

**MINUTES  
SPECIAL MEETING  
PLANNING AND ZONING COMMISSION  
TOWN OF JACKSON, WYOMING  
APRIL 15, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 4/15/20, in the Town Hall Council Chambers.

**ROLL CALL:**

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

**STAFF:** Tyler Valentine, Paul Anthony

**MATTERS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:**

April 1, 2020

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

**OLD BUSINESS:**

**PLANNING COMMISSION**

- 1. 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:** None

**PUBLIC COMMENT:** None

**PC DISCUSSION:** None

**MOTION:**

I move to **continue** the items to the next scheduled Planning Commission meeting on May 6, 2020.

A motion was made by: Anne Schuler seconded by: Katie Wilson  
Motion approved by a \_6\_ to \_0\_ vote

**2. 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:** None

**PUBLIC COMMENT:** None

**PC DISCUSSION:** None

**MOTION:**

I move to continue the items to the next scheduled Planning Commission meeting on May 6, 2020.

A motion was made by: Anne Schuler seconded by: Katie Wilson  
Motion approved by a \_6\_ to \_0\_ vote

**3. ITEMS P20-009 & P20-010: DEVELOPMENT PLAN & HILLSIDE CONDITIONAL USE PERMIT (CUP) FOR A FUTURE 5-LOT SUBDIVISION AT 984 BUDGE DRIVE.**

**STAFF PRESENTATION:** Tyler Valentine

**APPLICANT PRESENTATION:** Brendan Shulte, Stefan Fodor, Colter Lane

**PUBLIC COMMENT:** Elizabeth Hail at 1000 Budge Drive. The skyline view looks like a wall of buildings. There does not look like there is enough green space or snow storage. There might not be enough parking for each unit. This plan does not look good for mule deer. What is the plan for garbage? I recommend reducing a unit.

**PC DISCUSSION:** Change of density and intensity. The applicant did a good job understanding that this development can be seen from Broadway.

The snow storage exceeds what is required by the town of Jackson. Each unit will have a garage and the final decision on garbage will be addressed at the next step.

**MOTION:**

**Item A:** 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 the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P20-009, I move to recommend **approval** to the Town Council of a Development Plan for a 5-lot subdivision at the property addressed at 984 Budge Drive, subject to the department reviews attached hereto and the following conditions:

1. If a subdivision plat is not submitted within 18 months of Development Plan approval the Development Plan will expire.
2. At the time of Subdivision Plat, the applicant shall provide a note on the plat requiring that all habitable structures be fire sprinklered as long as the private road remains without a compliant fire turnaround.
3. As part of the of building permit review process for any proposed structure on any one of the future lots, the applicant shall demonstrate compliance with the standards in Section 5.3.2.H. Skyline Standards.
4. At the time of building permit submittal the applicant shall demonstrate compliance with all 4 development recommendations set forth in the Alder report, dated April 6, 2020, which are as follows: (1) the majority of development shall be limited to already disturbed areas; (2) 15-ft wildlife movement corridors shall be maintained between structures; (3) fencing shall be prohibited on the property; and (4) other barriers such as retaining walls over 42" tall are prohibited between structures.

A motion was made by: Katie Wilson seconded by: Anne Schuler  
Motion approved by a \_6\_ to \_0\_ vote

**Item B:** Based upon the findings for a Hillside Conditional Use Permit as presented in the staff report 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 and findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures as presented by the applicant and staff for Item P20-010, I move to recommend **approval** to the Town Council of a Hillside Conditional Use Permit for a 5-lot subdivision for the property addressed at 984 Budge Drive, subject to the departmental reviews attached hereto and the following conditions:

- 1) Prior to Town Council review, the 3rd party review of the slope stability analysis shall be completed.
- 2) Prior to issuance of a Grading & Erosion Control Permit & Building Permit, the applicant shall adequately address all concerns and consider all recommendations in the final slope stability analysis and geotechnical report.
- 3) If a subdivision plat is not submitted within 18 months of CUP approval the CUP will expire.

A motion was made by: Anne Schuler seconded by: Thomas Smits  
Motion approved by a \_6\_ to \_0\_ vote

#### **NEW BUSINESS:**

**MATTERS FROM COMMISSION:** What the schedule for the Growth Management Plan?  
Planning Commissioner continued education funds are now frozen.

#### **AGENDA FOLLOWUP:**

**MATTERS FROM STAFF:** Winter & Company is working on the District 1 and Historic Preservation will be ready for public process by middle of June.  
174 N. King has a denial at the Building Permit stage.

**ADJOURN:**

A motion was made by: Katie Wilson seconded by: Anne Schuler  
Motion approved by a \_6\_ to \_0\_ vote