

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
September 18, 2024

The Planning and Zoning Commission met in a regular session on September 18, 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, Abigail Petri, Stephanie Wise, Thomas Smits

STAFF: Paul Anthony, Lynsey Lenamond, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL of MINUTES:

A motion was made by Anne Schuler and seconded by Abby Petri to approve the August 28, 2024 special meeting minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. A motion was made by Anne Schuler and seconded by Abby Petri to approve the September 4, 2024 regular meeting minutes. Katie Wilson called for the vote. The vote showed 4-0 with Thomas Smits abstaining and the motion carried.

PLANNING COMMISSION:

PM24-004 Large Building Design

STAFF PRESENTATION: Paul Anthony

Staff reviewed the item's progress at the last meeting. He reminded Commission where they were on the discussion of maximum building size.

PUBLIC COMMENT: James Lemkemeier made comment regarding short term rentals.

COMMISSION DISCUSSION:

Commission discussed their feelings on parking being included in max size and what difference there should be in the downtown area. Commission unanimously agrees that the use is not important. Commission is split on max size. Three are in favor of a 75k habitable max size, and 2 are in favor of a 40-50k max size.

Thomas Smits left the meeting at 6:10 pm.

All agree that below ground circulation is okay, above ground is not. Definition of a hotel is a moot point if use is not important. Commission feels 1500sf for short term rentals is appropriate and that hotels should not be incentivized with a 10sf bonus. Commission feels that using the sketch plan threshold should be used as the trigger for CUPs. Commission feels the CUP requirements should apply in the highway corridor. Regarding max façade length, Commission agrees to downtown 200

ft, and on corner lots 300 ft, in highway corridor 250 ft and 400 ft for corners. Commission supports the 2 for 1 bonus being subject to the max building size and an onsite requirement.

Commission requests that a note be included to Council that they would like a deeper look into the Future Potential Action list, and that the bigger picture be looked at.

MOTION:

A motion was made by Abby Petri and seconded by Anne Schuler to recommend approval to the Town Council of LDR Text Amendment PM24-004 based upon the findings presented in the staff report, the departmental reviews, Planning Commission's recommendations at this meeting, and subject to this staff report dated September 18, 2024. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

Staff has done Pre App meetings regarding the Pearl St. Bagel block for a mixed use building. They are also still in the Pre App process on the 6 blocks across the street. They have received a Pre App from Mogul Capital. Staff is also in Pre App on the Justice Center. The Virginian project has gone to the DRC but BCC and Council are still deciding how many units it will be.

Adjourn: A motion was made by Anne Schuler and seconded by Abby 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 7:06 pm.

minutes:ll