AGENDA

Planning and Zoning Commission

April 2, 2025 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 8:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled Planning Commission meeting.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at planning@jacksonwy.gov.

I. To join, click link or copy it to your browser:

https://us02web.zoom.us/j/82091271237?pwd=wJvgD5KUgYTiRBtWpE9M19UUhWmIdF.1

Or join at zoom.com with Webinar ID: 820 9127 1237 Password 83001

2. CALL TO ORDER
3. ROLL CALL
4. APPROVAL OF MINUTES
   I. March 19, 2025 Joint Town & County Planning Committee Special Meeting Minutes
5. MATTERS FROM THE PUBLIC
6. NEW BUSINESS
   I. P24-168, 174, 175: Snow King Lots 53, 57, & 58 Development Plan
   II. P24-171 & P24-172: Sketch Plan and Hillside Conditional Use Permit at 1400 and 1450 S. Highway 89
7. MATTERS FROM THE COMMISSION
8. MATTERS FROM STAFF
9. ADJOURN

MINUTES
SPECIAL JOINT TOWN & COUNTY PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 19, 2025
UNAPPROVED

The Town of Jackson Planning and Zoning Commission and Teton County Planning Commission met in a special session on March 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:

TOWN OF JACKSON PLANNING & ZONING COMMISSION: Katie Wilson, Anne Schuler, Laura Bonich, Abigail Petri, & Steph Wise appeared in person.

TOWN OF JACKSON STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

TETON COUNTY PLANNING COMMISSION: Ryan Kelly, Jaclyn Knori, and Alex Muromcew appeared in person. Susan Lurie appeared via Zoom.

TETON COUNTY STAFF: Ryan Hostetter, Chris Neubecker

ADOPTION OF AGENDA: 3/19/2025

TETON COUNTY COMMISSION: A motion was made by Commissioner Knori and seconded by Commissioner Muromcew to adopt the March 19, 2025 agenda. Commissioner Kelly called for the vote. The vote showed all in favor and the motion carried unanimously.

TOWN OF JACKSON COMMISSION: A motion was made by Commissioner Bonich and seconded by Commissioner Schuler to adopt the March 19, 2025 agenda. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried unanimously.

PUBLIC COMMENT: None

NEW BUSINESS

I. MSC2025-0010 & MSC2025-0011: 2025 ANNUAL INDICATOR REPORT AND FISCAL YEAR 2026 IMPLEMENTATION WORK PLAN

Ryan Hostetter presented the background and an overview of the Comprehensive Plan and demonstrated the Comprehensive Plan Interactive Dashboard on jacksontetonplan.com. The Comprehensive Plan was designed to keep the Commissions aligned with the policies adopted by the community. The goal of the joint meeting was to review the Comprehensive Plan as a whole to assess the community's progress, and then review the Work Plan to allocate resources toward future projects that would further advance those policies. The main sections of the Plan include Ecosystem Stewardship, Growth Management, and Quality of Life. Growth was measured by residential development, rather than commercial development. The growth rate is approaching 7%, which will trigger a full review of the Comprehensive Plan in the near future.

Regarding the Work Plan, over the past year, the Town of Jackson had updated its regulations on large buildings; Teton County had updated the NRO, addressed the Smith/Collins Environmental Amendments, reviewed the Scenic Preserve Trust, and amended the Outdoor Receptions regulations. The joint Commission had also completed the Indicator Dashboard and the Indicator Report User Manual.

Staff recommendations for new projects for the Commissions in the upcoming year included directions on a project list from the Jackson Town Council, LDR amendments for the Town Planning Commission, new water quality LDRs, PRD Tool Review and Amendment, and BP Legacy Zoning for the Teton County Planning Commission. Additionally, the joint Commission was tasked with Comprehensive Plan scoping and community outreach, along with ongoing and rollover projects.

COMMISSION DISCUSSION

Commissioner Knori requested the addition of water quality metrics to the dashboard. Christopher Peltz, Water Resources Coordinator, suggested that the board consider water quality metrics as part of a program, rather than a project. Commissioner Kelly inquired about the connection between the Indicator Report and the allocation of staff and funding, and how that translated into the plan for the following year. The Indicator Report provided the Town and County with insights into how they were meeting certain policies and strategies in the Comprehensive Plan, particularly those related to growth management and adaptive management. This information will help elected officials prioritize items and allocate time and resources for updated policies.

The Joint Commission discussed how the Indicator Report and all the collected data could facilitate real-world implementation and planning. Chris Neubecker, Teton County Planning Director, addressed the question regarding the connection between the Work Plan and the Comprehensive Plan, informing the Joint Commission that they could recommend different priorities from those identified in the Comprehensive Plan.

The history of building caps within the Town was reviewed. Commissioner Lurie expressed interest in addressing water conservation and landscaping requirements within the LDRs in the County.

