

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 1, 2022

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 06/1/2022, 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 Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: A motion was made by: Schuler seconded by: Martinez

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

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 15, 2022, Planning Commission meeting.

A motion was made by: Schuler seconded by: Martinez

Motion approved by a 5 to 0 vote

ITEM P22-071: Development Plan for a new 3-story, mixed-use building at the properties addressed at 50 S. Cache Street and 45 & 75 E. Pearl Avenue.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Jim Walter, Austin Dupree

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

- Commissioner Schuler expressed support and noted the positive changes pedestrian experience, including the bulb-out, and recessed garage door, and liked the modified roof design.
- Chair Wilson agreed that the project checks all boxes of the LDRs and was impressed with efforts to improve building in such a prominent location.
- Commissioner Martinez agreed with previous comments and stated the project brings potential for community opportunity and positive change.

MOTION:

Motion: I move to **continue** the item to the June 15, 2022, Planning Commission meeting

A motion was made by: Schuler seconded by: Martinez

Motion approved by a 4 to 0 vote

ITEM P22-015: Request for a Land Development Regulation (LDR) Text Amendment to the exterior lighting standards for private development lighting, signage lighting, and public right-of-way lighting

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Samuel Singer (Wyoming Stargazing). Dr. John Barentine.

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

- Commissioners asked about how the amortization would work and stated that it and any discussion about the warranty provision are really policy decisions more appropriate for the

Council. General support was provided by the Commission for the changes as recommended by staff. The commission supported the applicant's goals of minimizing waste, saving energy, and reducing impacts on wildlife by reducing unnecessary lighting.

- Chair Wilson expressed some concern about the practicality of amortization and suggested that a more incentive-based approach might be preferable. Also, if amortization was approved, she recommended that a strong messaging program would be very important to inform public and make it clear about what is expected, which might be tricky to accomplish.
- There was general discussion that we need to be careful with Public Works about light trespass requirements but some noted that Public Works has been very responsive in the past when citizens complain about the impacts of street lights on their property.
- There was general discussion on whether the Council wants to pursue the Dark Skies Certification and what additional steps might be required beyond the adoption of the proposed lighting amendments.
- Commissioner Schuler noted that nonconforming sign lighting is the worst of the existing nonconforming lighting and wondered whether that could be enforced as a higher priority over other types of lighting violations.
- There was general discussion about string lights and uplighting. The applicant stated that they think these forms of lighting are getting worse.
- There were additional questions about when the lighting survey mentioned by the applicant would be ready and available to the public.

Motion: The Community Development Director recommends **approval** of LDR Text Amendment P22-015 as modified by staff and shown in this staff report.

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

Adjourn: A motion was made by: Schuler seconded by: Martinez

Motion approved by a 5 to 0 vote at 8:09.