

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 20, 2024

The Planning and Zoning Commission met in a regular session on March 20, 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: Katie Wilson, Anne Schuler, Thomas Smits, Christie Watts(via zoom), Abigail Petri(via zoom)

STAFF: Paul Anthony, Katelyn Page, Casey Holden

MATTERS FROM THE PUBLIC:

APPROVAL of MINUTES: A motion was made by Thomas Smits and seconded by Christie Watts to approve the March 6, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor. Anne Schuler abstained. The motion carried.

OLD BUSINESS: None.

PLANNING COMMISSION:

ITEM P24-018: 210, 230 N. Glenwood St. – Glenwood Hotel – Sketch Plan

STAFF PRESENTATION: Katelyn Page

QUESTIONS FOR STAFF:

Staff were asked to explain the transfer of credits and the preservation of the building. Staff explained the housing mitigation and transfer of credits on 8000 sf. The commission asked about the bulb out condition for approval and if it would be part of the full street, using Glenwood and Gill as an example. They also asked for clarification and the reasoning behind the condition and were informed that the Community Street Plan does not necessarily require the bulb out, but staff makes the recommendation based visibility and pedestrian safety as a key focus.

APPLICANT PRESENTATION: Adam Janak – Architect

Mr. Janak discussed the 19000 sf FAR and the introduction of TDR through the Historic Preservation. He showed renderings of the subterranean parking, off-alley parking, trees and grates setbacks, roof-top amenity, and a projected canopy. He pointed out that the canopy is close to the property line and understands that there would need to be an encroachment agreement for Gill Street if the placement of the canopy is too close to the property line. He also discussed the proposed conditions and working with Town Engineering to meet said conditions. Mr. Janak also talked about the bulb out as related to the neighborhood meeting. He stated that the neighbors

expressed concern about street maintenance and plowing during the winter. The site offers accessible ramps, a small kitchen, reception/lobby area, café, and 15 guest rooms on each of the upper floors with varying room types. He also commented on the elevations and that there are no cross slopes. He informed the commission that the Design Review committee approved the sketch plan with no conditions and were overall pleased with the design and material palette.

QUESTIONS FOR APPLICANT:

Commissioners asked where employees were going to park, if the café was open to the public, if parking was accessible from two entrances, and what the applicant thought about the proposed conditions. Further, the commission asked about the long-term bike parking and additional short term bike parking suggested by staff.

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

The Commission discussed the requirements for bulb outs and the potential of people hitting the bulb out in the winter and snow removal taking away a parking space or two. The Commission generally likes the project but doesn't understand why housing mitigation is off site. In response, ownership team member, Sadek Darwiche responded that with a site this size, any housing unit would be in very close proximity to the employee's place of business. In his experience with similar properties and employee experiences, it is preferable to provide employee housing off site for privacy purposes. The applicant also mentioned that the proposed housing unit is 2-3 blocks from the site. The Commission commented that the sketch plan is further along than most projects. The Commission continued to discuss the bulb out condition and asked if the Commission could delete the condition. One commissioner said that the bulb out at Town Square makes sense, but a bulb out at this location, being the only one on that street, does not make sense. Two commissioners are indifferent to the bulb out at this location.

MOTION: A motion was made by Anne Schuler and seconded by Thomas Smits to recommend **approval** of Sketch Plan P24-018 for a new 38,000 sf hotel at the properties addressed at 210 and 230 N. Glenwood Street based upon the findings and the **seven** conditions, **minus condition two on the bulb out**, presented in the staff report, the departmental review, and subject to this staff report dated March 20, 2024. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. Abigail Petri abstained from the vote.

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF:

Director Paul Anthony discussed the three meetings scheduled in April, including a Joint Meeting on April 10, 2024, to discuss the Indicator Report and Work Plan. There was also discussion about the staff LDR text amendments for the removal of the Community Development Department and

updates to Findings based on the LDRs and Comprehensive Plan consistency. He also discussed budget season and the adjustment for inflation, but stated that no other significant increases would be made in FY25.

Adjourn: A motion was made by Anne Schuler 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 6:35 pm.

minutes:ll