

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
SEPTEMBER 4, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 9/4/19, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Paul Anthony & Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

August 7, 2019

A motion was made by: Thomas seconded by: Chris
Motion approved or denied by a 5 to 0 vote (David showed up after this vote took place)

NEW BUSINESS:

PLANNING COMMITTEE

1. **ITEM P19-152:** DEVELOPMENT PLAN FOR A 7-LOT SUBDIVISION AT 115 NELSON DRIVE IN THE NEIGHBORHOOD MEDIUM DENSITY – 1 ZONING DISTRICT.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Melissa Ruth, Y2 Consultants.

PUBLIC COMMENT: Jeff Golightly (neighbor to the south) spoke in support of the project.

PC DISCUSSION: The PC supported the proposal and felt it was reasonable with regard to density and in line with the desired future character with this area. Chris shared concerns about the adjacent parcel to east which he felt would inevitably be used for parking or storage. His comments to the applicant was to consider future use of that parcel to benefit the subdivision with some amenity, perhaps parking for guests.

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) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P19-152, I move to recommend **approval** to the Town Council of a Development Plan for a 7-lot subdivision for the property addressed at 115 Nelson Drive, subject to the Land Development Regulations, the departmental reviews attached hereto and the following condition(s) of approval:

1. If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.
2. As part of the Subdivision Plat the applicant shall provide a 30 foot wide access and utility easement on Parcel 2 benefitting Parcel 1.
3. As part of the Subdivision Plat the applicant shall add a note on the plat requiring all habitable structures to be fire sprinklered as long as the private road does not include a fire turnaround.

A motion was made by: Thomas seconded by: Anne
Motion approved or denied by a _5_ to _0_ vote (David showed up after this vote took place)

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: Staff discussed the 640/650 S. Glenwood PUD with regard to the original conditions of approval related to off-site improvements.

MATTERS FROM STAFF: Discussed Parking Study implementation which does not include paid parking at this time. Staff later congratulated Adam Janak for his many years of service on the Planning Commission.

ADJOURN: 6:35 pm

A motion was made by: Anne seconded by: Will
Motion approved or denied by a _6_ to _0_ vote (David was present when this vote took place)