

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 5, 2018**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 12/5/18, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☐ Katie Wilson, ☒ Abby Petri, ☒ Chris Beaulieu,
☐ William Gale, ☒ Thomas Smits

STAFF: Paul Anthony, Audrey Cohen Davis

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

October 17, 2018

A motion was made by: Thomas Smits seconded by: Anne Schuler
Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P18-267:** REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR TWO PROPERTIES LOCATED AT 135 & 175 EAST BROADWAY AVENUE.

STAFF PRESENTATION: Paul Anthony, Audrey Cohen Davis

APPLICANT PRESENTATION: Jeff Golightly, Stefan Fodor

PUBLIC COMMENT: Michael Stern, Peter Rosenberg, Ryan Nourai (JHCA)

PC DISCUSSION: PC discussed the reasons the Council delayed rezoning this and similar properties. Some members felt that it is unfair to not approve the rezone because of the historic structures and others disagreed. Most members supported the applicant deed restriction but were not sure how to proceed.

MOTION:

Move to continue P18-267 to the Planning Commission Meeting on December 19, 2018.

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 5 to 0 vote

2. ITEM P17-147: A REQUEST TO AMEND THE JACKSON HOLE GOLF AND TENNIS MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

STAFF PRESENTATION: Paul Anthony, Roby Hurley

APPLICANT PRESENTATION: Guy Evans, Robert Infanger

PUBLIC COMMENT: None

PC DISCUSSION: More housing for workforce means less impact to roads. What about RV/camping or housing? – Only one of many types of housing. Golf and Tennis has the dorms in the least impactful location for housing. RV housing could compete with town opportunities.

MOTION:

The LDRs state that the PC does not have a 'voting participation' in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide its recommendations and comments as appropriate.

3. ITEM P18-314: Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise portions of Div. 2.2, Div. 6.1, Div. 7.6, and Div. 9.4 and other related sections to clarify and correct a variety of provisions in LDRs.

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Paul Anthony

PUBLIC COMMENT: None

PC DISCUSSION: The Planning Commission had no major concern with proposed amendments.

MOTION:

Based upon the findings pursuant to Section 8.7.1.C for an amendment to the text of the Land Development Regulations, as presented by the applicant and by the Commission for Item P18-314, the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, I move to recommend **approval** to the Town Council of the requested text amendments subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a 5 to 0 vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Update on downtown parking study.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a _5_ to _0_ vote