MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
February 7, 2024

The Board of Adjustments met in a regular session on February 7, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:32 pm. This meeting was held in-person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Laura Bonich, Katie Wilson, Anne Schuler, Thomas Smits, Christie Watts, Abigail Petri (via Zoom), Steph Wise (via Zoom)

STAFF: Paul Anthony, Katelyn Page, Casey Holden

MATTERS FROM THE PUBLIC: None

APPROVAL of MINUTES: A motion was made by Ann Schuler and seconded by Christie Watts to approve the January 17, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

OLD BUSINESS:

PLANNING COMMISSION:

BOARD OF ADJUSTMENTS:
ITEM P23-148: 555 Scott Lane - Variance

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF:
The Board asked for clarification of different requirements for setbacks from a garage versus the primary house The Board asked about nonconforming requirements for a remodel and if there would be any issue with snow drainage if the house was moved closer to the street. The Board also asked for clarification of the square footage of the new building and if the neighbors to the east and west were conforming.

APPLICANT PRESENTATION: Bryan Gleason & Mary Lou Peters

QUESTIONS FOR APPLICANT:
The Board asked if the homeowner considered keeping the original structure.

PUBLIC COMMENT:
Scott Albrecht discussed the layout of the 12 homes on the creek and expressed his support of the applicant's original proposal because it had the least negative impact on wildlife movement and the creek. He discussed the Flat Creek Corridor that supports wildlife and explained his concern about

pushing the building envelope away from the creek. Sandy Buckstaff introduced himself as a former Town of Jackson staff engineer and explained his part in creating the storm drain plan for Flat Creek. After visiting the applicant's site, he said he concluded that the variance would not affect the vision of the master plan and would allow maintenance for a desirable habitat.

COMMISSION DISCUSSION:
The Board discussed the storm drain's location and setback and whether there was a utility easement. The Board discussed adding onto a nonconforming structure and what implications arise from trying to bring a nonconforming structure to conforming. The Board contemplated the functionality of the building envelope being closer to the street while discussing the need for consistency of setbacks on other properties along the creek. The Board discussed the encroachment of construction equipment on the creek regardless of the setback. The Board also conferred with Carly Anderson, Assistant Town Attorney, to articulate the specific facts when discussing if the findings were met.

MOTION 1: A motion was made by Anne Schuler and seconded by Abigail Petri to recommend **denial** of the variance to LDR Section 5.1.1.D.2.c.ii.b (50' natural resource setback required for properties along Flat Creek South of Hansen Avenue) to allow a 10' and 20' natural resource setback at the property addressed at 555 Scott Lane, subject to the Land Development Regulations, and the department reviews, and this staff report dated February 7, 2024. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MOTION 2: A motion was made by Anne Schuler and seconded by Christie Watts to recommend **approval** of the variance to LDR Section 5.1.1.D.2.c.ii.b (50' natural resource setback required for properties along Flat Creek South of Hansen Avenue) to allow a **25' natural resource setback** and a **15' street setback** at the property addressed at 555 Scott Lane, subject to the Land Development Regulations, and the department reviews, and this staff report dated February 7, 2024. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF:
Staff discussed the Town Council retreat, held January 29-30, and the first attempt to set the yearly agenda for staff. Housing Mitigation, Big Building Review, and updates to the planning fee schedule were postponed to a different fiscal year. Staff updated the Board on the NH-1 4th story bonus and explained the requirements for qualification. Staff also explained the Flat Creek Corridor Overlay and the incentives for redevelopment of properties to move away from the creek. Staff confirmed that the Town Council work plan is set in June with a focus on capital improvement concerning streets and sidewalks, budget updates, transportation, and Ecosystem Indicators.

Adjourn: A motion was made by Anne Schuler and seconded by Christie Watts to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:01 pm.

minutes:ll