

MINUTES
SPECIAL PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 12, 2023

The Planning and Zoning Commission met in a special session on December 12, 2023, 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: Katie Wilson, Abby Petri (Zoom), Anne Schuler (Zoom), Laura Bonich

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

MATTERS FROM THE PUBLIC: None.

SWEARING IN: Laura Bonich, new Planning Commission member, was sworn in by Lynsey Lenamond, Sr. Deputy Town Clerk.

APPROVAL of MINUTES: A motion was made by Anne Schuler and seconded by Abigail Petri to continue approval of the November 15, 2023, regular meeting minutes to the next Planning Commission meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

OLD BUSINESS: None.

PLANNING COMMISSION:

ITEM P23-168: NH-1 Text Amendment 4th Story

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: None.

APPLICANT PRESENTATION: Christi Malone, Teton County Housing Department.

QUESTIONS FOR APPLICANT: None.

PUBLIC COMMENT: Daniel Ragsdale spoke in support of the 4th story bonus.

COMMISSION DISCUSSION:

The Commission spoke on the previous meeting's discussion on changing the zoning on the Virginian property versus changing the NH-1 zone. The majority of Commission members felt they could make findings, while one Commissioner felt that they couldn't support this text amendment.

A motion was made by Anne Schuler and seconded by Laura Bonich to recommend approval of the proposed LDR Text Amendment (P23-168), based upon factors 1-6 in Section 8.7.2.C of the Land Development Regulations as presented and modified by staff in this staff report dated December 12, 2023. Katie Wilson called for the vote. The vote showed 3-1 with Abigail Petri opposed. The motion carried.

ITEM P23-180: Large Building Review – LDR Amendment

STAFF PRESENTATION: Paul Anthony

QUESTIONS FOR STAFF: None.

APPLICANT PRESENTATION: None.

QUESTIONS FOR APPLICANT: None.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION:

Key Policy Question #1 – Does the PC believe that some buildings in Jackson have gotten too large and are inconsistent with our intended character?

The Commission was in favor of density, more so see issues of scale and location; feels an update to the Design Guidelines would be a big help; would like to hear from DRC and community owners on their frustrations; would like to do a joint meeting with the DRC; Commission feels the DRC has done a good job of making big buildings seem smaller; Commission also noted that the process – DRC, PC, Town Council - is normally positive and is more effective than limiting size outright; feels the tools are working; not opposed to more structure in LDRs

Key Policy Question #2 – If so, what are the specific concerns the PC has regarding the actual or perceived size of large buildings? Is the issue total size in floor area? Architectural Design? Location? Use? Other?

Commission feels like we might be losing good design in affordable housing projects; noted that emotion plays into favoring a large building that will be used to benefit the community, yet it can get sticky to judge a building by its use

Key Policy Question #3 – What type of strategies does the PC want to pursue to address the identified concerns? Should the Design Guidelines be addressed? Should any of the development incentives be adjusted?

Commission spoke regarding The Loop – once it's done, what is the affordability of it? Commission generally likes the incentives, such as 2 for 1, but lots of discussion about making the incentive

actually affordable, not workforce; parking touched on; Commission is up for different design guidelines for different zoning; LSR – good community benefit to allowing more LSR, LDR cleanup reduced it, it's complicated, people don't like planters as green space

Neighborhood Context – consistency would need to be met

Development Sites – some felt it's far-reaching, asked if it's legal

Review/Process – can see it being frustrating for developers, but beneficial to the community to have more opportunity to speak up; not efficient to have Town Council review every building plan; better option may be to change thresholds; deed restricted, and affordable units should not be held to same standards of other big buildings

A motion was made by Anne Schuler and seconded by Laura Bonich to direct staff to share with the Town Council the comments and ideas regarding “big buildings” expressed by the Planning Commission at this workshop consistent with this staff report, dated December 12, 2023. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: Long Range Planning issued an RFP for an Indicator Report and Dashboard; Northern South Park is going through County Planning Commission and hope to go before BCC in March; ARU bill is moving forward; other bills were tabled but not squashed (Mitigation and Building Permits)

Adjourn: A motion was made by Anne Schuler and seconded by Laura Bonich to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:34 pm.

minutes:ll