

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
January 18, 2023**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 01/18/2023, via ZOOM and in Town Hall Chambers.

ROLL CALL:

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

STAFF: Tyler Valentine, Katelyn Page, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF 11/16/22 MINUTES: A motion was made by: Schuler & seconded by:
 Martinez

Motion approved by a 5 to 0 vote

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P22-269 & P22-278: LDR Text Amendment- NH-1 -Section 2.2.9 and fee waiver request

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: None

APPLICANT PRESENTATION: Michael Stern

QUESTIONS FOR THE APPLICANT: None

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

Motion: I move to **recommend approval** to Town Council of the proposed LDR Text Amendment P22-269, based upon factors 1-6 in Section 8.7.2.C of the Land Development Regulations as

presented by staff in the staff report dated January 18, 2023.

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

Motion approved by a 5 to 0 vote

ITEM P22-242: Development Plan for a future 2-lot subdivision of the property located at 180 Aspen Drive.

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: Why does staff say future access on Pine St. for Lot 2? Preference is to have access point from a street with lower traffic.

APPLICANT PRESENTATION: Jeannie

QUESTIONS FOR THE APPLICANT: None

PUBLIC COMMENT: none

COMMISSION DISCUSSION:

General agreement that this is good project and fits with the neighborhood, supportive. Already two houses on the property.

Motion: I move to **recommend approval** to the Town Council of Development Plan (P22-242) for a future 2-lot subdivision for the property located at 180 Aspen Drive based upon the findings presented in the staff report, the departmental reviews, and subject to the condition(s) of approval recommended in this staff report dated January 18, 2023.

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

Motion approved by a 5 to 0 vote

ITEM P22-253: Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward St.

Petri recused from voting

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF: Questions about how fee in-lieu for parking spaces work and how LSR - landscaping requirements work. Staff responds that LDRs do not require that landscaping be visible to the public, only that it be provided on the property in the required amount. Commission also asked about how the NRO applies to the project. Staff responded by noting that the project site is not in the NRO and sits outside of 25' creek buffer, thus these requirements do not apply to the project. Questions were also asked about how the 2:1 Workforce Housing bonus works and whether applicant intended to sell units in the future. Staff provided a summary on how the 2:1 bonus works (i.e., landowner gets 2 sf of additional market housing in exchange for providing 1 sf of deed-restricted workforce housing) and that the applicant is proposing apartments for now but could decide to convert to condominiums in the future.

APPLICANT PRESENTATION: Adam Janak, Hans Flinch

QUESTIONS FOR THE APPLICANT: The Commission asked a variety of questions to the applicant including question about how the LSR worked on the site; about whether the alley can handle projected traffic and stormwater runoff; whether there are plans to sell the units and whether there are there any differences in rent costs between workforce and market units. It was noted that a standard alley in the Town of Jackson is 20ft and that a platted alley of 20ft currently exists. Additional questions were asked about whether there will be screening on the back (west) of the building and whether there was a parking study for the project regarding usability of some of the spaces mentioned in public comment. Applicant responded by stating that Nelson Engineering completed a turning movement study for a variety of different-sized vehicles, including typical trash and delivery trucks (FedEx, UPS) and that this was submitted in the Planning Commission packet.

PUBLIC COMMENT:

- Peter Holland (landowner across Flat Creek at 204 W. Saddle Butte Drive): Says project does not meet LDRs, LSR far less than the required 10% and the parking plan does not provide enough functional parking spaces.
- Rose Robertson (rents house at 285 N. Millward, north side of the project): Project has design flaw which is the one lane alley is too narrow to handle traffic from project and traffic on Gill can be a problem. Project needs an exit onto Millward so people have option if the alley is blocked.
- Diana Welch (represents Lukas Farms LLC at 385 West Gill Avenue): States that she does not oppose density, design is good, but back of building is not so great and LSR proposed is not meeting LDR requirement.

