

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
APRIL 3, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 4/3/19, 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, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: Not Approved

December 19, 2018

A motion was made by: _____ seconded by:

Motion approved by a ___ to ___ vote

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P19-018:** AMENDMENT TO A DEVELOPMENT PLAN FOR PINE GLADES PLANNED UNIT DEVELOPMENT (PUD) TO MODIFY AND EXPAND THE EXISTING DUPLEX AT 140 & 142 PINE GLADES DRIVE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Bill Collins

PUBLIC COMMENT:

Dave DeFazio (Pine Drive) – The initial developer wanted to meet the needs of the Pine Drive neighbors so he built a tunnel, installed a gate, and allowed pedestrian and bike access.

Jim Wong (Pine Glades) – Pine Glades has private roads, complaints about dog walkers not having dogs on leashes.

Jim Woodmancy (Pine Drive) – Tozzi built a rock wall next to the gate in addition to the duplex. The trail access at the top of the tunnel does not work for dog walking in the winter. Why not add

put mitt stations in Pine Glades. Pine Glades was never approved to be a gated community. Pine Glades became private because they could not meet town street standards.

Laura Bonich (Pine Drive) – The majority of private drives in the USA allows pedestrian access. Please support the initial approval.

PC DISCUSSION:

How do Pine Drive residence access the trails through Pine Glades? Walk on road and sidewalk

Does Pine Glades meet the current housing requirements? Yes

Who maintains Pine Glades roads? Pine Glades HOA

Do no trespassing signs need to be removed? That is a compliance issue that could wait for TC

MOTION:

Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P19-018, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to the duplex at 140 & 142 Pine Glades Drive, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit related to the new garages and conversion of existing garages, the applicant shall pay a housing fee-in-lieu in the amount of \$3,880 for each unit.
2. Prior to issuance of Certificate of Occupancy on the duplex, the applicant shall apply for an addendum to revise all exterior elevations to reflect the approved materials and changes.
3. The applicant shall provide engineer stamped plans for the proposed avalanche fencing at the time of building permit submittal for the new garages. In addition, if the garages are not built for reasons unknown, an avalanche mitigation fence design shall be provided and installed prior to issuance of a Certificate of Occupancy for the existing duplex which was found to be located within the blue zone.
4. Prior to issuance of a Certificate of Occupancy for the duplex, the applicant shall work with Brian Schilling from Pathways to ensure the approved trail (P11-025) adjacent to the duplex continues to provide access from Pine Glades Drive to the Shade Monkey trail as a result of the proposed expansion.

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

Motion approved by a 4 to 0 vote

2. ITEM P19-008: LDR TEXT AMENDMENT, SMALL CELL WIRELESS

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: N/A

PUBLIC COMMENT: N/A

PC DISCUSSION: N/A

MOTION:

I move to continue Item P19-008 to the Planning Commission's meeting on May 1, 2019.

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

Motion approved by a _4_ to _0_ vote

NEW BUSINESS:

MATTERS FROM COMMISSION:

- Parking Study
- D1/HP
- Sagebrush Apartments

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

ADJOURN:

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

Motion approved by a _4_ to _0_ vote