

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 19, 2018**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 12/19/18, 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, Tyler Valentine, Brendan Conboy

MATTERS FROM THE PUBLIC: N/A

APPROVAL OF MINUTES:

December 5, 2018

A motion was made by: Ann Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

OLD BUSINESS: N/A

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

APPLICANT PRESENTATION: Jeff Golightly

PUBLIC COMMENT:

Public comment was provided by: Michael Stern (Teton County Historic Preservation Board); Emily ???; Katherine Wonson (TCHPB); Ryan Nourai (Jackson Hole Conservation Alliance); Matt Faupel; Michael Kudar; and Shane Rothman.

PC DISCUSSION:

The PC discussed the relative advantages and disadvantages of approving the rezoning now or waiting for staff and the Council to have time to develop and consider additional zoning tools for historic preservation in the next year or so. Most members felt that the Town should take the time it needs to address historic preservation, both on the site and town-wide, before the applicant's property should be updated with new zoning. Most members seemed to agree that a denial of the rezone would not guarantee protection of the property but was the right thing to do under all the circumstances. Other members were concerned that this risk was too great to accept and so better to take the proposed restrictions to preserve the Café Genevieve cabin (and other protections for the other two structures) as provided by the applicant.

MOTION:

Based upon the findings for an amendment to the Official Zoning Map as presented by the applicant and by the Commission for Item P18-267 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 properties located at 135 & 175 East Broadway Avenue and legally described as parcels PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 and PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116, subject to this staff report and the departmental reviews attached hereto.

A motion was made by: Katie Wilson seconded by: Anne Schuler
Motion approved by a 5 to 2 (Thomas Smits & David Vandenberg) vote

2. **ITEM P18-274 & 323:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AND ADMINISTRATIVE ADJUSTMENT TO THE SIDE SETBACK FOR ONE OF THE STEALTHING ELEMENTS AT THE PROPERTY LOCATED AT 1024 GREGORY LANE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Tamara Shively

PUBLIC COMMENT: N/A

PC DISCUSSION:

Question about notification of individuals (yes, property notifications)

- generally a good job at hiding facility, good location
- conflict between stealth vs location

MOTION:

Item A: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-274, 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 recommend to Town Council approval of a wireless communications facility on the existing building located at 1024 Gregory lane, subject to the department reviews attached hereto and the following condition of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.
2. The applicant shall provide a landscape replacement plan with associated costs at the time of Building Permit submittal for the plantings that require removal. The recommended location of new plantings should be to the west adjacent to the equipment area.

A motion was made by: Abby Petri seconded by: Anne Schuler
Motion approved by a 7 to 0 vote

Item B: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-323, I move to make findings 1-5 as set forth in Section 8.8.1.C (Administrative Adjustment) of the Land Development Regulations relating to 1) Applicability; 2) Better Supports Purpose of Zone; 3) Compatibility with Future Character; 4) Impact on Public Safety & Health; and 5) Not Subject to Incremental Administrative Adjustments and recommend to Town Council approval of an 8' side (south) setback where 10' is required for a stealth wireless projection on the existing building located at 1024 Gregory Lane, subject to the department review attached hereto.

A motion was made by: Abby Petri seconded by: Anne Schuler

Motion approved by a _7_ to _0_ vote

3. **ITEM P18-301:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE ST. JOHNS MEDICAL FACILITY LOCATED AT 555 EAST BROADWAY AVENUE.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Tamara Shively

PUBLIC COMMENT: N/A

PC DISCUSSION: N/A

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-301, 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 recommend to Town Council approval of a wireless communications facility on the roof above the east entrance to the Professional Office Building located at the St. John's Medical Center at 555 East Broadway, subject to the department reviews attached hereto and the following condition of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and

architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.

A motion was made by: Thomas Smits seconded by: Chris Beaulieu
Motion approved by a _7_ to _0_ vote

NEW BUSINESS: N/A

MATTERS FROM COMMISSION: N/A

AGENDA FOLLOWUP: N/A

MATTERS FROM STAFF: PC Bylaws

ADJOURN:

A motion was made by: Ann Schuler seconded by: Chris Beaulieu
Motion approved by a _7_ to _0_ vote