- Jacob Henrie (lives at 285 N. Millward, north side of the project): Project should not get any parking reductions, parking is full on Millward Street in front of project. The entire alley should be paved (i.e., not stop at north property line of applicant) or there will be mud near their property and run into the creek. He also expressed concern that that sewer cleanouts will be paved over, that the 1-way alley is not adequate, and that no second access is there in case of the need to evacuate from a wildfire.
- Reade Dornan (382 W. Saddle Butte Drive): The culture of the neighborhood is being destroyed, this end of town is being swamped by big projects (e.g., CLC, 105 Mercill Condominium building) with bad landscaping. Traffic is already a problem because it's a truck route, traffic backed up to fish hatchery hill in summer. Aesthetics of this building - turns it back to the houses on flat Creek. Workforce housing is not always for the workforce. Many workers can't afford to live there.
- John Bickner Jr (family owns multiple properties across the alley from project): Agrees with Mr. Holland, problems with this project should have been addressed by staff. Outlaw Hotel (previous to Angler's) example that they had no access to the alley from that hotel. The alley is private, they added gravel down the alley. It's criminal not to add proper access to project from Millward. Concerns about putting in sewer (closing alley), environmental concerns about runoff, building is too big for the scale of the neighborhood.
- Rick Bickner (family owns multiple properties across the alley from project): Project need entrance and exit on Millward. Flat Creek floods, what about evacuation with a one lane road. There's no way to turn around at the end of the alley.
- Eugenie Copp (370 N. Millward Street): This area is a flyway for ducks, JH Wildlife Foundation has nature mapping for this area, she will present 13-14 years' worth of data to Game and Fish Department and Town. The Flat Creek corridor should be protected.
- Leslie Steen from Trout Unlimited: Has concerns about water quality - encourage developer to look at stormwater runoff, should be spawning habitat, use trout friendly landscaping methods, consider snow storage and chemicals that run off.
- Stuart Suna (owner/developer of this property): New resident in Jackson the last 3 years. Hoping for support and trying to upgrade what is currently there. Supports workforce housing.
- Dave Sollitt, Executive Director of Conservation Alliance: Drove down the one-way alley. This will make traffic worse, snow storage and drainage, pretty good area for housing but not for commercial development, too large and too dense for this area.

COMMISSION DISCUSSION

The project fits the LDRs and zoning for that area. Neighbors know their neighborhood and the Commission appreciates public comments. Concerns were expressed about the long-term affordability of the units and about the creek, fire trucks getting in and out, truck route, and neighborhood character but this is exactly what the zoning allows, is a good project in area where redevelopment is needed.

Motion: I move to **recommend approval** to the Town Council of Development Plan P22-253 for a

new 3-story mixed-use building at the property addressed 245 and 265 N. Millward Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated January 18, 2023.

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

Motion failed by a 2 to 1 (Schutt) vote 1 abstention by Martinez but vote was then amended to address concerns of Schutt and Martinez where same motion was made by: Schuler & seconded by: Martinez and approved by a 4 to 0 vote with an added condition of approval (Condition #5) as follows:

Motion: I move to **recommend approval** to the Town Council of Development Plan P22-253 for a new 3-story mixed-use building at the property addressed 245 and 265 N. Millward Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated January 18, 2023.

5. The Fire/EMS Department shall review again the fire access to the project and the Public Works Department shall review again the suitability of the alley to accommodate proposed traffic from the project; all updated information shall be presented to the Town Council.

MATTERS FROM COMMISSION: Would like discussion on Historic Preservation Guidelines and how this works with the Building Department standards.

MATTERS FROM STAFF: Agenda follow-up: short-term rentals in residential neighborhoods, have a redline version and will be presented during the second meeting in February. Will also be reviewing big buildings and the 2 for 1 bonus. Need to assess the public benefit and potentially change. Karns Meadow Master Plan will be upcoming. PC members, still down 1. Deadline is the 24th of January to accept applicants.

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

Motion approved by a 5 to 0 vote at 8:22 pm.