

**MINUTES  
PLANNING COMMISSION  
TETON COUNTY, WYOMING  
January 10, 2022**

The regular meeting of the Planning Commission meeting was called to order at 6:02 PM in the Board of County Commission Chambers with Kasey Mateosky, Chair, presiding.

**ROLL CALL:** Kasey Mateosky, Sue Lurie, Alex Muromcew, Devon Viehman. (Absent: Karen Rockey)

**STAFF:** Ryan Hostetter, Chris Neubecker

**APPROVAL OF MINUTES: 12/27/21**

**MOTION: Viehman    SECONDED: Muromcew**

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed

**ADOPTION OF AGENDA: 1/10/22**

**MOTION: Lurie SECONDED: Viehman**

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed

**MATTERS FROM COMMISSION - Election of Chair and Vice Chair**

Motion by Lurie to nominate Viehman as Vice Chair. Second by Muromcew. Vote 4 – 0 (Approved)  
Motion to nominate Muromcew as Chair. Second by Viehman. Vote 4-0 (Approved). Newly elected Chair Muromcew ran the remainder of the meeting.

**MATTERS FROM THE PUBLIC: None**

**OLD BUSINESS / NEW BUSINESS**

**NEW BUSINESS**

**Permit:** PUD2021-0001 – [Request to Postpone to February 14, 2022, Hearing](#)  
**Applicant:** HAL HUTCHINSON, HH LAND STRATEGIES  
**Presenter:** Chandler Windom  
**Request:** Planned Residential Unit (PUD) Amendment pursuant to Section 8.7.3 of the Teton County Land Development Regulations to amend the Rafter J Ranch PUD, specifically those uses allowed on Lot 333 of the Rafter J Ranch.  
**Location:** 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.

**MOTION to postpone PUD 2021-0001 to February 14, 2022.  
MOTION: Mateosky SECONDED: Viehman**

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed

**Permit:** [PUD2021-0001 - Request to Postpone to February 14, 2022, Hearing](#)  
**Applicant:** HAL HUTCHINSON, HH LAND STRATEGIES  
**Presenter:** Chandler Windom  
**Request:** Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations to allow for Workforce Apartments at the Legacy Lodge.  
**Location:** 3000 W Big Trail Drive, or Lot 333, is situated in the northeast corner of the Rafter J Ranch Subdivision. The property is zoned Planned Unit Development Rural-3 and is not within any Overlays.

**MOTION to postpone PUD 2021-0001 to February 14, 2022.**  
**MOTION: Mateosky SECONDED: Viehman**

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed

**Permit:** [AMD2021-0009 – Staff Report](#)  
**Applicant:** MCGREGOR, ROBERT & KIMBERLY BOHAN TRUSTEES  
**Presenter:** Ryan Hostetter  
**Request:** Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) to update the home business requirements for wineries by adding cideries and micro-breweries within the home business section, in addition to a winery. This amendment proposal is made by Ian McGregor, owner of Farmstead Cider in an effort to allow a cidery to apply for a Home Business Conditional Use Permit within specific zones. Currently only wineries are allowed under Section 6.1.11.E.1.a.vi Home Business. This proposed amendment will allow for cideries and micro-breweries to be added as well.  
**Location:** Applicable Countywide

Ryan Hostetter, Principal Long Range Planner - Introduced the application. The applicant previously applied for a variance to the lot size to allow a cidery. The application was denied, and applicant is now proposing a text amendment to the Land Development Regulations. Proposed text amendment adds cidery and microbrewery within the Home Business Winery section of the LDRs. As proposed, only private tastings would be allowed on sites larger than 15 acres. No other lot size limit is proposed. A cap is proposed on amount of production. Hostetter reviewed the proposed text language changes. Maximum production is limited to 20,000 gallons per year for lots less than 15 acres. A Conditional Use Permit would be required, and the use must be accessory to a primary residence. She showed photos of a small cidery application in Teton County operated by the applicant. The applicant operates a cidery and produces about 4,000 gallons per year.

Lurie – Is agricultural operation exempt from the wildlife feeding LDR?

Hostetter – Yes, for land that is taxed as Agriculture.

Lurie – Part of the previous application was to plant an orchard, which concerns me. Fruit trees are a major wildlife attractant.

Hostetter – An orchard can be planted now without any permits

Viehman – No questions for staff

Ian McGregor, Applicant – Application will expand home business options. When I started this process, I was not sure how to achieve my goals, and learned a lot about the process. Looking for helping people use their land in ways that are creative and in line with Comprehensive Pln. We are the first cidery in the state. Looking to help people use the trees that are already here. Our operation can help remove attractants from neighborhoods. There are more trees here than we realized, but we now have a robust list of trees countywide, and we now have permissions to collect the fruit from other properties. That is also how we would manage our orchard. Coexistence with wildlife means a lot to me as an organic farmer. My operation is next to The Bird, in a garage. Can't bring in a forklift to our current space. There is not a lot of infrastructure in the town for businesses like mine (like buildings with floor drains). It's difficult to find the right space, and the cost of business space is so high. As a new industry it's hard to take that leap without endangering our business. We have a lot of neighbor support. Conditional Use Permit process along with maximum production quantity will help each business like mine to not allow a nuisance.

Commissioner Questions:

Lurie – No questions

Mateosky – No questions

Viehman – No questions

Muromcew – No questions

Public Comment – None

Commissioner Discussion

Mateosky – This is a good solution to encourage other small businesses. Glad we are looking at this.

Muromcew- Support changes to support local business and local agriculture. This is a simple modification to allow this business to grow.

**MOTION to APPROVE: Mateosky    SECONDED: Viehman**

**VOTE:** The vote showed 4 in favor. None opposed. The motion Passed

**MATTERS FROM COMMISSION - None**

**AGENDA FOLLOWUP** – Chris Neubecker raised idea of site visit to Legacy Lodge. If interested, left staff know. Neubecker also announced a Steering Committee meeting on Northern South Park for January 13<sup>th</sup>, and the public is welcome to listen.

Muromcew – Asked about the January 24<sup>th</sup> meeting on Wildlife Feeding and Bear Conflicts. Please let Commission know which guest speakers are attending. (Hostetter – We are working to line up the list and order of speakers.)

**MATTERS FROM STAFF  
ADJOURNMENT**

A motion for adjournment was made by Viehman and Muromcew seconded. The meeting was adjourned at 6:35 p.m.


Respectfully submitted: ht



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Kasey Matcosky, Chair

ATTEST:



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Chris Neubecker, Planning Director

- Digital recording on file-