

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
NOVEMBER 4, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 11/04/2020, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Sinclair

MATTERS FROM THE PUBLIC:

APPROVAL OF MINUTES:

October 7, 2020

A motion was made by: Anne Schuler seconded by: William Gale
Motion approved by a 6 to 0 vote

OLD BUSINESS:

BOARD OF ADJUSTMENT

1. **ITEM P20-175:** REQUEST FOR A VARIANCE FROM THE FENCE HEIGHT STANDARD FOR STREET YARDS IN THE NEIGHBORHOOD LOW DENSITY-3 (NL-3) ZONING DISTRICT FOR THE PROPERTY LOCATED AT 505 RANCHER STREET.

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Austin Dupree

PUBLIC COMMENT: None

PC DISCUSSION:

Where are the fence standards in the LDR's?
Do we consider wildlife in our fence standards? no

MOTION:

Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P20-075, I move to approve a Variance to the 4-foot height maximum standard in a secondary street yard for a fence in the NL-3 zone to allow a 6-foot fence on the northern property line for the property addressed at 505 Rancher Street, subject to the departmental reviews attached to this staff report dated October 30, 2020, and the following condition of approval:

1. The applicant shall reduce the height of the rear (southern) fence to 4' maximum within the required 22' primary street setback.

A motion was made by: David Vandenberg seconded by: Anne Schuler
Motion denied by a _0_ to _5_ vote (Abby Petri requested herself)

PLANNING COMMISSION

1. **ITEM P20-171:** Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise Section 6.3.3 Amount of Affordable Workforce Housing Required

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: None

PUBLIC COMMENT: None

PC DISCUSSION:

How do we address the growth?

Will the new system still require units, or will it all be fee in leu?

What do we want to learn from the Nexus Study?

Keep the calculator simple.

MOTION:

I move to recommend approval of P20-171 to amend the Town of Jackson Land Development Regulations amending Section 6.3.3 Amount of Affordable Workforce Housing Required of the Town of Jackson Land Development Regulations (LDRs) to reduce the housing mitigation requirements for non-residential uses by fifty percent (50%) of existing rates, being able to find, based upon the findings as presented in the staff report, that pursuant to Section 8.7.1.C of the Land Development Regulations the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances.

A motion was made by: Abby Petri seconded by: Anne Schuler

Motion approved by a 6 to 0 vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

ADJOURN: 7:30 PM

A motion was made by: Anne Schuler seconded by: David Vandenberg
Motion approved by a 6 to 0 vote