MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
February 19, 2025

The Planning and Zoning Commission met in a regular session on February 19, 2025, 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.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:
A motion was made by Commissioner Bonich and seconded by Commissioner Schuler to approve the November 6, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

PLANNING COMMISSION:

ITEM P24-196 410 S Cache Street CUP

MOTION:
A motion was made by Commissioner Smits and seconded by Commissioner Bonich to move to continue Item P24-196 to the next Planning Commission Meeting on March 5, 2025 for the Conditional Use Permit at 410 South Cache Street. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-170: 25, 335, 345, 355, & 375 N. Cache Street, 45 & 65 Mercill Avenue, & 330, 350, 360, & 370 N. Glenwood Street Sketch Plan

STAFF PRESENTATION: Tyler Valentine
Staff reviewed the large building moratorium under which the project is vested. Changes from the previous application were outlined. The elevations of each street were illustrated and explained. Staff provided analysis, noting that the Sketch Plan is a preliminary, conceptual-level review before the full design of the development. Staff is able to make the Sketch Plan findings and recommends approval with fifteen conditions. The project complies with applicable LDR standards, as conditioned.

An overview of the project's status with the Design Review Committee (DRC) was provided. The project has been reviewed twice but is required to return for a third review. However, staff is comfortable bringing it to the Commission prior to the third review.

The affordable, workforce, and 2:1 housing bonus for the project were outlined. Staff recommended approval of the future development plan with fifteen conditions.

QUESTIONS FOR STAFF:
Commission clarifies the issue of the alley roundabout, its relation to the property line, encroachment into the alley, and the traffic study. Housing mitigation as it relates to the amenity space is clarified.

APPLICANT PRESENTATION:
Brad Wagstaff and Brent Layton from Mogul Capital addressed the Committee. The project is now approximately one-third smaller and broken into five buildings, providing significant breaks in massing and distinct architectural features for each building. A full basement level was removed, making the project shallower and reducing both square footage and excavation volumes. The project's access was moved from North Cache onto Glenwood, allowing for three points of ingress and egress. Deliveries will be made from the alleyway and on private property. Housing mitigation was addressed. The design draws inspiration from various buildings in Jackson. The applicant will return to DRC on March 12, 2025, to present minor architectural updates, which will not affect LDR compliance. The applicant will comply with the proposed development plan conditions.

QUESTIONS FOR APPLICANT: Commission clarifies issues surrounding snow storage, trash locations, vehicle parking and bicycle parking.

PUBLIC COMMENT:
Kay Modi, board member of protect our water Jackson Hole gives public comment on sustainability concerns and the need for eco-consciousness in the project.

Patricia Griffin gives public comment on permeability of surfaces, emergency services access, and overall building design.

Jenny Fitzgerald with Jackson Hole Conservation Alliance gives public comment on sustainability concerns and the desire for the developer to be held to the highest standards.

COMMISSION DISCUSSION:
Commission discusses feasibility of moving forward prior to DRC approval, as well as the details and conditions required at the Sketch Plan versus the Development Plan stage. The Commission agrees that there are still a lot of details to work out and wants to present a complete, thoughtful plan to Town Council. The Commission debates whether the conditions presented by Staff should be required now or deferred until the development plan stage.

Stefan Fodor with Fodor Law office addresses the Commission, requesting the project be approved at the Sketch Plan stage to give the developer direction to move forward, which will allow them to provide clear studies in the development plan stage.

The Commission raises concerns about housing mitigation and how credits are calculated. Staff reminds the Commission of the purposes and definition of a Sketch Plan as presented in the Town LDRs. The Commission would like to see clarifying details for LSR/landscape plan, bike parking plans, housing credits, snow storage plan, and the potential parking exemption, in addition to the final DRC approval before moving forward with their approval. The applicant believes that the prior geotechnical report is sufficient for Sketch Plan level approval and the Commission agrees. That geotechnical report will be provided to the Commission.

Brian Lenz, Town Engineer, addresses concerns regarding Cache Creek Tube.

MOTION:
A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to recommend continuance of Item P24-170 to the March 19, 2025 Planning Commission Meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF: A successful Town Council retreat was held in early February, providing direction on how the Planning Department's workplan will be determined. The County has adopted a new Natural Resource Overlay. The Regional Transportation Director is working on updates to Town-wide parking and traffic standards in the LDRs.

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 8:35 pm.

minutes:mt