

**MINUTES  
PLANNING AND ZONING COMMISSION  
TOWN OF JACKSON, WYOMING  
May 18, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 05/18/2022, via ZOOM.

**ROLL CALL:**

☐ Anne Schuler (not present during roll call), ☐ Wendy Martinez, ☐ Katie Wilson, ☐ Abby Petri, ☐ Christie Schutt,  
☐ Thomas Smits

**STAFF:** Paul Anthony, Tyler Sinclair

**MATTERS FROM THE PUBLIC:** None

**APPROVAL OF MINUTES:** A motion was made by: Smits seconded by: Petri

Motion approved by a 5 to 0 vote

**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.

**STAFF PRESENTATION:** Tyler Sinclair

**APPLICANT PRESENTATION:** NA

**QUESTIONS FROM COMMISSION:** Planning Commission asked about how the 30-day locals exclusion would work with the new 90-day lease limit and how the enforcement would work.

**PUBLIC COMMENT:**

Anna Olson: Asked that this item be delayed to be discussed with the pending housing nexus study and housing mitigation policy discussion.

Leigh Chrisinger: Owner of Jackson Hole Property Management does not support the proposed

amendment and stated that it will not create workforce housing because most of their units are luxury units not likely to be converted to work-force housing.

Clare Stumpf: Speaking as an individual supports the amendment because it will deter potential buyers from demolishing existing workforce housing to build expensive new housing that is then rented short-term.

Esther Judge: Supports the amendment and anything that supports the community by slowing down the removal of existing homes.

**Commission Discussion:**

- Commissioner Schuler expressed general support for the amendments and the proposed 90-day minimum lease period and stated that there are adequate lodging options in the Lodging Overlay.
- Commissioner Petri agreed with Schuler and stated that while the changes would not likely add much actual workforce housing it would deter buyers from buying residential properties and converting them investment properties.
- Commissioner Smits opposed the changes due to concerns about property rights. He would also like more data on how many properties would be impacted by the changes and how many workforce housing units might be created. He was also concerned that house renters would stop using property management companies and instead manage units directly themselves which would be less regulated.
- Commissioner Martinez expressed support for the proposed amendments and stated that while there are points on both sides that there is a real need to protect existing housing and this amendment will help to do that.
- Commissioner Schutt was not available due to Zoom connection problems.
- Chair Wilson also sees multiple sides to this issue but ultimately supports the amendment based primarily on the issue of protecting community character, less so for any direct impact on workforce housing. In addition, she sees this amendment as a strengthening of our existing rules and not an entirely new program.
- Commissioner Schuler also asked whether higher fees could be charged for short-term rentals as a way to offset the impacts of the use.
- Another issue discussed generally by the Commissioners were whether staff should meet with stakeholders that would be impacted by the proposed changes, including landowners and property management companies.

**MOTION:**

**Motion Item 1:** I move to recommend **approval** to the Town Council item P21-333 proposed text amendment based on factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the May 18, 2022, staff report, as revised in this presentation and as reviewed and modified by the Town Attorney:

A motion was made by: Schuler seconded by: Petri

Motion approved by a 4 to 1 vote

**Motion Item 2:** I move to recommend approval to the Town Council of the proposed “locals’ exclusion” program to be incorporated as part of a proposed text amendment or Municipal Code P21-333, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the May 18, 2022, staff report and as reviewed and modified by the Town Attorney. Recommend to Council to hold a workshop on this item prior to drafting of said program.

A motion was made by: Schuler seconded by: Smits

Motion approved by a 5 to 0 vote

**MATTERS FROM COMMISSION:** None

**MATTERS FROM STAFF:** None

**RECESS:** 6:21pm until 6:30pm for Joint Planning Commission Meeting