

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 1, 2021**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 12/01/2021, 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:

APPROVAL OF MINUTES:

October 6, 2021

A motion was made by: Anne Schuler seconded by: Wendy Martinez
Motion approved by a 4 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-268 – Sketch Plan for a new 67,000 sf mixed use building 1.2 acres at the properties addressed at 50 S. Cache Street and 45 & 75 E. Pearl Avenue

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Austin DePree, Adam Janak

PUBLIC COMMENT: None.

APPLICANT DISCUSSION: Austin DePree: feels that this project will add to the vibrancy and texture and excitement to the pedestrian experience. This is a transitional section of town with a mix of building types. There are 34 parking spaces for the condos, and 28 additional spaces. Adam Janak: This meets all the LDR requirements for setbacks, heights, massing.

PC DISCUSSION: -Parking requirements and credits – is all parking for the condos? Staff comment: 2 parking spaces for each condo, and the remaining will be for retail/commercial parking.

- This technically meets the LDR requirements, but with the public backlash on large buildings and no workforce housing, there is an issue with the LDRs and these could be adjusted to better work within this zone.
- The Western Design character is subjective.
- Credits from 1995 for housing is reactive, not proactive, and it's unfortunate that there aren't stronger incentives to provide workforce housing.
- The rules and regulations are being followed, so we can't deny the application, but this will lead to discussions with the Town Council regarding issues concerning workforce housing.

MOTION:

A motion was made by: Anne Schuler seconded by: Wendy Martinez
Motion approved by a 4 to 0 vote to:

MATTERS FROM COMMISSION: None.

AGENDA FOLLOWUP:

MATTERS FROM STAFF: We have 3 responses to the RFP for paid parking. Paid parking has not been approved yet by Town Council, but findings will be presented to the Town Council in January. December 6th, the neighborhood character, development and redevelopment trends, will be discussed, and are there LDR changes that need to be made to address their concerns about those changes. At this point, a moratorium is not a planned topic with the Town Council. For Commercial developments, if there are concerns in the Town about commercial trends, workforce housing, lodging, , there may be a conversation about zoning changes that could help, but it hasn't been directed by Town Council yet.

The Housing Needs and Nexus Study might address housing mitigation, mitigation credits, as currently the credits are tied to the property, not the businesses, even if torn down the credits remain.

Northern Southpark project is looking at a 4th alternative, as the first 3 alternatives didn't get full support.

The validity of the Housing Nexus survey was questioned due to two different sets of surveys being issued, 1 English, 1 Spanish, and they didn't ask the same questions.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Wendy Martinez
Motion approved by a 4 to 0 vote