MOTIONS

COUNTY PLANNING COMMISSION:
A motion was made by Commissioner Muromcew and seconded by Commissioner Knori to

recommend approval to the Board of County Commissioners of the proposed FY26 Implementation Work Plan dated April of 2025 with noted suggestions: include changes to landscape regulations to encourage lower water consumption; water quantity review moving forward with Comprehensive Plan, water quality amendments to the LDRs, Work Plan visual regarding the indicator nexus and projects to better illustrate how those relate together, and water quality indicators with Comprehensive Plan scoping. Commissioner Kelly called for the vote. The vote showed all in favor and the motion carried unanimously.

TOWN PLANNING COMMISSION:
A motion was made by Commissioner Petri and seconded by Commissioner Schuler to recommend approval to the Town Council of the proposed FY26 Implementation Work Plan dated April of 2025 with noted suggestions: prioritize a review of the 2 for 1 program, along with an update to the design guidelines, and Business Park legacy rezoning. An additional item the Commission would like to address but is not the highest priority is housing mitigation, along the rolled-over projects. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried unanimously.

ADJOURN – COUNTY ONLY
A motion is made by Commissioner Knori and seconded by Commissioner Muromcew to adjourn the meeting for the Teton County Planning Commission. Commissioner Kelly. called for the vote. The vote showed all in favor and the motion carried. The joint special meeting adjourned.

TOWN OF JACKSON ONLY MATTERS

APPROVAL of MINUTES
A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to approve the March 5, 2025, regular meeting minutes. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

I. ITEM P24-170: SKETCH PLAN; 325, 335, 345, 355, & 375 N CACHE STREET, 45 & 65 MERCILL AVENUE, & 330, 350, 360, & 370 N GLENWOOD STREET

STAFF PRESENTATION

Tyler Valentine provided background on the continuation of the project. Direction from the Planning Commission for the applicant included the need for DRC review and recommendations, which had been completed. The applicant was required to demonstrate 10% LSR, provide proof of housing credits, show conceptual-level bike parking (both long-term and short-term), provide a final parking count, identify locations for snow storage and snowmelt areas, and submit a copy of the previous Geotechnical Analysis. The applicant had addressed all of these concerns.

Notable changes to the project included a reduction in the footprint of the basement parking garage on the East site by approximately one-third, the removal of the basements below Buildings B & C, a decrease in the hotel key count from 112 to 109, a reduction in the number of workforce housing units from 17 to 16, a reduction in the total number of parking spaces from 164 to 155, a decrease in total gross square footage from 626,892 SF to 244,607 SF, and a decrease in total habitable floor area from 202,345 SF to 190,339 SF. A visual representation of these changes was presented to the Commission.

New conditions to be addressed prior to the development plan included a requirement for the applicant to provide a final housing mitigation estimate for the restaurant, bar, and spa/exercise areas, which would include the total number of hotel rooms, floor plans, and all associated floor area tied to each use. Additionally, the applicant was required to continue discussions with Town staff and the Cache Creek Motel regarding the desired use of the alley, specifically its function as a two-way or one-way alley.

Parking requirements were reviewed, with 167 spaces required, and 21 spaces provided on the street, totaling 146 spaces to be provided on-site. The applicant committed to providing 155 spaces.

QUESTIONS FOR STAFF: None

APPLICANT PRESENTATION

Stefan Fodor from Fodor Law addressed the Commission. The applicant would explore the function, access, and maintenance of the alley. They were also considering the installation of parking stackers in the basement and would pursue a reduction in parking requirements to provide realistic parking solutions.

Brad Wagstaff from Mogul Capital addressed the changes requested by the Planning Commission. The DRC review had been completed and approved, making the project more cohesive. The project now exceeded the minimum LSR requirement, achieving 15%, and proof of the housing credits had been provided and accepted by planning staff. Conceptual-level bike parking was shown on the proposed plans, the final parking count analysis was provided based on the conceptual sketch plan, snow storage at 2.5% LSR was provided and was compliant, and the geotechnical analysis was provided and included in the staff report.

QUESTIONS FOR APPLICANT

Commissioner Bonich noted the increase in the size of a workforce unit, now listed as 3,500 SF, and expressed concern that it was too large and expensive for a workforce purchaser. The Commission inquired about the functionality of the HOA, given the mix of commercial and residential units. The applicant confirmed that there were ways to equitably divide the costs associated with both commercial and residential needs.

PUBLIC COMMENT

Amy Kuszak from the JH Conservation Alliance addressed the Commission, expressing opposition to the development. However, if the application were to be approved, she encouraged the Commission to pay special attention to conditions 11 and 14. Stefan Fodor responded to her comments.

