

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 6, 2024**

The Planning and Zoning Commission met in a regular session on March 6, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 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, Christie Watts, Abigail Petri, Steph Wise (via Zoom)

STAFF: Tyler Valentine, Katelyn Page, Casey Holden

MATTERS FROM THE PUBLIC: None.

APPROVAL of MINUTES: A motion was made by Abigail Petri and seconded by Laura Bonich to approve the February 7, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

OLD BUSINESS: None.

PLANNING COMMISSION:

ITEM P24-006: 105 Mercill Ave-Children's Museum-CUP

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF: One member asked about mitigation for allowed uses and how the original developers mitigated for the highest level of impact for parking and affordable workforce housing requirements at time of construction knowing the commercial units have not been occupied to date.

APPLICANT PRESENTATION: Ethan Lobdell, executive director of the Jackson Hole Children's Museum explained the different programs offered at the museum. These programs include summer camps, after school programs, and membership opportunities for the public. The project has been developed over the last 4-5 years and had many partnerships and agencies supporting the vision. The goal is a childcare focused organization that benefits the community.

QUESTIONS FOR APPLICANT: None

PUBLIC COMMENT: None

COMMISSION DISCUSSION: The commission all agreed that it is a straightforward project and great for the community.

MOTION: A motion was made by Christie Watts and seconded by Abigail Petri to recommend approval to the Town Council of Conditional Use Permit P24-006 for a Conditional Use Permit for Assembly use at the property addressed 105 Mercill Avenue, Units 101-103 based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 6, 2024. Katie Wilson called for the vote. Steph Wise abstained from voting. The vote showed all in favor. The motion carried.

ITEM P23-226: 380 S Hwy 89-Zion Bank Development Plan

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: The commission questioned housing mitigation and the housing credits associated with the land. There was some discussion about the site circulation and the use of two-way lanes versus the one-way drive-through lane with respect to the Hampton Inn entrance and exit.

APPLICANT PRESENTATION: None

QUESTIONS FOR APPLICANT: None

PUBLIC COMMENT: None

COMMISSION DISCUSSION: The commission agreed that it is an appropriate location and recognized the concerns as stated by the Design Review Committee but referenced the adherence to the LDRs. The Commission believes that all findings make sense.

MOTION: A motion was made by Christie Watts and seconded by Laura Bonich to **recommend approval** of Development Plan P23-226 for a new 2-story, 12,366 sf bank at the property addressed at 380 S. Highway 89 based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 6, 2024. Katie Wilson called for the vote. The vote showed all in favor. The motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: Informed the Commission about the two vacant positions on the Design Review Committee and explained the application process. The RFP process started for the 4 candidates for the Virginian project and there is a recording available. Commission asked for an update on South Park and staff informed the commission about the scheduled meetings in April.

Adjourn: A motion was made by Laura Bonich and seconded by Abigail Petri to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 6:05 pm.

minutes:ll