

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
May 4, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 05/04/2022, 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:

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P21-333: Request for a Land Development Regulation (LDR) Text Amendment to Section 6.1.4 Residential Uses and Section 6.1.5 Lodging Uses to amend definitions regarding occupancy limits. Continued from the April 20, 2022 Planning Commission meeting.

Motion: I move to **continue** item P21-333 to the May 18, 2022 Planning Commission meeting.

A motion was made by: Schuler seconded by: Smits

Motion approved by a 6 to 0 vote

ITEM P21-332: Land Development Regulation Text Amendment to Article 2: Complete Neighborhood Zones, Article 5: Physical Development Standards Applicable in all Zones, Article 6: Use Standards Applicable in all Zones, and Article 9: Definitions, to amend various standards in residential zones related to the mass, scale, and character of residential development.

Motion: I move to **continue** item P21-332 to the June 1, 2022 Planning Commission meeting.

A motion was made by: Schuler seconded by: Smits

Motion approved by a 6 to 0 vote

ITEM P22-053 Request for a Zoning Map Amendment for 460 E. Broadway from the Neighborhood Medium Density – 2 (NM-2) to the Public / Semi-Public District (P/SP).

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION:

- Dave Robertson addressed the question as to what's currently on the site. The presentation slide does represent everything that exists on the site now. The 7 on-call rooms and 12 patient/family housing units are original log cabins on that site and are all 1-bedroom units. The 15 newer cabins are all 2 bedrooms, for a total of 34 living units. He stated that this project will more than double the total of St. Johns workforce housing units.
- Hal Hutchinson went over property statistics covered in presentation. The buildings currently on site are older and inefficient and nearing the end of their useful life. The neighborhood meeting had very limited response. P/SP zone is available to St. Johns due to being a governmental agency.

MATTERS FROM COMMISSION:

- Commissioner Petri asked to clarify conditions that Planning staff is requesting of the applicant regarding the height of the building. Anthony responded that staff recommendation is NM-2 as written 35'-39' height (depending on roof pitch) standard is part of their condition.
- Commissioner Watts asked how many hotel rooms are currently on site. Anthony stated there are currently 12 patient/patient family lodging rooms.
- Commissioner Schuler asked if the OR zone that surrounds this zone is a legacy zone. Anthony responded that it is in sorts replacing the office overlay but adds residential use to that zone. OR allows all residential without need to rezone the property.
- Commissioner Schuler asked if the increase in housing will be rentals. Robinson said the intent is to maintain the same number of patient/family rooms, slightly increase the on-call rooms, and increase the employee rental apartments to around 75. They want underground parking to minimize plowing and disturbance to neighbors.
- Commissioner Smits asked if the intent was for the applicant to come back and apply for an administrative adjustment. Paul clarified that it's an option for any applicant to make their case.
- Commissioner Schuler asked if the P/SP parking requirements are 1.25 per unit regardless of size, and the NM-2 is based on unit size, and that they can still apply for an administrative adjustment. Anthony responded that the trend has been to reduce parking standards and be more flexible.
- Commissioner Petri asked how often applicants apply for a rezone that are conditional. Anthony responded that typically there haven't been any conditional zonings where the applicant is voluntarily restricting the use or following the existing zoning.

- Commissioner Petri asked what the building height limitations are in the NL-5 and NL-3. Anthony responded 26-30 feet based on roof pitch.
- Commissioner Schuler asked about LSR. Given the setbacks, how much of the landscaping would be up front with the current setbacks. Anthony responded that The Town proposal is still asking for 70% and the applicant is asking not to adhere to that 70% rule. If P/SP, there would be no LSR requirement.
- Dave Robinson responded that they are proposing to follow many NM-2 restrictions to provide assurances to neighbors, to be good neighbors. The landscaping plan is to further separate the building from their residential neighbors but to have 70% of the landscaping in front will force the buildings closer to the neighbors.

PUBLIC COMMENT:

- Anna Olson – behalf of JH Chamber of Commerce – they support the ZMA as requested by the hospital. The community is facing – for all affordable housing units is
 - 1) Developable land remains scarce
 - 2) Local building codes put limits on density
 - 3) A small labor force and high operating expenses for builders are increasing the cost of development.Requests that the best housing be built considering livability standards.
- Laura Martine- employee of St. John's Health. Came to Jackson 7 years ago as a travel nurse. Lived at the Hitching Post for a couple of years and still lives in employee housing. The limited housing in Jackson makes it very difficult to staff their units and handle emergencies. Several employees drive 3 + hours. This project will help them house their employees.
- Cynthia Hogan – Board Chair of St. John's Health. The new Hitching Post will be a game changer for St. John's Health staff and the community in which they serve. About 90 positions remain unfilled in part because there are no homes available in Jackson. This would also provide temporary housing for visiting specialists such as neurologists and pulmonologists that come from the University of Utah to treat us.

MATTERS FROM COMMISSION:

- Commissioner Schuler – very supportive of the ZMA, appreciate that they're adhering to some of the NM-2 zoning such as setbacks, and stories of 3 max. Not that concerned about a 39' flat roof. Appreciate that they're willing to have LSR standards and a buffer between the residential neighbors. Not concerned about frontloading as much as protecting the neighbors. Likes the underground parking so is supportive of the 1.25 parking.
- Commissioner Wilson – asked if parking is an issue with the other commissioners and does this need to be addressed with the Planning staff or is this not an issue. Commissioner Smits stated he didn't feel it was an issue. Commissioner Watts feels like parking will be a bit of the issue, but the suggestions presented seems like it will work.

- Commissioner Petri echoes Schuler's sentiments for the most part, but not comfortable with the building height and is conflicted on allowing conditional zoning is a slippery slope. Given that the neighboring properties are a full story below the proposed building and with the setbacks they are quite close, it could be overwhelming to live next to a 39-foot wall. Would like to provide flexibility but would support Planning staff recommendation that the height limitations correspond to the NM-2 zone. She asked if they could make it a condition when they go before the DRC that they must give consideration to neighboring zones. Anthony stated that their conditions or considerations of approval can be quantitative or qualitative.
- Commissioner Martinez – fully supportive, the height isn't much of an issue as there haven't been comments from neighbors against it and employee housing is needed.
- Commissioner Smits and Schutt support this without conditions.

MOTION:

A motion to approve P22-053 was made by: Schuler seconded by: Smits with the following amendments:

- LSR requirement of 21% but not front-loaded
- Building height up to 39 feet with consideration to the dimensional standards of the neighboring zones.
- Review by the Design Review Committee

Motion approved by a _6_ to _0_ vote

MATTERS FROM COMMISSION:

- Commissioner Wilson- What is the process to fill the vacant seat in the Commission? Anthony responded- The Mayor is in charge of filling the vacant position. A DRC board member was also lost due to leaving two Teton County. All open positions and expiring terms are advertised and the Mayor selects the Commissioners

MATTERS FROM STAFF:

- The short-term rental item (P21-333) will be on May 18th, the same night there will be another Joint Planning Commission meeting after the Regular Town PC meeting which starts at 5:30 PM.

ADJOURN:

A motion was made by: Schuler seconded by: Petri
Motion approved by a _6_ to _0_ vote