

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
August 7, 2024**

The Planning and Zoning Commission met in a regular session on August 7, 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, Abbie Petri, Laura Bonich, Stephanie Wise

STAFF: Paul Anthony, Katelyn Page, Lynsey Lenamond

MATTERS FROM THE PUBLIC: Ray Elser made public comment regarding the moratorium.

APPROVAL of MINUTES:

A motion was made by Anne Schuler and seconded by Laura Bonich to approve the June 5, 2024 regular meeting minutes, the June 25, 2024 special workshop minutes and the July 15, 2024 special workshop minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

PLANNING COMMISSION:

PM24-004 Large Building Design

STAFF PRESENTATION: None.

QUESTIONS FOR STAFF: None.

PUBLIC COMMENT: None.

COMMISSION DISCUSSION: None.

MOTION:

A motion was made by Anne Schuler and seconded by Laura Bonich to continue this item to the August 28, 2024 Special Planning Commission meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

P24-094 LDR Text Amendment – Housing Mitigation Change of Use

STAFF PRESENTATION: Katelyn Page

The purpose of this amendment is to reduce housing mitigation for small business owners and small residential additions. This amendment would cause some reduction in money going into the affordable housing fund.

QUESTIONS FOR STAFF/COMMISSION DISCUSSION: Commission asked if a residential unit is under 3,000 sq ft it could be exempt. Planning Director suggested they could say 500 sq ft additions are exempt or a sliding scale could be used. Commission agreed that a flat square footage of 2,500 would be a good cutoff. Commission asked if ARUs are exempted, and staff confirmed yes. Commission asked about short-term rentals, and staff spoke to differences between in the lodging overlay vs. outside of it. Commission asked about the staff report from 2023 and for confirmation if stakeholder group did not recommend the change of use portion. Staff said the stakeholders did recommend it but agreed they will take a look at that staff report again. Staff noted that if this is approved, a good way to look at it is that “space” is mitigated, not businesses moving into or out of a space. Commission expressed concern that this change would give a pass to any business moving into a physical structure. Commission is concerned about tracking and enforcement and asked staff to look into it. Commission also feels that this oversimplifies things and misses the point of the employee mitigation program. Commission favors not penalizing an existing business for moving locations.

Laura Bonich left the meeting at 6:19 pm.

PUBLIC COMMENT: None.

MOTION:

A motion was made by Anne Schuler and seconded by Steph Wise to continue item P24-094 to the September 4, 2024 regular PC meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: The Planning Director provided Commission an update on the moratorium process.

Adjourn: A motion was made by Anne Schuler and seconded by Steph Wise to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:31 pm.

minutes:ll