

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
September 6, 2023**

The meeting of the Planning and Zoning Commission was called to order at 5:34 p.m. on 9/6/2023, via ZOOM and in Town Hall Chambers.

ROLL CALL:

x Anne Schuler _x_ Katie Wilson, ___x Abby Petri, ___ Christie Schutt ___ Thomas Smits _x_ Steph Wise

STAFF: Katelyn Page, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF June 21, 2023 MINUTES: A motion was made by _Schuler___ and seconded by _Petri___.

Motion approved by a _4_ to 0__ vote.

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P23-105: 655 and 665 S. Cache St. – Development Plan

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF:

APPLICANT PRESENTATION: Brad Hoyt

QUESTIONS FOR APPLICANT: Is there bike parking for commercial businesses? Bulb out utilization questions. Is the setback and stepback per the LDR's not feasible? The gap is awkward space.

PUBLIC COMMENT: Julien Hass: suggestion to explore underground parking.

COMMISSION DISCUSSION: The 3 ½ foot walkway is an issue, including for future projects, and we need to be consistent with applying the LDR standards. To accept a variance application, there needs to be a stronger justification than what exists.

Motion: I move to **recommend approval** to Town Council of a new 3-story mixed use building at the properties addressed at 655 and 665 S. Cache Street, subject to the departmental reviews attached hereto, this staff report and the twelve (12) conditions outlined in the staff report dated September 6, 2023 with the added condition that the project meets the side setbacks as stated in the LDRs.

A motion was made by Anne Schuler and seconded by Steph Wise

Motion approved by a _4_ to _0_ vote.

MATTERS FROM COMMISSION:

MATTERS FROM STAFF: GIS meeting with the County and Dewberry September 5, 2023 regarding missing information, issues, changes needed. Short-term rentals amendment passed 3 Town Council readings, will be working on public information. Northern South Park next steps are rezoning, then masterplan. Housing mitigation deregulation statewide discussion. Staffing changes in Planning Department. Will be understaffed for a bit. 2 for 1 bonus building review. Is it working? LDR cleanup is approved and will go before Town Council for the 3 readings. Bicycle parking and Karns Meadow rezone is going for first readings next week. RFP for Virginian property. Workplan update. Set for the fiscal year. Some SPET housing projects are moving forward.

Adjourn: A motion was made by _Schuler ___ and seconded by _Petri ___.

Motion approved by a _4_ to _0_ vote at 7:07 pm.