

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
DECEMBER 2, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 12/02/2020, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ Wendy Martinez , ☒ Katie Wilson, ☐ Abby Petri, ☒ William Gale,
☒ Thomas Smits

STAFF: Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

November 4, 2020

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

OLD BUSINESS: None

PLANNING COMMISSION

1. **ITEM P18-006:** Land Development Regulations Text Amendment to update Natural Hazard Protection Standards

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: None

PUBLIC COMMENT: None

PC DISCUSSION: None

MOTION:

I move to continue Item P18-006 a request to amend the Town of Jackson Land Development Regulations to update Natural Hazard Protection Standards to the Regular Planning Commission meeting on January 20, 2021.

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

2. **ITEM P20-185:** Sketch Plan for a two-phase development of the property located at 1675 Berger Lane.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Scott Zabriskie

PUBLIC COMMENT: None

PC DISCUSSION:

The PC was generally supportive of the conceptual design and that the redevelopment would significantly improve the overall appeal of the site. There was some discussion on the type and number of affordable housing units, as well as the larger issue of whether housing is a compatible use with light industrial uses and if there were other off-site options for providing the housing.

MOTION:

Based upon the findings as presented in the staff report and made by the applicant for a **Sketch Plan** (Item P20-185), I move to make findings 1-5 in Section 8.3.1.C of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with relevant LDRs & Town Ordinances; 5) Conformance with past permits & approvals, and to recommend **approval** to Town Council of a Sketch Plan for a two-phased development for the property located at 1675 Berger Lane, subject to the departmental reviews and the following conditions:

- 1) At the time of Building Permit submittal the applicant shall provide a bond for 125% of the cost of landscaping.
- 2) The applicant shall submit a building permit for Phase I within 3 years of Development Plan approval. Upon completion (i.e. Certificate of Occupancy/Completion) of Phase 1, a building permit for Phase II shall be submitted within 3 years.
- 3) As part of the Development Plan submittal the applicant shall provide the livability checklist for the proposed deed restricted units.

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

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

Staff gave a brief update on the following topics: The Commission's preferences regarding the use of Boardview for review packets; the possibility of a property tax in the Town; the ITP draft update; an update on the approval process for Town Square/Historic Preservation LDR update; and the possibility for additional Town measures related to the recent surge in COVID cases.

ADJOURN:

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