

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
August 3, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 08/03/2022, via ZOOM and in Town Hall Chambers.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Valentine, Katelyn Page

MATTERS FROM THE PUBLIC: None

APPROVAL OF 6/15/22 MINUTES: A motion was made by: Schuler seconded by: Schutt

Motion approved by a 5 to 0 vote

APPROVAL OF 7/20/22 MINUTES: A motion was made by: Schuler seconded by: Schutt

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P22-134: Conditional Use Permit for the Fairgrounds Community Center at the property addressed at 305 W. Snow King Avenue

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF:

Commissioner Schuler – asked about snow storage -if that's in the designated parking area.

Commissioner Smits- There have never been this many parking spots at the fairgrounds. The only way to get that many parking spaces it would need to be paved with lines.

APPLICANT PRESENTATION: Mitch Blake – paving is not good for animals. Parking is chaotic, but the space is there to fit the proposed spaces if people park correctly. The space has tripled, but they

don't foresee much increased use in the facilities. The building is an easy remodel, only need to add a sink and a toilet to meet the maximum capacity of occupants.

QUESTIONS FOR THE APPLICANT: none

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

Commissioner Schuler - Great use of that space, consistent with zoning, centrally located, people can walk from town. Support it.

Commissioner Wilson – mentioned they were in the Planning Commission when this space was approved for temporary use by the Fire Department, so this was the plan. Willing to talk more about parking, but thinks it's sufficient and if it becomes an issue in the future, they have the ability to line it off. In support.

Commissioner Smits –If this was a private individual developing this space, would they be required 60-70 spaces? Staff replied: based on independent calculations, the parking requirements would be the same. Smits stated the spaces around the building should still be paved. Feels we're holding the government to a different standard than a private individual and they would be required to pave/line. Turned away hundreds of cars at the fair because the parking lots were full.

Commissioner Schuler – asked what the environmental impact of asphalt vs. dirt is.

Commissioner Schutt – great project. There's a bus stop across the street, and there's on-street parking, so thinks there's plenty of parking.

Commissioner Martinez – In favor of the project. Needed to continue to have a community space available for public use. Thinks including the paving idea as a point of consideration for the Town Council might work.

Commissioner Wilson – isn't too worried about paving, doesn't want to make paving a condition of approval, but is open to making it a note from meeting and making sure Town Council hears Commissioner Smits' opinion on the matter.

Motion: I move to approve P22-134 with the following conditions:

1. Concurrent with the building permit, a signage plan shall be submitted for review and approval.
2. Concurrent with the building permit, that applicant shall provide at least 7 bike racks.

A motion was made by: Schuler seconded by: Schutt

Motion approved by a 4 to 1 vote

ITEM P22-144: Development Plan for a new 3-story, residential building at the property addressed 80 E. Karns Avenue

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF:

Commissioner Schuler – could this building be condominiumized? Staff - Would need a separate process for subdivision. Not currently planned.

Commissioner Martinez – asked for explanation of market and deed-restricted units if it's meant for employee housing. Clarified that it's workforce, not affordable housing deed restriction.

APPLICANT PRESENTATION: Karen Parent with Dynia Architects

The design adjustment to get the studios to comply with the 500 sf max. is a very minor design change of shifting the west wall of the units 10 inches to the east.

QUESTIONS FOR THE APPLICANT:

Commissioner Wilson asked where the additional bike parking recommendation would be located. The applicant stated that there's no way to add that without losing a parking space. Storage lockers at lower level should cover additional needs for bike parking. Bike parking is not a LDR requirement, just a recommendation.

Commissioner Schuler asked if there was an elevator to the basement. Stair access only.

Commissioner Schutt asked if there was no public comment on having a 3-story building. Just landscape screening was the public comment. Is there any guest parking? The guest parking is not required, it's provided by street parking.

PUBLIC COMMENT: none

COMMISSION DISCUSSION:

Commissioner Wilson commented that the parking will be addressed by the design option, but comfortable with either option.

Commissioner Schuler liked that the employer is building housing for their employees and taking advantage of the 2 for 1, meets the LDR's for the neighborhood. Good project.

Commissioner Schutt thinks the parking spaces are unrealistic. She feels that what everybody is missing with the affordables is no storage, no parking. Likes that storage is being addressed on this project, but lack of parking and guest parking, even though it meets the criteria, doesn't think it's sufficient.

Commissioner Martinez – in favor of an employer providing employee housing. Would appreciate a separate discussion on LDR's - two for one bonus and what the deed restrictions look like, has seen many deed restrictions with only 75% of income in Teton County being required, they're not affordable. The affordability aspect has been lost. In support of this specific project.

Commissioner Smits – good project. They meet the criteria but would like a LDR discussion on parking and guest parking. Pointed to Dollar Tree parking lot at night, that there are 20-30 cars parked there from the adjacent apartment complex (Sagebrush) that doesn't have enough parking.

MOTION:

Motion: I move to recommend approval of P22-144 with the following conditions:

1. Prior to submittal of a building permit, applicant shall revise site plan to show covered parking places as 18' deep with wheel stops 2' before covered sidewalk and uncovered parking places as 20' deep with wheel stops 2' before landscape strip.
2. Prior to submittal of a building permit, applicant shall revise site plan to show drive aisle width of a minimum of 21 feet.
3. Prior to the project appearing before Town Council, applicant shall meet minimum parking requirements through building design or Administrative Adjustment.

A motion was made by: Schutt seconded by: Smit

Motion approved by a 4 to 1 vote

MATTERS FROM COMMISSION:

MATTERS FROM STAFF: Paul Anthony

- Commissioners Schuler and Petri were reappointed. 1 more Commissioner will be appointed in October for the 7th spot.
- Working with the Council on short-term rentals and lodging. Also working with the Council on Stable and Transitional residential impacts.
- Historic preservation program is going well.
- New noise standards in the Municipal Code: there are now limitations on construction hours in residential zones, from 7am to 7pm. Work outside of that timeframe needs to meet decibel standards.
- Dark Skies still being worked on for LDR amendment.

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

Motion approved by a 5 to 0 vote at 7:05 pm.