

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
FEBRUARY5, 2020**

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

ROLL CALL:

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

STAFF: Paul Anthony, Lea Colasuonno, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: None

January 15, 2020

A motion was made by: _____ seconded by:
Motion approved or denied by a ___ to ___ vote

NEW BUSINESS:

PLANNING COMMITTEE

1. **ITEM P19-187:** AMENDMENT TO SECTION 8.10 DUTIES AND RESPONSIBILITIES IN THE LAND DEVELOPMENT REGULATIONS.

STAFF PRESENTATION: Paul Anthony

MOTION:

I move to continue Item P19-187 to the Planning Commission's regular meeting on March 4, 2020.

A motion was made by: Anne Schuler seconded by: Thomas Smits
Motion approved by a 5 to 0 vote

2. **ITEM P19-262:** AMENDMENT TO THE FINAL (MAJOR) DEVELOPMENT PLAN FOR PINE GLADES PLANNED UNIT DEVELOPMENT (PUD).

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Bill Collins, Erika Nash, Todd Cedarholm

PUBLIC COMMENT:

Jennifer Bragg (owner of an affordable duplex unit)
Mark Oblack (owner of market unit close to trail by the cul-de-sac)
Rajat Bhayan (owner of an affordable duplex unit)
Jim Woodmency (owner on Pine Drive)
Todd Cedarholm (Applicant Team)

PC DISCUSSION: PC discussed the following topics/comments:

- Significant concern about impact of trail on affordable duplex.
- Some concern that section 1 trail is too steep.
- General support for connecting Spruce Drive to Snow King trail system.
- General concern that the PC can make Finding 6 (consistency with prior approvals) with proposed trail plan.
- Continue to allow applicant additional time to modify trail plan.

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 P19-262, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to exterior materials changes, the in-road heating element, and the trails plan, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of Certificate of Occupancy on the duplex at 140 & 142 Pine Glades Drive, the applicant shall apply for an addendum to the duplex building permits to revise all exterior elevations to reflect the approved materials and changes.
2. By no later than September 1, 2020, all trails and signage shall be installed and satisfactorily inspected. In addition, by no later than September 1, 2020 the applicant shall record public access easements for the approved trails to the satisfaction of the Planning Director, Pathways Director, and Town Attorney. Signage shall include a requirement for a dog leash requirement at all trail entrances and exists.

3. Prior to September 1, 2020, the applicant shall work with the Fire Department and Planning Department on an appropriate landscape screening plan for the first section of trail above the cul-de-sac that does not conflict with the Wildland Urban Interface code requirements.
4. The applicant shall satisfactorily address all concerns from the Pathways Director related to technical or engineering suggestions for the trails. Comments related to neighbor approval or unspecified ongoing concerns are not the responsibility of the applicant.
5. The applicant shall make all efforts to not disturb mature Spruce trees in the section of the trail below the cul-de-sac. Any necessary removal of trees will require new trees to be planted to ensure adequate screening is maintained. All new trees will require approval from the Fire Department and Planning Department.
6. The alternative trail route for Section #3 that goes above the duplex and hugs the parking area on Pines Glades Drive shall be the approved trail alignment.

A motion to CONTINUE to March 4 was made by: Anne Schuler seconded by: Abby Petri
Motion was approved by a _5_ to _0_ vote

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

- Virginian Redevelopment
- Home Ranch Parking changes

ADJOURN:

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