

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

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 11/16/2022, via ZOOM and in Town Hall Chambers.

ROLL CALL:

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

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

Martinez moved and Smits seconded to approve minutes

OLD BUSINESS: None

PLANNING COMMISSION

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: The Commission asked questions about the how the snowmelt system would work, whether a left turn lane was needed, how the slope affected the units on the first level and fire access, how the cycle track and sidewalk related to each other and who would build them, and whether the sidewalk would be functional during construction.

APPLICANT PRESENTATION: Jaxon Brad Wagstaff

QUESTIONS FOR THE APPLICANT: The Commission asked the applicant to clarify the conclusions of the traffic study regarding the left turn lane, how much the deed restricted units might rent for, whether the project has any plans to address deer migration across the site, and other related questions.

PUBLIC COMMENT: None

COMMISSION DISCUSSION: The Comm generally agreed that the project met the LDRs and provided necessary workforce housing in a good location. A few commissioners expressed concern that a left turn lane should probably be required (especially with the way that morning traffic back up from the

stop sign at Blair Drive) and that the Town should conduct its own independent traffic study to determine whether one is needed. There was general agreement that the studio and 1-bedroom units were needed by the community and the commission was glad to see a high percentage of those units in the project. Some members specifically mentioned that the parking management plan will be an important element in the final plan. One member expressed some concern that the high level of amenities offered in the project might drive up the long-term cost of the residents but also appreciated the amenity spaces as well. Others expressed concern that there might not be enough greenspace for the residents.

Motion:

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

Motion approved by a 6 to 0 vote

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF: Staff discussed with the status of that the PC member vacancy has not been filled and that the Town is still working on it. Staff and the Commission also discussed guest parking challenges in the community and at other projects and agreed to follow up on some local examples.

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

Motion approved by a 6 to 0 vote at 7:36 pm.