

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
FEBRUARY 19, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 2/19/2020, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☐ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri,
☒ William Gale (arrived at 5:49 for P19-291 only), ☒ Thomas Smits

STAFF: Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

n/a

NEW BUSINESS: None

BOARD OF ADJUSTMENT

1. **ITEMS P19-286:** REQUEST FOR A SIDE YARD (WEST) SETBACK VARIANCE IN THE COMMERCIAL RESIDENTIAL - 2 (CR-2) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 375 W. BROADWAY AVENUE.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Rachel Ravitz

PUBLIC COMMENT: None

PC DISCUSSION:

- General argument that application is reasonable and meets findings
- Some concerns was expressed about drainage from metal roof into ally but applicant addressed concerns

MOTION:

Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exist; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P19-286, I move to **approve** a Variance for a zero-foot side (west) setback for a roof eave for the property addressed at 375 W. Broadway Avenue, subject to the departmental reviews attached hereto and two conditions of approval:

1. The variance shall expire in one year from the date of approval unless a building permit is submitted.
2. The applicant shall ensure storm-water and snow are not discharged into the alley through use of gutter system, downspout and rooftop snow guards.

A motion was made by: Anne Schuler seconded by: Thomas Smits
Motion approved by a 4 to 0 vote

PLANNING COMMITTEE

1. **ITEM P19-291:** HILLSIDE CONDITIONAL USE PERMIT (CUP) FOR A NEW THREE-STORY MIXED-USE BUILDING IN THE COMMERCIAL RESIDENTIAL – 3 ZONING DISTRICT LOCATED AT 1140 WEST HIGHWAY 22.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Matt Bowers, Cornelius Kinsey

PUBLIC COMMENT: None

PC DISCUSSION:

- Raised question of whether project should be required to have public review.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P19-291, 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 findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures; I move to **recommend approval** to the Town Council of a Hillside Conditional Use Permit for the property located at 1140 W. Highway 22, subject to the department reviews attached hereto and the following conditions:

1. A landscape plan prepared by a Wyoming licensed Landscape Architect shall be provided at the time of DRC review. The landscape plan shall not only comply with the zone specific standards, but also adequately screen the parking and soften the building from the highway.
2. The Hillside CUP shall expire in 2 years from the date of approval unless a Building Permit is submitted.

A motion was made by: Thomas Smits seconded by: Anne Schuler
Motion approved by a _5_ to _0_ vote

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

- Digital Planning Commission Packets
- Summary of ongoing Planning projects

ADJOURN:

A motion was made by: Anne Schuler seconded by: William Gale
Motion approved by a _5_ to _0_ vote