

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
NOVEMBER 21, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 11/21/19, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☒ Abby Petri, ☒ Chris Beaulieu,
☒ William Gale, ☒ Thomas Smits (Thomas left at 7:35pm)

STAFF: Tyler Sinclair

MATTERS FROM THE PUBLIC: Kevin Cochary, requested that the website be updated to add a Planning Commission email.

APPROVAL OF MINUTES:

September 4, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

October 16, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

November 6, 2019

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a 7 to 0 vote

NEW BUSINESS: None

PLANNING COMMITTEE

**1. ITEM P19-201: A REQUEST FOR AN AMENDMENT TO THE SNOW KING
PLANNED RESORT DISTRICT MASTER PLAN**

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Jeff Golightly, SKRMA

PUBLIC COMMENT:

Kevin Cochary – Please update the Snow King section of the Town of Jackson website. Kevin recommends that SKRMA, Town, Forest Service, Teton County should work together. SKRMA 2000 Resort Master Plan is very unclear with regards to the responsible parties are and the parties included. If you get the benefit of the resort and short-term rentals you should have to pay the fee. Why 1%, why not 2%? Please think about the future and how these fees will help to maintain ski operations. How will Town and County ensure the money is being collected if the books are not open?

David Navertill, President of Pitchfork HOA. There has been no contact from SKRMA to the Pitchfork home owners. Biggest concerns financial, voting rights, and will be have power to affect anything? Only half of the Pitchfork units use the Snow King road. What other bills will SKRMA send to the members?

Skye Schell, Jackson Hole Conservation Alliance. Skye is in favor of the fee. The fee should support the town hill ski area. Previously, all of Snow King, the hotel, the resort, and the additional property was under one ownership. Now each entity has different ownerships. The fees need to help support the ski area now that the hotel is under a different ownership. “Put the puzzle back together”

PC DISCUSSION:

Sub area 6 was discussed. Will sub area 6 have representation in SKRMA? Yes. Should Sub area 6 be included in SKRMA? There needs to be a written agreement and the negotiations need to happen between all SKRMA members.

What will the SKRMA fee be used for? Recreation and the board members will vote on how to use the money.

Lot 56, 57, 58 were discussed. All 3 would need to come back to the Town for building permits, etc. Where would gondola staging take place? The unpaved lot would be an option.

Were sub area 6 home owners notified? Not clear because Ryan Stanley was in charge.

How many HOA's in the Snow King District? Not clear

Resort District vs. Mater Plan – there is confusion as to who is included in each.

There should be a report on the funds collected and disbursements.

Should the employee housing be on Vine Street which is as far away from the resort as possible and

is that good for the neighbors?

MOTION:

Item A: Based upon the findings for a Planned Unit Development as presented in the staff report and by the applicant related to 1) Enhances future desire character; 2) PUD Option findings in Article 4; 3) Amendment to PUD findings in Section 8.2.12.D; 4) LDR Text Amendment finding in Section 8.7.1.C; 5) Zoning Map Amendment findings in Section 8.7.2.C for Item P19-201, I move to recommend **approval** to the Town Council approval of a Planned Unit Development to allow amendments to the Snow King Planned Resort District Master Plan subject to the department reviews with the following amendments being made to the Master Plan:

