

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
January 19, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 01/19/2022, via ZOOM.

ROLL CALL:

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

STAFF: Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

January 5, 2022

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

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-320: LDR Text Amendment to amend Section 3.3.1.D.1 to increase the Minimum Lot Size for Allowed Subdivision from 12,000 sf to 35 acres in the Rural Residential-Town (R-ToJ) Zone District.

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Paul Anthony

PUBLIC COMMENT: Julien Haas asked how development would take place in the Rural zone if the amendment was passed.

PC DISCUSSION:

There was general consensus that the proposed 35-acre minimum lot size was a necessary change to fix the existing 12,000 sf standard. The Commission also appeared to agree that using the County's R-3 zone as a template for the change was the right thing to do.

MOTION:

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

ITEM P21-336 – LDR Text Amendment to amend Sections 2.2.8.B.3 and 2.2.9.B.3 to limit the height of Attached Dwellings in the Neighborhood Medium-Density – 2 (NM-2) and Neighborhood High-Density – 2 (NH-1) to 26' – 30' (depending on roof pitch) and to 2 stories.

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Paul Anthony

PUBLIC COMMENT:

Allen Symonds stated that he thought the lower height limit was unfair to landowners because the NM-2 zone already allows multi-family buildings to be 35' – 39' so why not single-family homes. He feels the rules keep changing and it's hard to keep up for landowners.

Julien Haas asked why the height change only applied to single family homes and what the impact of that would be.

MATTERS FROM COMMISSION:

Most Commission members expressed general support for the proposed amendment in recognition that the Council did not likely intend for single family homes to be 3 stories and up to 39' in height. While it's unfortunate to have to change the regulations again, this fix is needed to maintain the intended character of the affected neighborhoods. Commissioner Smits felt that the proposed changes were not fair to homeowners, especially those who may have bought their property since 2018 and were hoping to build a 3 story and 35'+ tall home.

MOTION:

A motion was made by: Schuler seconded by: Stewart
Motion approved by a 5 to 1 vote (Smits against) to:

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

Staff provided an update on the following topics:

- Ranch Inn redevelopment, including Council Sketch Plan approval and future DRC review;
- Council retreat scheduled for January 31, Feb. 1;
- Target's planned opening around April 1;
- The upcoming completion of the Housing Trust's 174 King workforce housing project.
- Paid parking workshop with the Council on February 22

ADJOURN:

A motion was made by: Schuler seconded by: Martinez

Motion approved by a _6_ to _0_ vote at 6:48 pm