

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
November 1, 2023**

The Planning and Zoning Commission met in regular session in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 pm. This meeting was held in-person and through the Zoom platform.

Upon roll call the following were found to be present:

BOARD: Anne Schuler, Abby Petri, Christie Schutt, Thomas Smits, Steph Wise

STAFF: Tyler Valentine, Paul Anthony, Lynsey Lenamond, Casey Holden

MATTERS FROM THE PUBLIC: None.

APPROVAL of MINUTES: A motion was made by Christie Schutt and seconded by Abigail Petri to approve the September 6, 2023 regular meeting minutes as presented. Anne Schuler called for the vote. The vote showed all in favor. The motion carried.

OLD BUSINESS: None.

ITEM P23-168: NH-1 TEXT AMENDMENT 4TH STORY/COMMERCIAL

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: Board asked about the Comp Plan, findings vs. factors. Staff discussed the leeway that State Statutes offer with “factors” on text amendment requests. Board asked if language encourages commercial on the first level. Staff explained that it doesn’t need to be commercial. Board asked why we would add the 4th story to this zone as opposed to other zones. Staff responded that it believed that adding a fourth story to the NH-1 zone was a better option than rezoning the property to CR-3 due to concerns about exceeding commercial buildout and being more consistent with the intended residential use of the property as expressed in the Comprehensive Plan.

APPLICANT PRESENTATION: Christie Malone

QUESTIONS FOR APPLICANT: None.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION: The Board discussed whether this amendment fits in with what was envisioned by the Comp Plan and LDRs. The Board also felt that too many text amendments are coming in to suit specific property owner needs. The Board felt that a rezone would be more appropriate.

Factor #1 Is consistent with the purposes and organization of the LDRs: This factor is not met. Amending the NH-1 as proposed is not consistent with the intent of the NH-1 zone which is identified for 2 and 3 story structures. Also, adding commercial to the NH-1 zone seems out of character. The CR-3 zone is a better option to achieve the goals of a fourth story and commercial development.

Factor #2 Improves the consistency of the LDRs with other provisions of the LDRs: This factor is not met. Rather than expanding the use and height of buildings for all properties in the NH-1, it would be more consistent to rezone a specific property (the Virginian campground).

Factor #3 Provides flexibility for landowners within standards that clearly define desired character: This factor is met.

Factor #4 Is necessary to address changing conditions, public necessity, and/or state or federal legislation: This factor is met.

Factor #5 Improves implementation of the Comprehensive Plan: This factor is not met. Again, rather than expanding the use and height of buildings for all properties in the NH-1, it would be better to limit rezone the Virginian campground property to CR-3 to be more consistent with Comp Plan.

Factor #6 Is consistent with other adopted Town Ordinances: This factor is met.

A motion was made by Abigail Petri and seconded by Thomas Smits to recommend denial of the proposed LDR Text Amendment to the NH-1 Zone (P23-168), based upon findings not being met for Factors #1, 2, and 5 in Section 8.7.2.C of the Land Development Regulations, as provided and as discussed at this meeting. Anne Schuler called for the vote. The vote showed all in favor. The motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: Staff will go in front of Council and Commission to discuss large buildings on November 13th. Casey Holden was introduced.

Adjourn: A motion was made by Thomas Smits and seconded by Abigail Petri to adjourn the meeting. Anne Schuler called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 6:54 pm.

minutes:ll