

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 25, 2024

The Planning and Zoning Commission met in a special workshop on June 25, 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, Laura Bonich, Stephanie Wise, Abigail Petri

STAFF: Paul Anthony

MATTERS FROM THE PUBLIC: None.

PLANNING COMMISSION:

PM24-004 Moratorium on Large Buildings

STAFF PRESENTATION: Paul Anthony

Staff reviewed the background of why the moratorium on large buildings was passed. Since 2016, approximately 10 buildings over 35,000 square feet have been built. The reason more have been built is that the Town incentivized large buildings to create more workforce housing. Design guidelines are a part of this conversation along with the LDRs.

COMMISSION and STAFF DISCUSSION:

Staff and Commission discussed the moratorium and priorities for revising the LDRs and Design Guidelines. Commission's ranking of premises was as follows:

- 1 & 2) Building Size (straw poll showed majority agreed this is a priority, but building use is already mandated by zone and doesn't need to be regulated further; parking needs more discussion),
- 3) Architectural Design (Commission feels that massing is the biggest problem, in the long-term Design Guidelines need to be updated)
- 4) Favored Uses – Deed Restricted Housing (Commission felt that all uses should be treated equally)
- 5) Greenspace/landscaping (Commission feels this 2nd tier and could be looked at later)
- 6) Neighborhood Context (not a priority for Commission)
- 7) Development Sites (Commission feels there's better tools than a maximum on lots)
- 8) Additional Council Review (Commission is interested in digging further into this option)
- 9) Workforce Bonus (majority of Commission feels it needs to be evaluated)
- 10) Street Frontage (Commission feel this pairs with massing and should be kept on the list)

Adjourn: A motion was made by Anne Schuler and seconded by Thomas Smits to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 8:34 pm.

PC/BOA Minutes
06/25/24
Page 2

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