

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**TOWN OF JACKSON, WYOMING**  
**January 5, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 01/05/2022, via ZOOM.

**ROLL CALL:**

☒ Anne Schuler, ☐ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☒ Christie Schutt,  
☒ Thomas Smits, ☒ Rachael Stewart

**STAFF:** Tyler Valentine, Paul Anthony

**MATTERS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:**

December 1, 2021

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

**OLD BUSINESS:** None

**PLANNING COMMISSION**

**ITEM P21-290:** The applicant is requesting approval of a Development Plan for a 6-lot subdivision in the Neighborhood Low Density – 5 (NL-5) zoning district located at 445 E Kelly Ave.

**STAFF PRESENTATION:** Tyler Valentine

**APPLICANT PRESENTATION:** April Norton

**PUBLIC COMMENT:** None

**PC DISCUSSION:**

The Commission was generally supportive of the project and its design. Some noted that it was good location for workforce housing. While there was some concern about the unique lot configuration, most found that the configuration was necessary due to the shape and constraints of the project site. It was noted that while two of the lots did not meet the strict LSR requirement that the site as a whole did meet the intent of the landscaping standards and so the requested Administrative Adjustment seemed justified. Additional questions were raised about future storage space for the units and about whether the dumpster location might be moved to better serve the residents. A

concern was expressed about potential negative health impacts from the adjacent substation but the applicant responded that the issue was studied by the applicant before the property was purchased and no adverse health impacts were identified as likely by the study.

**MOTION:**

A motion was made by: Schuler seconded by: Smits  
Motion approved by a 6 to 0 vote to:

**ITEM P21-320:** LDR Text Amendment for Rural Zone Minimum Lot Size Change has been continued to the January 19, 2022 Planning and Zoning Commission Meeting.

**STAFF PRESENTATION:** None

**APPLICANT PRESENTATION:** None

**PUBLIC COMMENT:** None

**MATTERS FROM COMMISSION:** None

**MOTION:**

A motion was made by: Schuler seconded by: Smits  
Motion approved by a 6 to 0 vote to:

**AGENDA FOLLOWUP:** None

**MATTERS FROM STAFF:**

- Paid parking interviews for RFP process
- Northern South Park preferred plan release
- Stable/Transitional and Lodging/ Short-term rental LDR changes
- Council to review Ranch Inn redevelopment on Monday, January 10.

**ADJOURN:**

A motion was made by: Schuler seconded by: Smits  
Motion approved by a 6 to 0 vote