

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MAY 6, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 5/6/20, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Tyler Sinclair, Brendan Conboy, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

April 15, 2020

A motion was made by: Wilson Gale seconded by: Anne Schuler
Motion approved by a 6 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

1. ITEM P20-035 & P20-036: DEVELOPMENT PLAN AND HILLSIDE CONDITIONAL USE PERMIT FOR A LAND DIVISION AT 808 UPPER REDMOND ROAD IN THE NEIGHBORHOOD LOW DENSITY – 1 (NL-1) ZONE.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Mark Fellermann

PUBLIC COMMENT: None

PC DISCUSSION: Members generally felt that the project was consistent with the intent of the NL-2 zone and Comprehensive Plan vision for this area.

MOTION:

Item A – Development Plan: Based upon the findings for a Development Plan as presented in the staff report and by the applicant for Item P20-035 related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend **approval** to Town Council of a land division at the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020, and the following condition of approval:

1. All required utility and access easements both within the proposed subdivision and for the benefit of the proposed subdivision, including across adjacent property such as 809 Upper Redmond Road, will be required concurrently with subdivision plat recordation.

A motion was made by: Abby Petri seconded by: Anne Schuler
Motion approved by a _6_ to _0_ vote

Item B – Hillside Conditional Use Permit: Based upon the findings as presented in the staff report and as made by the applicant for Item P20-036, I move to make findings 1-8 as set forth in Section 8.4.2. (Conditional Use Permit) of the Land Development Regulations related 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 as well as findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures to recommend **approval** to Town Council of a Hillside CUP for a land division at the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020.

A motion was made by: Abby Petri seconded by: Anne Schuler
Motion approved by a _6_ to _0_ vote

2. ITEM P19-242: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT.

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Ryan Stanley, Jeff Golightly

PUBLIC COMMENT: Julien Hass, Geneva Chong, Brooke Sausser (Jackson Hole Conservation Alliance), Brian Krill,

PC DISCUSSION: Members expressed concern or questions: Could the cumulative impact operations plans be provided with more detail for consideration?

MOTION:

Item A – Gondola and Lighting: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item A, 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 detached aerial tramway (gondola) base facility in Phil Baux Park and exterior lighting for night skiing as specified in this staff report for the property located at 100 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following conditions of approval:

1. The applicant shall reposition the gondola base facility approximately 10' to the west in order to relocate the gondola plaza and ticket booth to the east of the facility.
2. Bicycle parking for the gondola shall be provided with Building Permit submittal. The Pathways Director shall approve the location and type of bicycle parking.
3. A phased approach to re-landscaping the existing parking lot to reclaim the central portion of the lot shall be used, with the party and financial responsibility of such improvements shall be determined by Lease Agreements.
4. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the west Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to

construct the gondola and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses operated by Snow King in the vicinity.

5. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion to continue item to next PC meeting by a _6_ to 0__ vote

Item B – Zip Line: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item B, 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 zip line facility located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following condition of approval:

1. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the east Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the zip line and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion to continue item to next PC meeting by a _6_ to 0__ vote

Item C – Pump House: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item C, 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 snow making pump house and associated infrastructure

located at 90 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020 and the following conditions of approval:

1. Access around the pump house shall be maintained in this location as part of Phase 1 and a Building Permit is required.
2. Prior to appearing before Town Council that applicant shall address the Town Engineer's comments in the Departmental Reviews and provide all relevant materials required for review prior to the public hearing.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion to continue item to next PC meeting by a _6_ to 0__ vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Staff provided updated on the Town Square/Historic Preservation LDR update, the Comprehensive Plan/Growth Management Plan update, and FY21 Work Plan

Some members also mentioned that they were having problems with large file sizes for review packets and some concern was raised about the deficiencies of using the remote meeting platform for joint PC meetings where large, complex items need to be discussed and being in the same room would be much preferred.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a _6_ to _0_ vote at 8:09 pm