

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
February 16, 2022

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 02/16/2022, via ZOOM.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

January 19, 2022

A motion was made by: Schuler seconded by: Smits

Motion approved by a 6__ to _0_ vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-294, P22-007 & P22-008 Development Plan, Conditional Use Permit and Administrative Adjustment for the expansion of the Teton County Parks & Recreation Center located at 155 E. Gill Avenue and the parcel to the west.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Jason Berning, Chris Kastelic, Steve Ashworth

PUBLIC COMMENT: None

PC DISCUSSION: The Planning Commission discussed the following items:

- Some members asked whether the START bus stop on Gill in front of the recreation center would still be there and was told that that stop was replaced by the new on-demand micro transit shuttle service. Some members expressed concerns about losing the bus stop and making it more difficult for kids to get to the rec center safely.

- The Commission asked for clarity on how pedestrians and bikes would circulate around the site and what facilities were provided to safely promote these uses.
- There were questions about the purpose of the one-way vehicle connection between the west parking lot and the Home Ranch lot. The applicant explained that this was intended to both discourage tourists from using the lot (along with a 3-hr time limit) and to facilitate bus movement through the site to the Home Ranch lot and then the Gill Avenue exit.
- The Commission asked for clarity on safety measures that might be necessary for the detached shower facility and relocated recycling area. The applicant replied that there would be lighting at both locations and that the showers would have controlled access and limited hours that coincide with the regular rec center hours.
- The public comment requesting more trees on the north side to screen the project from the new Hidden Hollow townhomes was addressed by staff and the applicant. The proposed plan does not show any trees on the north property line due to potential conflicts with underground utilities and lack of space for parking.
- Some concern was expressed about how the expanded facility would be staffed when staffing is already a problem with the current facility.
- Another comment questioned whether the expanded facility would lead to increased prices for activities and to consider that any price increases would negatively impact a large segment of users that rely on the rec center and may not be able to afford increases.
- One member expressed opposition to the request for reduced parking through an Administrative Adjustment due to concerns that the existing parking is already inadequate and the expansion would make it worse.
- Some concern was also expressed about the current high level of congestion at the pick-up/drop-off location and whether this would get worse with the proposed expansion. There was support for looking into ways to improve this part of the site plan, especially given that large busses would also be using the same drop-off area.

MOTION:

Item A (P21—294): A motion was made by: _____ Petri _____ seconded by:
_____ Schuler _____
Motion approved by a _5_ to _1_ vote to:

Item B (P2-007): A motion was made by: _____ Petri _____ seconded by:
_____ Schutt _____
Motion approved by a _6_ to _0_ vote to:

Item C (P22-008): A motion was made by: Petri seconded by:
Stewart

Motion approved by a 5 to 1 vote to:

MATTERS FROM COMMISSION: Commissioner Petri asked what the Town rules are for shoveling sidewalks in Town. She stated, and Commissioner Smits agreed, that the sidewalks right now are so covered in ice that they are dangerous and that this discourages walking and increases use of cars. Staff responded that, other than in the downtown commercial core, that adjacent landowners are required by law to clear and maintain their sidewalk. The Town does not actively enforce this requirement due to limited resources. Staff stated that it would forward this concern on the Public Works Department that maintains the public ROW.

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Staff informed the Commission that paid parking Council workshop had been rescheduled from the February workshop to the April workshop. In addition, staff mentioned that the Stable/Transitional LDR update and Lodging/Short-term rental LDR update were moving forward this spring.

ADJOURN:

A motion was made by: Smits seconded by: Stewart

Motion approved by a 6 to 0 vote at 7:09 pm