

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
September 15, 2021

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 09/15/2021, via ZOOM.

ROLL CALL:

☒ Anne Schuler, ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☒ Christie Schutt (joined at 6:00pm), ☒ Thomas Smits, ☒ Rachael Stewart

STAFF: Paul Anthony, Tyler Sinclair

MATTERS FROM THE PUBLIC:

APPROVAL OF MINUTES:

July 7, 2021

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

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-172: As directed by the Town Council the Town of Jackson Planning has drafted an LDR Text Amendment to:

1. Introduction of Occupancy Standards
2. Removal and Replacement of "Family" Definition
3. Replacement of Terms Encompassing "Family"
4. Definition of Adult included
5. Deletion of Dormitory Use and amendment to Group Home Use

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: same

PUBLIC COMMENT: none

PC DISCUSSION: Commission questions and discussion included:

- How would parking for 16 people in a 4-bedroom house be handled?
- Would a couple with 2 kids and a newborn in a 2-bedroom apartment be compliant with the recommended change?
- Should the Land Development Regulations address occupancy or leave it to the Building Codes?
- There was discussion on whether aligning the Town's definition with the County would eliminate confusion, but the Commission was not sure if the County's approach was the correct solution.
- The Commission proposed that a scaling option should be considered with occupancy increasing as square footage increased. The idea would be to increase occupancy without promoting large dorm-style living, with potentially overcrowding, becoming an unsafe living condition.
- The goal of the amendment should be to be affordable but safe.
- Removing the term "family" was generally agreed upon.
- A question was brought up on how this change will be enforced.
- A concern was brought up that by increasing occupancy to make housing affordable, landlords simply could just increase rents based upon more people being allowed to occupy a unit.

MOTION:

A motion was made by: Thomas Smits seconded by: Rachael Stewart

Motion approved by a 7 to 0 vote to continue item to the next Planning Commission meeting.

MATTERS FROM COMMISSION: General information on who to contact with questions was covered. A refresher on protocol was requested.

AGENDA FOLLOWUP:

MATTERS FROM STAFF: Finishing up Sagebrush Apartments, Certificate of Occupancy should be issued by the end of the week. Pine Glades trails are completed and ready for public use year-round. Paid parking Request for Proposals is out for bids. Historic Preservation program update. Design Review Committee has 3 openings to be filled.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Abby Petri
Motion approved by a 7 to 0 vote