

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 5, 2025**

The Planning and Zoning Commission met in a regular session on March 5, 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, Steph Wise, Thomas Smits, and Laura Bonich appeared in person.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

APPROVAL OF MINUTES:

A motion was made by Commissioner Schuler and seconded by Commissioner Smits to approve the February 19, 2025 regular meeting minutes. A request was made for more detailed minutes and noted by Staff. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

PLANNING COMMISSION:

ITEM P24-168, 174, 175 Snow King Lots 53, 57, 58 Development Plan

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Bonich move to continue Item P24-168 to the Planning Commission Meeting on April 2, 2025 for the Development Plan at Snow King Lots 53, 57, & 58. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

ITEM P24-196 410 S Cache Street CUP

STAFF PRESENTATION: Katelyn Page

Staff provided an overview of the project, including the background and existing conditions of the property. The proposal is for 3,140 SF assembly use with no expansion of the floor area. Staff's analysis supports an independent vehicle parking calculation of four spaces. Recommended conditions of approval include a revised site plan to adjust parking areas in order to fully accommodate parking on the property; removal of parking area B, which would require the applicant to install curb and gutter along portions of the East Kelly frontage; provide a minimum of four parking spaces including striping and signage consistent with site plan approval at the time of the building permit; inclusion of at least 15 short-term bicycle parking spaces; and ensuring that parked vehicles do not impede pedestrian sidewalks.

QUESTIONS FOR STAFF:

The reason for removing parking area B is explained: the goal is to improve public safety by reducing potential vehicular conflicts on East Kelly Ave. The location and size of the trash receptacles is clarified. The trash will be contained in standard household-size cans and will be located along the side of the building.

APPLICANT PRESENTATION:

Benjamin Goldberg with the Jackson Hole Jewish Community addresses the Commission and gives a history of the organization, average attendance for hosted events. The space will be used for religious gatherings, an afterschool program, and small-scale cultural events. The applicant is amenable to the conditions for approval with the exception of condition #2 which calls for the removal of parking area B. The applicant prefers to retain parking area B as originally requested.

Larry Thal, the architect for the project, addresses the Commission regarding the current curb cut at the property and the applicants desire to improve the streetscape.

QUESTIONS FOR APPLICANT:

Commission asked if applicant would be to providing only four parking spaces, as required, instead of the six spaces requested. The applicant expressed a preference for maintaining six parking spaces. The Commission discussed the parking setback, the possible addition of street parking if a curb is added, and the encroachment of parking into the public right of way. The Commission was amenable to allowing the encroachment of parking into the public right of way.

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

While the parking layout is not ideal in terms of backing out into a busy street, the Commission acknowledged that the applicant is working with an existing, nonconforming site. The Commission was divided on whether to allow the parking layout to remain as-is or to remove parking area B, which would add a curb along East Kelly. The Commission considered allowing “back-in only” or employee-only parking in parking area B but agreed that enforcement of these conditions would be difficult. The Commission ultimately concurred that when a building or site is nonconforming, a new applicant should strive to achieve conformity at the site and enhance public safety. The Commission was divided 4-2 on whether to approve the Conditional Use Permit (CUP) with the conditions as presented, or to remove Condition #2, which requires the removal of parking area B.

A straw poll was conducted. Commissioners Petri, Bonich, Schuler, and Smits agreed with the staff-recommended conditions of approval. Commissioners Wilson and Wise expressed a preference for modifying Conditions 1 and 2 to allow parking area B to remain. Commissioner Bonich suggested modifying Condition 1 to permit parking area A to remain as-is.

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Petri to recommend approval to the Town Council of Conditional Use Permit P24-196 for Assembly use at the property addressed as 410 S. Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 5, 2025. Commissioner Wilson called for the vote. While Commissioners Wilson, Wise, Bonich, and Schuler support the motion, they do not feel strongly about dropping condition of approval number 2 but support the conditions of approval in general. Commissioners Smits and Petri feels strongly that condition of approval number 2 should remain, and parking area B should be removed from the site plan; however, both supported the CUP in general.. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

Mogul Sketch Plan will go in front of the DRC on March 12 and will be in front of the Commission on March 19. The Joint Planning Commission will be held on March 19 to review the indicator report and workplan. The Snow King Development plan and the 1400 & 1450 S Highway 89 residences will be in front of the Commission on April 2. The sketch plan for the Teton County Justice Center has been submitted. The Hitching Post Sketch Plan will be in front of the DRC on March 12.

Adjourn: A motion was made by Commissioner Schuler and seconded by Commissioner Smits to adjourn the meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:46 pm.

minutes:mt