

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JUNE 19, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 6/19/19, 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 & Tyler Valentine

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

June 5, 2019

A motion was made by: Anne seconded by: Katie
Motion approved by a 7 to 0 vote

NEW BUSINESS: Abby Petri recused herself due to company involvement with the applicant/Genny Block.

PLANNING COMMITTEE

1. ITEM P19-105: REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR A PORTION OF TWO PROPERTIES LOCATED AT 135 & 175 EAST BROADWAY AVENUE.

STAFF PRESENTATION: Paul Anthony.

APPLICANT PRESENTATION: George Putnam & Robin Levy.

PUBLIC COMMENT: None.

PC DISCUSSION: Took Place. PC had several questions about the timing of the request in relation to the larger TS zone/Historic Preservation efforts.

MOTION:

Based upon the findings for an amendment to the Official Zoning Map as presented by staff, and the applicant for Item P19-105 related to 1) Consistency with the purposes and organization of the LDRs; 2) Improved implementation of the desired future character in the Comprehensive Plan; 3) Need to address changing conditions or a public necessity; and 4) Consistency with other adopted

Town Ordinances, I move to recommend **approval** to the Town Council to change the zoning from Urban Commercial (UC) to Downtown Core (DC) for a portion of the properties located at 135 & 175 East Broadway Avenue subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Thomas seconded by: Anne
Motion approved or denied by a _6_ to _0_ vote

2. ITEM P19-114: REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR THE PROPERTY LOCATED AT 105 EAST BROADWAY.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: John Stennis.

PUBLIC COMMENT: None.

PC DISCUSSION: Short discussion took place.

MOTION:

Based upon the findings for an amendment to the Official Zoning Map as presented by Staff and the applicant for Item P19-114 related to 1) consistency with the purposes and organization of the LDRs; 2) improved implementation of the desired future character in the Comprehensive Plan; 3) need to address changing conditions or a public necessity; and 4) consistency with other adopted Town Ordinances, I move to recommend **approval** to the Town Council to change the zoning from Urban Commercial (UC) to Downtown Core (DC) for the property located at 105 East Broadway Avenue, subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Will seconded by: Abby
Motion approved by a _7_ to _0_ vote

3. ITEM P19-097 & P19-098: SKETCH PLAN AND ADMINISTRATIVE ADJUSTMENT TO DEVELOP 29-UNIT CONDOMINIUM BUILDING AT 165 AND 185 NORTH GLENWOOD STREET

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: S.R. Mills, Arne Jorgensen & Joe Luvit.

PUBLIC COMMENT: Kimles Wilson

PC DISCUSSION: Discussion took place about shifting Glenwood Street, snow on the roofs, short-term rentals, etc.

MOTION:

Item A: Based on the findings as presented in the staff report and made by the applicant for an **Administrative Adjustment** (Item P19-098), I move to make findings 1-5 in Section 8.8.1.C of the Land Development Regulations relating to 1) applicability; 2) unusual constraint, better protects natural or visual resources, or better supports purpose of zone; 3) consistency with zone or Comprehensive Plan; 4) danger to public safety; and 5) incremental administrative adjustments, and to **recommend approval** to the Town Council of an Administrative Adjustment to reduce to reduce the pedestrian frontage “Trees in Grate” pedestrian frontage from 13’6” to 13’1” on the Glenwood frontage and to 10’1” on the Gill frontage for the property located at 185 North Glenwood Street, legally known as Lots 1 – 4, BLK. 6, JACKSON, subject to the departmental reviews and one condition of approval.

1. Final design approval of the curb and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

A motion was made by: Abby seconded by: Anne
Motion approved by a _7_ to _0_ vote

Item B: Based upon the findings as presented in the staff report and made by the applicant for a **Sketch Plan** (Item P19-097), I move to make findings 1-5 in Section 8.3.13.C of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with relevant LDRs & Town Ordinances; 5) Conformance with past permits & approvals, and to **recommend approval** to the Town Council of a Sketch Plan for a 29-unit condominium building for the property located at 165 and 185 North Glenwood Street, legally known as Lots 1 – 6, BLK. 6, JACKSON, subject to the departmental reviews and the following conditions.

1. The applicant shall pave the alley adjacent to the property for the full length of the 300’-wide project site.
2. As part of the Development Plan submittal, the applicant shall clarify how they plan to ensure that long-term residential units are not used for short-term rental use.

A motion was made by: Abby seconded by: Chris
Motion approved by a _7_ to _0_ vote

OLD BUSINESS: None.

MATTERS FROM COMMISSION: None.

AGENDA FOLLOWUP: None.

MATTERS FROM STAFF: Update on TS zoning & Historic Preservation. Updates on Tyler Sinclair's new Community Development Director Position and Paul Anthony's new Planning Director position. Further updates on other new town positions. Brief discussion on the budget being passed.

ADJOURN:

A motion was made by: Anne seconded by: Thomas
Motion approved by a _7_ to _0_ vote