

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JUNE 5, 2019**

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

May 15, 2019 Joint Meeting

A motion was made by: Anne seconded by: Chris
Motion approved by a 6 to 0 vote

**Thomas showed up after the minutes were already approved which is why the minutes approval vote only shows 6 votes.*

NEW BUSINESS:

BOARD OF ADJUSTMENT

1. **ITEM P19-085:** REQUEST FOR A VARIANCE FROM THE CURB CUT STANDARD IN THE NEIGHBORHOOD LOW DENSITY-5 (NL-5) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 610 HALL AVENUE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Dave Simpson & Kristen Corbett

PUBLIC COMMENT: None

PC DISCUSSION: Discussion took place around how close driveways should be to the western property line as it may cause traffic concerns for vehicles backing out onto Hall Avenue. Ultimately the Board of Adjustment was comfortable with the Engineer's comments which state that the driveway must be at least 10 feet away from the surveyed western property line. In addition, discussion took place over the distance between future curb cuts as it relates to preserving as much on-street parking as possible. Ultimately a condition of approval was added to this effect.

MOTION:

Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P19-085, I move to **approve** a Variance to the 20-foot maximum curb cut standard in the NL-5 zone to allow 40-feet of curb cut in two 20'-wide curb cuts for the property addressed at 610 Hall Avenue, subject to the departmental reviews attached hereto and one condition of approval:

1. The variance shall expire in two years.
2. The applicant shall consider preserving on-street parking with regards to driveway separation distance.

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

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Staff updated the Planning Commission on upcoming public engagement for Historic Preservation District 1 (Town Square) set for Monday June 10th at Snow King. Updates on the Parking Study also were discussed. Staff would also follow up next meeting and provide information on future conferences and some members may be interested in attending. Finally, staff updated the Commission on the two RFPs: 440 West Kelly and 105 Mercill.

ADJOURN:

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