1. The applicant shall revise the Master Plan to clearly articulate the role, function and location of the convention center portion of the Master Plan going forward.
2. The applicant shall retain the statement proposed for deletion shown on page 8.
3. The applicant shall revise the included zoning map to current zoning.
4. The applicant shall revise the plan to clarify whether properties in sub-area 6 are required to be part of SKRMA or not.
5. Applicant shall revise Chapter II to include compliance with the 2012 Comprehensive Plan and the interrelatedness of the 1994 and 2012 Comprehensive Plans.
6. Applicant shall revise the proposed land use schedule to require a Conditional Use Permit for all Outdoor Amusement/recreation and Commercial Amusement uses.
7. Applicant shall provide a maximum building height for all structures within Sub-Area #1.
8. Applicant shall revise Sub-Area #1 to include a 15-20-foot setback along Vine Street to allow for adequate landscaping and screening adjacent to the proposed structures and to be able to accommodate all features of a complete street along Vine Street including all modes of transportation including START buses, pedestrians and bikes in a safe and inviting manner.
9. Applicant shall provide information in Sub-Area #1 regarding the elevation of the proposed structures along Vine Street and the height of the adjacent resort loop road to better be able to consider the height of the proposed structures prior to approval of the amendment.
10. The applicant shall remove the proposed vehicle access drive located near the Snow King and Vine Street intersection.
11. Applicant shall include language in Sub-area #3 for Lots 53 and 58 to ensure compatibility with the neighborhood to the east including but not limited to consideration at time of Development Plan of stepping down the building height, additional landscape screening, etc.
12. Applicant shall include language in Sub-area #3 for Lot 57 to ensure compatibility with the recreational area to the west including but not limited to consideration at time of

- Development Plan to shifting the building to the east, reducing the footprint of the building, breaking it up into multiple buildings, etc.
13. Applicant shall revise Sub-area #4 to state the review of a Conditional Use Permit for the proposed zip line shall include the review of all outdoor recreational uses operational characteristics in this area to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area.
 14. Applicant shall provide language in this Chapter to ensure that all development within the Master Plan shall meet the LDR hillside development requirements in place at the time of Development Plan.
 15. The applicant shall provide discussion on whether appropriate areas for light industrial uses associated with mountain operations and overall resort maintenance have been provided for in Sub-Area #4 and #5 or other areas of the Master Plan to determine if more space is needed for this use and if so where it will be located.
 16. The applicant shall revise the Master Plan to require all light industrial uses be reviewed and approved through Conditional Use Permit process.
 17. Applicant shall revise all building elevations to include the appropriate sub-areas and buildings.
 18. Applicant shall revise the Master Plan throughout to refer to Affordable Workforce Housing Requirements and not Employee Housing Requirements.
 19. Applicant shall revise the Master Plan to state that no more than 25% of the total required Housing be satisfied through the use of dormitory units.
 20. Applicant shall revise the Chapter to incorporate the most current data and transportation improvements that have been made.
 21. Applicant shall be required to pave and maintain the availability of the surface parking lots in Sub-area #2 for use by all patrons to the area and the downtown.
 22. Applicant agrees to participate in a TDM program development for the entire Snow King Base area with other surrounding property owners and users.
 23. Applicant shall address all conditions in the Town Engineer.
 24. Applicant shall revise these Chapters to provide specific details as the roles and responsibilities of SKRMA and Snow King Mountain and penalties for non-compliance and a detailed phasing plan articulating when and how the public benefit and private development portions of the plan shall be sequenced.
 25. Applicant shall revise this Chapter to provide specific details and timelines associated with providing the community services element of this plan.

Motion approved by a _6_ to _0_ vote

Item B: Based upon the findings for a Sketch Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with LDRs & Town Ordinances; 5) Conformance with past permits & approvals for Item P19-201, I move to recommend **approval** to the Town Council approval of a Sketch Plan *for the Snow King Planned Resort District Master Plan subject to the department reviews and amendments and conditions described for Item A.*

A motion was made by: Chris Beaulieu seconded by: Anne Schuler

Motion approved by a _6_ to _0_ vote

OLD BUSINESS:

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

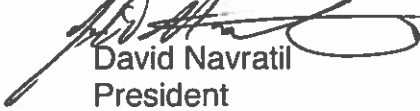
ADJOURN: 8:06pm

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a _6_ to _0_ vote

Jackson Town Council

The Pitchfork Townhome HOA has decided against joining SKRMA at this time. We feel at this time we would be subject to the dictates of SKRMA without any real power or voting representation to protect our interest. Unless Pitchfork has some guarantee on the limits of our financial responsibility we prefer to maintain our independence from SKRMA.

Pitchfork Townhouse Homeowners Association,

A handwritten signature in black ink, appearing to read 'D. Navratil', is written over the printed name. The signature is stylized with a large, sweeping loop at the end.

David Navratil
President