

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JANUARY 15, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 1/15/2020, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

January 2, 2020

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

NEW BUSINESS:

PLANNING COMMITTEE

- 1. 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, Erica Nash

PUBLIC COMMENT: Jim Wong, Laura Bonich, Charles Nodell, David Defazio, David Lloyd, Will Bradoff, Linda Damiano

PC DISCUSSION: The PC discussed the following topics: what type of public access was approved in original PUD approval; the history of the trail locations, the public/private nature

of the roads, the extent of liability to the homeowner if public access were allowed.

BY the end of the meeting, many PC members agreed that they had a few legal questions and would like the opportunity to speak with the Town Attorney about various issues before they felt comfortable making a recommendation.

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 Planning Director, Pathways Director, and Town Attorney. Signage shall include a requirement for a dog leash requirement at all trail entrances and exists.
3. 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 Pathway Director.
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.

A motion was made to **CONTINUE** the meeting to February 5, 2020, by: Katie Wilson seconded by: William Gale
Motion approved by a 5 to 0 vote

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF: Staff provided updates on ongoing planning efforts, such as Town Square/Historic Preservation LDR update, Growth Management Plan, and the Council's recent retreat.

ADJOURN: 7:30

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