

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 15, 2023**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 03/15/2023, via ZOOM and in Town Hall Chambers.

ROLL CALL:

 x_ Anne Schuler Wendy Martinez, x_ Katie Wilson, x_ Abby Petri, x_ Christie Schutt
x Thomas Smits x_ Steph Wise

STAFF: Paul Anthony, Alex Norton (contracted)

MATTERS FROM THE PUBLIC: None

APPROVAL MINUTES:

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P23-015: 12455 S. River Bend Rd. – PUD Amendment (Teton County)- Courtesy Review

STAFF PRESENTATION: Paul Anthony, Hamilton Smith (Teton County)

QUESTIONS FOR STAFF: none

APPLICANT PRESENTATION:

QUESTIONS FOR THE APPLICANT: Would like to hear about why the County Commissioners voted it down. It was voted down because this would increase density and intensity. A SF residence would have less of an impact.

Is the employee housing not certain? No it would be based on the approval of PUD amendment and text amendment. Over time, how much employee housing have they built for the 180 employees? They've met all the requirements for both resort development and the broader golf course and residential development – there's a 19-unit dorm and Astoria Park & Conservancy was approved to build 4 individual units for employee housing.

PUBLIC COMMENT: none

COMMISSION DISCUSSION: The impact on the Town is lessened by employees living on site, less traveling. Was there an environmental study or animal migration study done on this? Yes, it's been updated recently to get a better understanding of the geothermal activity on this site, and the

wetland data has been updated. The building envelope constraints impacts on the lot. Question on the short-term rental use vs. employee housing. Currently, lot 23 as a residential lot has a lodging use allowance which allows STR use. If the amendment were to be approved, the lot would lose the entitlement for STR use and would be deed-restricted employee housing and office space.

Is the Astoria Park Hot Springs part of the Snake River Sporting Club or is it private? It's not its own lot, it's part of the Astoria Park Conservancy lot 1, but is in the SR Canyon Planned Resort. Commissioners felt that it doesn't have a huge impact on the Town, and like that it houses employees where they work.

Motion: I move to direct staff to provide the Planning Commission's comments to the Teton County Board of Commissioners on the proposed amendment to the existing Snake River Canyon Ranch Resort Master Plan and Development Plan (Item P23-015) as expressed in this meeting dated March 15, 2023.

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

Motion approved by a 6 to 0 vote

ITEM P23-026 : Request for a Land Development Regulation (LDR) Clean Up

STAFF PRESENTATION: Paul Anthony, Alex Norton (contacted)

STAFF PRESENTATION and COMMISSION DISCUSSION:

- Amendment #1 (Comp Plan reference) – approved changes
- Amendment #2 (Conflicting language of regulation and example) – approved changes
- Amendment #3 (Nonconforming detached dwellings & habitable floor area) – approved changes
- Amendment #4 (Replacement of nonconforming structures) – approved changes
- Amendment #5 (Expansion of a nonconforming use) – approved changes
- Amendment #6 (Historically significant sign determination) – approved changes
- Amendment #7 (NL-5 accessory structures) – approved changes
- Amendment #8 (Building size, rules of measurement) – approved changes
- Amendment #9 (Fence standards) – approved changes
- Amendment #10 (access drives in OR zone) - approved changes
- Amendment #11 (Accessory structure setbacks in PB zone) – approved changes
- Amendment #12 (DRC review of buildings with 4+ units) – approved changes
- Amendment #13 (Permit thresholds, habitable floor area) – approved changes
- Amendment #14 (Sketch Plan option for residential) – approved changes
- Amendment #15 (Sketch Plan threshold in TS zones) - approved changes

- Amendment #16 (NM-1 density clarification) – approved changes
- Amendment #17 (Missing reference CR-3 4th floor bonus) – approved changes
- Amendment #18 (CR-3 mini storage) – approved changes
- Amendment #19 (Mobile home replacement) - approved changes
- Amendment #20 (Developed recreation in Park zone) – approved changes
- Amendment #21 (PUD references) – approved changes
- Amendment #22 (Faults) – approved changes
- Amendment #23 (Plant units, residential requirements) - approved changes
- Amendment #24 (Plant units, DC/TS reference) – approved changes
- Amendment #25 (Cost of a plant unit) – approved changes
- Amendment #26 (Landscape surface area definition) Commission discussed having LSR determined by zone, Ground level LSR above structures okay for mixed use or commercial areas, and 10% of LSR in residential areas. In favor of a certain percentage of LSR on 2nd level. Discussion to be continued to a special meeting on March 22, 2023.

PUBLIC COMMENT: Matt Gaffney – attorney representing the Hollands regarding a proposed development. Concerned specifically with landscape surface area and site development 5.5.4.8 , but with all proposed LDR amendments and the process that’s been used to put forth and consider these amendments including the apparent haste and lack of public comment and transparency.

Diana Welch - representing Lukas Farms LLC, new definition of landscape surface area is a really big change and the public should have more of a say / process to weigh in on this. What was once greenery, the change allows landscaping to include bike racks, transformer boxes, sidewalks, and similar. There’s no limitation to what percentage can be non-greenery. Also has concerns with #69 minor deviations- can be decided by the planning director after it’s gone through the public process. Who determines what a minor deviation is?

Julian- Thank you for working on this and would like more discussion in the future to make everyone happy.

Motion: I make a motion to continue P23-026 to a special Planning Commission Meeting to be held on March 22, 2023 at 5:30 PM.

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

Motion approved by a 6 to 0 vote

MATTERS FROM COMMISSION:

MATTERS FROM STAFF:

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

Motion approved by a 6 to 0 vote at 8:15 pm.