

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JANUARY 2, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 11/6/19, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Brendan Conboy, Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

November 21, 2019

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

NEW BUSINESS: None

PLANNING COMMITTEE

- 1. ITEM P19-248:** DEVELOPMENT PLAN TO DEVELOP A 29-UNIT
CONDOMINIUM BUILDING AT 165 AND 185 NORTH GLENWOOD STREET

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: SR Mills

PUBLIC COMMENT: Bridged Mander (Resident of 165 N. Glenwood)

PC DISCUSSION:

There was general support for the project. There was some discussion that a bulb out at the Glenwood/Gill intersection would improve pedestrian safety. A condition of approval was modified

to reflect their concern.

MOTION:

Based upon the findings as presented in the staff report and made by the applicant for a **Development Plan** (Item P19-248), I move to make findings 1-6 in Section 8.3.2.C of the Land Development Regulations 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 relevant LDRs & Town Ordinances; 6) Conformance with past permits & approvals, and to **recommend approval** to the Town Council of a Development Plan for a 29-unit condominium building for the properties located at 165 and 185 North Glenwood Street, legally known as Lots 1 – 6, BLK. 6, JACKSON, subject to the departmental reviews and the following conditions.

- 1) At the time of Building Permit submittal for Phase I the applicant shall include a plan to pave the alley adjacent to the property for the full length of the 300'-wide project site.
- 2) At the time of Building Permit submittal the applicant shall provide a written response to the DRC's three conditions of approval.
- 3) The applicant shall have 18 months from the time of Development Plan approval to submit a building permit for Phase I. Upon completion of Phase I (i.e. Certificate of Occupancy) the applicant shall have 3 years to submit a building permit for Phase II.
- 4) Final design approval of the curb and bulb out location and Glenwood Street cross section shall be obtained from the Town Engineer and Planning Director prior to approval of the Building Permit.

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

2. ITEM P19-249: REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN FOR A SIX LOT SUBDIVISION FOR 135 AND 175 EAST BROADWAY

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: George Putnam, Amberley Baker, Robbin Levy Mommsen

PUBLIC COMMENT: None

PC DISCUSSION:

Commission discussed following topics: How service vehicles would access the site, whether the on street loading area would be sufficient, how the open space lot would be used and how people would move between both large open space areas.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations relating 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 I move to recommend approval of Item P19-249, Development Plan for the subdivision of two (2) parcels into six (6) lots for the properties located at 135 & 175 East Broadway Avenue, subject to the departmental reviews.

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

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: None

ADJOURN: 7:13 PM

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