

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MAY 15, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 5/15/19, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Tyler Valentine, Tyler Sinclair

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

April 17, 2019 Joint Meeting

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a 4 to 0 vote (David Vandenberg abstained)

May 1, 2019 Joint Meeting

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion approved by a 5 to 0 vote (David Vandenberg abstained)

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P19-047:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A NEW CAR WASH LOCATED AT 660 WEST BROADWAY AVENUE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Robert Infinger

PUBLIC COMMENT: None

PC DISCUSSION: The discussion surrounded the wildlife corridor that the carwash is in and what

the role of the Planning Commission is with regards to wildlife corridors.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P19-047, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and recommends **approval** to the Town Council for a new Heavy Retail/Service use (car wash) located at 660 W. Broadway Avenue (Lot 2), subject to the department reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit, the applicant shall pay the affordable housing fee in the amount of \$8,422.40.
2. At the time of Building Permit submittal that applicant shall provide a cost breakdown for the proposed landscaping. In addition, prior to issuance of a Building Permit a bond for 125% of the cost of landscaping shall be provided.
3. At the time of Building Permit submittal the applicant shall provide a cost breakdown for the 18 willows for purposes of bonding. Additionally the applicant shall provide the final off-site location for the 2:1 mitigation.
4. At the time of Building Permit submittal the applicant shall demonstrate compliance with the second condition of approval in the EA related to fencing.
5. Prior to submittal of a Building Permit the applicant shall revise site plan to include pedestrian connectivity from Karns Meadow Drive to the building, preferably to the immediate north of the kiosk.
6. Prior to submittal of a Building Permit the applicant shall revise the site plan to either remove the bail-out exit or relocate it so that no vehicles exit onto Karns Meadow beyond the shared access drive.
7. Prior to submittal of a Building Permit the applicant shall revise the site plan to remove the guest space adjacent to the trash enclosure.
8. Prior to submittal of a Building Permit the applicant shall revise the site plan to round out the northeast corner of landscaping to maintain a 6' wide sidewalk.
9. At the time of Building Permit submittal the applicant shall provide a lighting plan for the site that complies with the Town's lighting standards.

10. At the time of Building Permit submittal the applicant shall provide a preliminary signage plan to be reviewed with the Building Permit which includes directional signage.
11. The applicant shall work with the Town on providing a decorative wall material for the 6' retaining wall along the southern property line.
12. The shared access shall not be used as a queuing lane for the car wash.
13. The applicant work with Staff prior to Building Permit submittal to revise the landscape plan to ensure that sight viability concerns in the northeast corner are addressed.
14. All exterior and interior lighting shall be reduced/dimmed or complete shut-off at night due to the EA and close proximity to Karns Meadow.

A motion was made by: William Gale seconded by: Anne Schuler
Motion approved by a 4 to 1 vote

2. ITEM P19-059: AMENDMENT TO SNAKE RIVER CANYON RANCH MASTER PLAN, SUB AREA III

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Brenden Schulte

PUBLIC COMMENT: None

PC DISCUSSION:

How did the discrepancy of height come about? SRSC Architect and Teton County interpretation of height were not the same. The applicant made the request for a height variance to make the site plan work with no changes. The Planning Commission sees no negative impact on the Town of Jackson. There is also a smaller impact with the increased height because the building is up against a hill.

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.

NEW BUSINESS: None

MATTERS FROM COMMISSION:

What are the rules regarding cutting trees down?

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

Town of Jackson is working on hillside regulations.

Town of Jackson is working on downtown parking.

How can the Town incentivize property owners to improve the land around Flat Creek?

There will be lots of lodging being built this summer as a result of applicants getting in before the regulations changed.

Town Attorney resigned.

Town approved a public art plan.

Town is going through the budget process.

ADJOURN: 6:45 pm

A motion was made by: Anne Schuler seconded by: Katie Wilson

Motion approved by a 6 to 0 vote