

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
September 21, 2022

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 09/21/2022, 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

MATTERS FROM THE PUBLIC: None

APPROVAL OF 8/3/22 MINUTES: A motion was made by: Schuler seconded by:
Schutt

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P22-156: Development Plan Amendment – Hotel Jackson – 135 N Cache, 120 & 145 N Glenwood

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: Commissioner Schuler asked if the reason why the original space wasn't filled in was a lack of FAR. Valentine answered that yes, and same situation on ground level.

APPLICANT PRESENTATION: Sadek Darwiche –the maximum FAR on the Town Square overlay is 1.83 and with this addition the FAR will still fall below 1.83. In terms of bulk and scale, the property won't feel any bigger than other properties on the Town Square. Financially makes more sense to enclose the open area in the building now during construction vs. having a hole in the middle of the building. Additionally, the valet lifts are working very well and additional lifts will be added that will be for electric vehicles.

QUESTIONS FOR THE APPLICANT: None

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

Commissioner Schuler feels it's a good use of FAR and likes the use of lifts in the valet parking. Commissioner Smits asked about the parking, if it was available only to guests or also for transient clients of the restaurant. Darwiche responded that it's available to transients. No issues with project, that it's a better use of FAR.

Motion: I move to recommend approval to the Town Council of Development Plan Amendment P22-156 to incorporate 145 N Glenwood St. into the Hotel Jackson Development Plan and to transfer approximately 4463 sf of floor area to 135 N Cache St, based upon the findings presented in the staff report, departmental reviews, and subject to this staff report dated September 21, 2022

A motion was made by: Schutt seconded by: Smits

Motion approved by a 5 to 0 vote

MATTERS FROM COMMISSION: Planning Commission asked to get heads up on larger projects coming up. Discussed using Planning Commission meetings to work on reviewing LDRs and codes that need attention, such as lack of guest parking requirements, and make recommendations to the Town Council.

MATTERS FROM STAFF: Paul Anthony discussed open Planning Commission seat and encouraged recommendations. Discussed protocol with Council that when reviewing applications, if applications meet the letter of the law, they should be approved. Any dissenting votes should be based on the belief that the project doesn't meeting the requirements rather than not liking the requirements. Can still have their voices heard by the Council with recommendations of changes to the regulations. Mountain Town conference is coming up, Commissioner Schutt is attending, along with some staff members. We are seeing a lot of large buildings and how do we apply Design Guidelines to these larger projects. We don't have maximum building size so aggregating lots is happening aggressively. We're fully staffed but with Tyler Sinclair acting as interim Town Manager, we've lost some capacity. We've increased the building permit review timelines changed from 30 to 60 days as the Engineering Department is backed up.

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

Motion approved by a 5 to 0 vote at 6:15 pm.