

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
November 6, 2024**

The Planning and Zoning Commission met in a regular session on November 6, 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, Thomas Smits, and Laura Bonich appeared in person. Stephanie Wise appeared via Zoom.

STAFF: Paul Anthony, Katelyn Page, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Thomas Smits and seconded by Laura Bonich to approve the October 16, 2024 regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

PLANNING COMMISSION:

P24-105: 1300 Carol Lane CUP

STAFF PRESENTATION: Katelyn Page

Staff reviewed the purpose & policy of the CUP, the history of the business and location. Staff discussed parking issues and housing mitigation. Staff presents the recommended conditions of approval.

Hal Hutchinson addressed the Committee as attorney representing Taylor Phillips as owner of Jackson Hole EcoTour Adventures. They accept proposed conditions of approval with the exception of timing of parking striping and request ability to comply with that condition to when the weather allows.

QUESTIONS FOR STAFF AND APPLICANT:

Commission clarifies the issue of encroachment agreement and parking capacity. The history of the applicant's business operations is discussed. Commission discusses and clarifies housing mitigation requirements and exceptions.

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

Commission discusses condition of striping the parking lot and does not object to allowing striping in the spring. Commission has no concerns with proposed conditions of approval.

MOTION:

A motion was made by Abigail Petri and seconded by Thomas Smits to recommend approval of Item P24-105 to the Town Council for a Conditional Use Permit for 1300 Carol Lane to allow Outfitter/Tour Operator Use, based upon the findings and conditions presented in the staff report, with the exception that the applicant will be required to stripe on or before the CUP is issued, the departmental reviews, and subject to this staff report dated November 6, 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 updates the Commission on the ordinances regarding the building moratorium. Mogul Capital has had their Pre-Application conference and is complying with guidelines outlined in the moratorium. 65 Pearl Street has had their Pre-Application conference and may be submitting additional materials soon. 1400 & 1450 S Highway 89 has submitted a sketch plan and is a more complicated project than some. Three lots on Snow King at Love Ridge have submitted a development plan. County NRO plan is discussed. The future makeup of the Council with the election of Mayor-Elect Jorgensen was discussed. The Pre-Application conference for the Teton County Justice Center has taken place.

Adjourn: A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:29 pm.

minutes:mt