

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

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 10/19/2022, via ZOOM and in Town Hall Chambers.

ROLL CALL:

x Anne Schuler _x_ Wendy Martinez, _x_ Katie Wilson, ___ Abby Petri, _x_ Christie Schutt,
x Thomas Smits

STAFF: Katelyn Page, Paul Anthony

MATTERS FROM THE PUBLIC:

APPROVAL OF 10/05/22 MINUTES: A motion was made by: Schuler & seconded by:
Smits

Motion approved by a _5_ to _0_ vote

OLD BUSINESS:

PLANNING COMMISSION

ITEM P22-211: Request for a Land Development Regulation (LDR) Text Amendment to Section 2.2.6.
- NL-5 Zoning District to allow 4 units provided all units are permanently deed restricted.

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF: No fourplexes because you're concerned about the scale or mass of the structure? This helps reflect the comprehensive plan and maintain character and variability.

Can language be changed in the future regarding the configuration options, regarding a fourplex?
Would require an amendment to the LDR's.

Discussed how allowing a fourplex would be more efficient and fit better in limited space. Planning Director recommended the Planning Commission to include that in their recommendation to the Town Council.

APPLICANT PRESENTATION: Alison Lee – the Community Housing Trust strives to maximize community benefit in developments. Affordability will be approved with allowing 1 more unit per lot.

Would like to modify the amendment language as presented 2.2.6.e.1 – to mirror existing language in LDRs.

Also would like to modify the amendment as presented to allow one fourplex vs. being broken up into 2 plus buildings.

QUESTIONS FOR THE APPLICANT: Asked for clarification on the language they're proposing. Why are you exempt from questionnaires on livability standards?

PUBLIC COMMENT: none

COMMISSION DISCUSSION: Question for staff, In response to 2.2.6.e.1 regarding modification of the language as presented, either language would work.

Motion: I move to recommend **approval** to the Town Council of the proposed text amendment P22-211, based upon factors 1-6 in Section 8.7.2.C of the Land Development Regulations as presented by the applicant in the staff report dated October 19, 2022.

A motion was made by: Schutt & seconded by: Schuler

Motion approved by a 4 to 0 vote (Martinez recused herself)

MATTERS FROM COMMISSION: Schutt would like to address the parking requirements for some of the large residential buildings that are coming down the pipeline. Also wants to discuss shared ownership properties - Pacaso

MATTERS FROM STAFF: Large projects coming in, seeing people aggregating property. There are limits on commercial building sizes around Town Square, but not in rest of the Town. Some communities are addressing LLC's buying residential homes.

Adjourn: A motion was made by: Schuler & seconded by: Schutt

Motion approved by a 5 to 0 vote at 6:52 pm.