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

The Planning and Zoning Commission met in a special workshop on July 15, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 1:30 pm. This meeting was held in-person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Anne Schuler, Thomas Smits, Laura Bonich, Stephanie Wise, Abigail Petri

COUNCIL: Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, Jim Rooks, Jessica Sell Chambers

STAFF: Paul Anthony, Tyler Valentine, Lynsey Lenamond

PLANNING COMMISSION:

PM24-004 Moratorium on Large Buildings

STAFF PRESENTATION: Paul Anthony
The Planning Director reminded Town Council and Commission that only Council will be making a motion today. Staff's goal is to get enough direction to present a red-line version of the LDRs according to the moratorium timeline. Since 2016 10 buildings larger than 35,000 sq ft have been built. In the previous 20 years, 2 were built.

PD reviewed maximum building size recommendations from Staff, PC and DRC. Square footage refers to above-ground, habitable space. Council asked about lot aggregation. PD feels a compromise would work, but would need to limit project size but not what a developer can buy. Definitions for what constitutes a separate structure would have to be set showing what could be done on side by side sites. Council asked about creating more difficulty when things should be simplified, especially for less wealthy landowners if we set too many guidelines. PD spoke to clarifying existing standards, giving them more teeth as opposed to setting lots of new standards. Council asked for clarification on why we can't limit the size of lots. PD questions the practicality of that but thinks legally it could be done. Lea Colasuonno agreed on legality, but also questioned the practicality.

Commission and Council recessed at 2:15pm and reconvened at 2:25pm.

Council asked for examples on situations that maximum use restrictions could be used. PD spoke about Jack Dennis store. Council spoke about max use restrictions discouraging hotel chains and asked about national retail stores being affected. PD feels the 12,500 sf max in existence has been effective downtown. Council asked about CUPs, if that could include environmental impacts. PD said it could. Council also asked if CUP would be for buildings over the max size, or for buildings within the max size. PC stated that their intent was to do the CUP for buildings over the max size. Regarding façade, Council spoke to the public wanting more charming facades, and asked about coordinating height and length of buildings. PD spoke to courtyards and open spaces to balance height. Council asked if max sf was set, could the workforce bonus be kept and get what everyone wants. PD said an increment of sf could potentially be added for the bonus; we can write the rules how we want. Council asked about changing the ratio of the workforce bonus. PD said the boards didn't feel that an option to do that didn't fit in with the moratorium timeline. On Design Guidelines, Council asked about "higher design standards" applying to all buildings, not just large ones. PD said it's harder to meet standards the larger a building is, you have to get creative. Council reiterated that it wants the standards to be high across the board. PC spoke to updating the entire Design Guidelines, that they want that done in the future.

PUBLIC COMMENT:
Margie Lynch, Amy Kushak, Michael Stern, Tom Yanyous, Perri Stern, Daniel Ragsdale, Michael Kudar, Jesse Rauch, and Reese Kudar made public comment.

Council asked PD to clarify if we need to be more narrow or broad in changes. PD spoke to the 120-day limit of the moratorium, and staff feels we need to be very targeted in the timeframe given. Council asked Legal to confirm that beyond 160 days, more issues may arise. Lea Colasuonno said the moratorium can be extended, and that no matter the length, progress and diligent work are the important points. One Councilmember feels the size of buildings is absolutely key, but all design aspects must be considered. He doesn't feel we can accomplish what is needed in 120 days. If we need to extend the moratorium fine, but everything needs to be addressed. He felt strongly that the 2 for 1 bonus needs to be addressed, but not taken away. Another Councilmember feels that a stop gap should be created to stop the bleeding so that larger issues can be addressed. The moratorium won't fix everything at this time. A more comprehensive look needs to be taken and she doesn't think an extension helps anyone. She feels lot aggregation needs to be a significant part of the discussion. She wants changes that lead to the feeling of community, not necessarily a look. She also has a large concern regarding affordability in the community. One Councilmember asked for clarification on what can be accomplished in 120 days. PD spoke to Council really needing to answer what they want the moratorium to accomplish. PD spoke to the items being recommended in the staff report, that those items can be changed within the 120 days. Changes should be simple and enforceable and clear. That Councilmember asked for a date when these changes need to be decided on. PD said a redline needs to be done by the end of August if we're sticking to 120 days. Council asked if staff has looked at other communities to see what has/has not worked and if underlying economics of development will be changed with these revisions. PD said staff will wait for recommendations from Council before looking at other communities, but certain things can't be borrowed from other towns. PD confirmed that changes will make costs increase in construction. Council asked if the differences that the DRC suggested were fundamental and how Council should consider their opinion. PD said those differences weren't significant, and that DRC, PC and staff were in the same ballpark. Council asked about the residential restrictions that had been imposed. PD said County could probably answer that question better. Council asked if staff has considered how the State will be watching what Jackson does. PD doesn't know if this will trigger a reaction in Cheyenne. One Councilmember feels strongly about the CUP or other review process being in place. He would like the flexibility to hire outside parties to review things such as traffic. He thinks projects on corners should have a different façade length. He also felt that the 2 for 1 bonus needs to be addressed, and that it could be handled within the timeframe. He feels we should be willing to extend the moratorium. He added that long-term, the Comp Plan does need to be revisited. He thinks of these revisions as a whole package, it's not just about building size. He would like to see barriers removed for smaller projects that the Town wants to see happen. He also thinks that during DRC and PC review of bigger buildings, we need to put something in place to give them more time for review. The Mayor spoke to not losing sight of the bigger issues that won't be addressed in the moratorium. She asks that Council have a process in place for those items to move forward. She wants to figure out how the building size limit is applied during a full project and asked staff to bring back more information.

PC spoke to the usefulness of having this meeting with Council, that they now have a better understanding of what Council wants.

One Councilmember noted that he likes the Cloudveil - material, presence feel. He doesn't like Springhill or Sagebrush.

Councilwoman Sell Chambers left the meeting at 4:45 pm.

A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to continue the item to a date to be determined. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Adjourn: A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor with Jessica Sell Chambers absent. The motion carried.

Adjourn: A motion was made by Laura Bonich and seconded by Abigail Petri to adjourn the meeting. Anne Schuler called for the vote. The vote showed all in favor and the motion carried.

The meeting adjourned at 4:50 pm.

minutes:ll