen presented the application to the Planning Commission.

APPLICANT PRESENTATION:

Trevor Thomas, the applicant, spoke to the application. He noted that he will use his personal vehicle for the business and that parking will be on the property.

PUBLIC COMMENT:

Willard Woolwine, Trevor Thomas's neighbor, stated that he was ok with the proposed business.

PC DISCUSSION:

Commissioner Mateosky noted that he can make the findings for the Conditional Use Permit, CUP2019-0002, for a home business.

MOTION:

A motion to approve the Conditional Use Permit, CUP2019-0002, was made by Commissioner Mateosky and seconded by Commissioner Muromcew. There was no further discussion. Motion Carried 4-0.

- B) Permit:** DEV2019-0002
Applicant: DEVIL DOG LLC
Presenter: Emily Cohen
Request: Development Plan approval, pursuant to Section 8.3.2 of the Teton County Land Development Regulations, to build a 37,998 square foot an indoor sports facility and two storage units on Lot 24 of the South Park Service Center.
Location: The property is located at 3580 South Park Drive, east of S Highway 89, approximately two miles south of the Town of Jackson. The property is zoned Bushiness Park and is within the Natural Resources Overlay.

STAFF PRESENTATION:

Emily Cohen presented the application to the Planning Commission.

APPLICANT PRESENTATION:

Cornelius Kinsey, of Kinsey, LLC, noted the public benefits of the property. Mr. Kinsey also spoke to the rockfall retention, animal passage, scenic impacts and maintenance that are associated with the Grading Permit.

PUBLIC COMMENT:

Brendan Schulte, Soccer Coach, spoke to the importance of the project.

PC DISCUSSION:

Commissioner Mateosky noted that an indoor facility is needed due to our long winters. He also stated that it was a benefit to the community. Commissioner Muromcew agreed that it is an important amenity and feels it is in an appropriate location. Commissioner Lurie spoke to her concern regarding wildlife. Commissioner Mateosky spoke to public comments received, including recycling and trash, as well as exterior lighting and weed control, and potential construction limitations regarding the rockfall berm due to the Land Trust property being in the NRO

MOTION:

A motion to approve the Development Plan, DEV2019-0002, was made by Commissioner Mateosky and seconded by Commissioner Lurie. There was no further Discussion. Motion carried 3-0, with Commissioner Muromcew recused from the vote.

- C) Permit:** PUD2018-0002
Applicant: SRSC LOTS, LLC
Presenter: Hamilton Smith
Request: Amend Snake River Canyon Ranch Resort Planned Unit Development Planned Resort Master Plan, pursuant to Section 8.7.3, Planned Unit Development (PUD) of the Teton County Land Development Regulations, to revise the height limitation within Sub Area III for a multi-family building or lodge from 30 ft to 37.5 ft.
Location: Sub Area III of the Snake River Canyon Ranch Resort. The property is zoned PR and is within the Natural Resources and Scenic Resources Overlays.

STAFF PRESENTATION:

Hamilton Smith presented the application to the Planning Commission.

APPLICANT PRESENTATION:

Brendan Schulte, Jorgensen Associates, spoke on behalf of the applicant and the applicant's misinterpretation of the height limitation. Mr. Schulte stated that they would rather go with a Variance than redesign.

Commissioner Muromcew asked Brendan the square footage of the Lodge. Mr. Schulte told him the Lodge was 37,000 square feet with 14 condo units.

PUBLIC COMMENT:

There was no Public Comment.

PC DISCUSSION:

Commissioner Mateosky noted there were no scenic or skylining impacts. He stated there was no comparison with higher buildings in other resort areas. Mr. Mateosky spoke to the great improvement from the 50 feet originally approved along the river near Astoria.

MOTION:

A motion to approve the Planned Unit Development, PUD2018-0002, was made by Commissioner Mateosky and seconded by Commissioner Muromcew. There was no further discussion. Motion carried 4-0.

MATTERS FROM COMMISSION:

Commissioner Mateosky questioned if Hog Island was being looked at by staff. Susan Johnson, Planning Manager, noted that the Planning Staff was looking at the Growth Management Plan to look at the entirety of Teton County, as required in the Comp Plan. Keith Gingery, Deputy County Attorney, noted that Hog Island was not being pursued by staff due to staff capacity issues. Mr. Gingery also noted that the Joint Information Meetings, JIM, were focusing on Growth Management, Historic Preservation LDR's and fixing current LDR issues. Commissioner Lurie questioned why the County has been unable to hire a Planning Director. Keith Gingery noted it was not a unique situation to Teton County.

AGENDA FOLLOWUP:

At the Board of County Commissioners hearing on May 7, 2019, the following applications received approval: Triangle Q Ranch, Snake River Canyon Ranch Phases 3 & 4 and Administrative Adjustment for slopes.


MATTERS FROM STAFF:

None.

ADJOURN

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

Respectfully submitted: kr


Glen Esnard, Chair

ATTEST:


Susan Johnson, Planning Manager

- Digital recording on file-