

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
NOVEMBER 6, 2019**

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, ☒ Chris Beaulieu,
☒ William Gale, ☒ Thomas Smits

STAFF: Tyler Sinclair, Brendan Conboy, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

September 4, 2019 – Did not approve because the minutes were not in the packet.

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

NEW BUSINESS: None

PLANNING COMMITTEE

- 1. ITEM P19-199 & P19-200:** DEVELOPMENT PLAN AND HILLSIDE
CONDITIONAL USE PERMIT FOR A LAND DIVISION AT 540 CACHE CREEK
DRIVE IN THE NEIGHBORHOOD LOW DENSITY – 2 (NL-2) ZONE.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Josh Kilpatrick

PUBLIC COMMENT: None

PC DISCUSSION: Not much discussion

MOTION:

Item A – Development Plan: Based upon the findings for a Development Plan as presented in the

staff report and by the applicant for Item P19-199 related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend approval to Town Council a land division at 540 Cache Creek Drive, subject to the department reviews attached hereto.

Item B – Hillside Conditional Use Permit: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-200, I move to make findings 1-8 as set forth in Section 8.4.2. (Conditional Use Permit) of the Land Development Regulations related 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 and to recommend approval to Town Council a Hillside CUP for a land division at the property addressed as 540 Cache Creek Drive, subject to the departmental reviews attached hereto.

Item A:

A motion was made by: Chris Beaulieu seconded by: Anne Schuler
Motion approved by a _7_ to _0_ vote

Item B:

A motion was made by: Chris Beaulieu seconded by: Abby Petri
Motion approved by a _7_ to _0_ vote

2. **ITEM P18-218:** A REQUEST TO AMEND THE JACKSON HOLE GOLF AND TENNIS MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

STAFF PRESENTATION: Paul Anthony, Hamilton Smith

APPLICANT PRESENTATION: Robert Infanger, Alex Klein

PUBLIC COMMENT: None

PC DISCUSSION:

Members made the following comments: That housing more employees of JHG&T on-site seemed to make sense; that there might be an opportunity to coordinate with the airport to provide better cell service; that there was some acknowledgement that adding warehouse

space at JHG&T would free up warehouse space in town and could possibly reduce traffic on the highway near town; and that there was some concern that housing Teton Village employees in the winter could add to traffic on Spring Gulch Road and a shuttle option should be explored.

MOTION:

The LDRs state that the PC does not have a ‘voting participation’ in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide any recommendations and comments as appropriate.

- 3. ITEM P18-229: A REQUEST TO AMEND THE TETON VILLAGE MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) and Section 4.3.1.D OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.**

STAFF PRESENTATION: Paul Anthony, Andrew Bowen

APPLICANT PRESENTATION: Not Present

PUBLIC COMMENT: None

PC DISCUSSION:

Members made the following comments: That there was still some fusion as to whether seasonal workers could live in the proposed dorms or if they had to be FTEs to live in the dorms; that a higher proportion of non-dorm units should be considered (perhaps like the 25% max proposed by staff for Snow King); general support for allowing some dorm-type units because they serve a portion of the employee need.

MOTION:

The LDRs state that the PC does not have a ‘voting participation’ in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide any recommendations and comments as appropriate.

**4. 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, Greg Ogle (Hotel Owner), Ryan Stanley

PUBLIC COMMENT: Shane Rothman – Don't tax recreation, public representation on SKRMA, move gondola landing to ballfield, phasing is a concern, get rid of alpine slide.

Skye Schell (JH Conservation Alliance): Transportation demand management, 1% fee is key, look at other resorts in Teton County, equity means similar fees, more funding, less amusement park activities.

PC DISCUSSION:

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 P18-208, 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.

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 P18-208, 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: Anne Schuler seconded by: Thomas Smits
Motion ~~approved or denied~~ to CONTINUE by a _7_ to _0_ vote to November 21st at 5:30

OLD BUSINESS:

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

ADJOURN: 9:01PM

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a _7_ to _0_ vote