

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
May 15, 2024**

The Planning and Zoning Commission met in a regular session on May 15, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 pm. This meeting was held in-person.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Anne Schuler, Thomas Smits, Abigail Petri

STAFF: Paul Anthony, Katelyn Page

MATTERS FROM THE PUBLIC: None.

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

OLD BUSINESS: None.

PLANNING COMMISSION:

ITEM P24-065 185 S. Willow St. – Teton County GSB - CUP

STAFF PRESENTATION: Katelyn Page

Staff spoke to the purpose of a CUP and its requirement in the PSP zone. Applicant is seeking the CUP for 3,285 sq feet of office space use. GSB is part of wider Municipal Complex serving Teton County and Town of Jackson.

QUESTIONS FOR STAFF:

Commission asked why a parking study wasn't done when the property was originally developed. Staff said the development has been "piecemeal" and done over time, parking was thought about but if anything official was done back in the 70s or 80s, we don't have any information on it. Commission asked staff to confirm that the staff recommendation for the curb cut and the applicant's requested curb cut would both result in one lost parking space; staff confirmed that is correct. Staff confirmed that applicant is proposing a 30' curb cut. Commission asked if the curb cut was 20', could applicant still accomplish what they want to do. Staff said the 20' recommendation was to mirror surrounding zones.

APPLICANT PRESENTATION:

Rachel Ravitz spoke on behalf of the applicant. Applicant noted that the bay is not a maintenance bay for vehicles, but the primary intent is for staging and loading/unloading. The "sticky part" of the project is the curb cut; if it's reduced too much it becomes complicated for maneuvering. Traditional bike racks will be where original START e-bike program had been planned. Materials will

match existing building; adding a metal standing seam roof to the shed. Old windows will be replaced with energy efficient ones. Jason Berning spoke regarding the curb cut and parking.

QUESTIONS FOR APPLICANT:

Commission asked if there is an ongoing parking study for the complex. Applicant said that will be taking place over the next year. Commission asked about safety concerns with vehicles backing out over bike and pedestrian sidewalk, and whether Applicant had considered the curb cut being on Simpson. Applicant said it's not possible to have it elsewhere, and no other staff or the DRC have brought it up as a concern. Applicant agreed to brainstorm with their civil engineers regarding the vehicle access.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION:

Commission discussed conditioning approval or continuing the item based on changing vehicle access. Commission feels the project isn't responding to Jackson's goal to be more pedestrian/bike friendly. Commission is concerned that the vehicles will be backing into an established bike route.

MOTION:

A motion was made by Abigail Petri and seconded by Anne Schuler to recommend approval to the Town Council P24-065 for a Conditional Use Permit for Office use at the property addressed 185 S. Willow Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated May 15, 2024. Katie Wilson called for the vote. The vote showed all opposed and the motion failed.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: CWC is scheduled for PC on June 5th. Karns Meadow MP will probably hit PC in July or August. Mogul Hospitality project was continued by Town Council to the June 3rd meeting. A developer for the Virginian project has not been selected. Presbyterian Church project is delayed until mid-June for Town Council. Teton County GSB hits Town Council on June 3rd.

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 and the motion carried. The meeting adjourned at 6:46 pm.

minutes:ll