

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JUNE 3, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 6/3/20, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Tyler Sinclair, Brendan Conboy, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

May 20, 2020

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

OLD BUSINESS: None

PLANNING COMMISSION

- 1. ITEM P19-242:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT.

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Ryan Stanley

PUBLIC COMMENT: Geneva Chong, Kevin Cochary, Brooke Sausser (JHCA), Samuel Singer (Wyoming Stargazers)

PC DISCUSSION: Hours of operation of gondola and zip line, concerns about impact on cemetery, and questions on how or if the Town could deny the zip line on USFS property.

MOTION:

Item A – Gondola, Cougar Lift, and Lighting: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item A, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council **approval** of a detached aerial tramway (gondola) base facility in Phil Baux Park, the relocation of the Cougar lift, and exterior lighting for night skiing as specified in this staff report for the property located at 100 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 28, 2020, and the following conditions of approval:

1. The applicant shall reposition the gondola base facility approximately 10' to the west in order to relocate the gondola plaza and ticket booth to the east of the facility.
2. Bicycle parking for the gondola shall be provided with Building Permit submittal. The Pathways Director shall approve the location and type of bicycle parking.
3. A phased approach to re-landscaping the existing parking lot to reclaim the central portion of the lot shall be used. The party and financial responsibility of such improvements shall be determined by Lease Agreements.
4. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the Snow King Resort area based upon the feedback provided by the Planning Commission, prior to the applicant appearing before Town Council. Said plan shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses.
5. All extra days and hours that exceed the established hours of operation for the gondola shall be provided to the Town annually for review by the Planning Department.
6. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.

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

Item B – Zip Line: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item B, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council **approval** of a zip line facility located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 28, 2020, and the following condition of approval:

1. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the now King Resort area based upon the feedback provided by the Planning Commission prior to the applicant appearing before Town Council. Said plan shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses.
2. All extra days and hours that exceed the established hours of operation for outdoor recreation activities shall be provided to the Town annually for review by the Planning Department.
3. The cables for a zip-line shall be coated to limit noise from trolleys travelling down the cable.
4. The applicant shall formalize an agreement with Aspen Hill Cemetery representatives prior to Town Council approval.

A motion was made by: Thomas Smits seconded by: Anne Schuler
Motion approved by a 4 to 1 vote

Item C – Pump House: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item C, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council **approval** of a snow making pump house and associated

infrastructure located at 90 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 28, 2020 and the following conditions of approval:

1. Access around the pump house shall be maintained in this location as part of Phase 1 and a Building Permit is required.
2. Prior to appearing before Town Council that applicant shall address the Town Engineer's comments in the Departmental Reviews and provide all relevant materials required for review prior to the public hearing.

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

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Comp Plan Update, reopening of downtown, Town Square/Historic Preservation LDR update

ADJOURN:

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