COMMISSION DISCUSSION

Commissioner Wise raised concerns about water quality monitoring, asking how it would be metered and whether increased development would impact pollutant levels. Brian Lenz, Town Engineer, clarified that the Wyoming DEQ would monitor the environmental impact and mitigation, specifically regarding the benzene plume. Commissioner Bonich requested more information on how the residential building and LDR requirements for that building related to the hotel buildings and whether there were differences in requirements. Staff confirmed that some common elements would be shared, but the LDR requirements were the same for both.

The Commission did not have major concerns regarding the proposed access plan, which included improvements to the alley. However, Commissioners Wilson and Bonich expressed concerns about the alley being designated as a public street while functioning as a private drive, particularly in terms of disruptions caused by deliveries, trash pickup, and public access. Staff confirmed that the internal habitable space of Building A must be used separately from the hotel, as it was part of the 2-1 development. Commissioner Bonich sought to minimize the impact of the hotel on the residential building and expressed support for a reduction in parking as long as the residential units had adequate parking. The Commission appreciated the attention to size and massing, underground parking, and improvements to the pedestrian streetscape. They also recognized the applicant's plan to address the contaminated site.

MOTION

A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to recommend approval Sketch Plan P24-170 for a new approximately 190,000 sf mixed-use hotel and condominium development within five buildings with underground parking at the subject properties based upon the findings presented in the staff report, the departmental reviews, and subject to the conditions of approval recommended in this staff report dated March 19, 2025. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM STAFF
The Mogul sketch plan will go in front of Town Council on April 21, 2025.

ADJOURN
A motion was made by Commissioner Wise and seconded by Commissioner Schuler to adjourn

the meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 8:25 pm.

minutes:mt

STAFF REPORT

Meeting Date:	April 2, 2025	**Meeting Title:**	Planning Commission
Submitting Department:	Planning Department	**Presenter:**	Tyler Valentine
Agenda Item:	Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175)	**Public Comment:**	Yes

Purpose & Policy Considerations.
A Development Plan is required in the Snow King Planned Resort District by the Snow King Master Plan for all new development and thus a Development Plan is required to develop Lots 53, 57, & 58.

Requested Action.
The applicant, Northworks Architects, is requesting approval for three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 guests (APOs), 110,897 sf of above-ground habitable, 175,876 sf total gross square footage (includes basements and non-habitable areas), 60 market short-term rental condominium, and 12 affordable deed-restricted condominiums within four buildings that each have underground parking. Below is a summary of each lot:

- **ITEM A (P24-168):** The applicant proposes a new three-story, 42,314 sf condominium building that consists of 26 market condominium units, 7 affordable deed-restricted condominiums, and 57 parking spaces with a basement parking garage on Lot 53 (553 Upper Snow King Loop).

- **ITEM B (P24-174):** The applicant proposes two new three-story condominium buildings – one 18,552 sf and another 25,126 sf - that consist of 22 market condominium units, 5 affordable deed-restricted condominiums, and 41 parking spaces with the basement parking garages on Lot 57 (510 Upper Snow King Loop).

- **ITEM C (P24-175):** The applicant proposes a new three-story, 24,905 sf condominium building that consists of 12 market condominium units and 19 parking spaces with a basement parking garage on Lot 58 (725 Upper Snow King Loop).

Staff is requesting that the Planning Commission continue Item P24-168, Item P24-174, & Item P24-175 to the April 16, 2025, Planning Commission meeting.

Suggested Motion.
ITEM A: I move to **continue** Item P24-168 to the April 16, 2025, Planning Commission meeting.

ITEM B: I move to **continue** Item P24-174 to the April 16, 2025, Planning Commission meeting.

ITEM C: I move to **continue** Item P24-175 to the April 16, 2025, Planning Commission meeting.

STAFF REPORT

Meeting Date:	April 2, 2025	**Meeting Title:**	Planning Commission
Department:	Planning Department	**Presenter:**	Katelyn Page
Agenda Item:	P24-171 and P24-172: Sketch Plan and Hillside Conditional Use Permit at 1400 and 1450 S. Highway 89	**Public Comment:**	Yes

Purpose & Policy Considerations.
A Sketch Plan is optional by the Town of Jackson Land Development Regulations (LDRs) for physical development in the Commercial Residential – 3 (CR-3) zone with residential floor area that exceeds 19,500sf. A Hillside Conditional Use Permit (CUP) is required for development on properties with average cross-slope of ≥10%.

Requested Action.
ITEM A (Hillside CUP P24-172): The applicant is requesting approval of a Hillside CUP for development on property with average cross-slope of ≥10%.

ITEM B (Sketch Plan P24-171): The applicant is requesting approval of a Sketch Plan for two residential structures of approximately 28,000sf and 33,000sf at the properties addressed 1400 and 1450 S. Highway 89.

The applicant has requested that both items P24-172 and P24-171 be continued to a future Planning Commission meeting at a date uncertain.

Suggested Motions.
ITEM A (Hillside CUP P24-172): I move to continue Hillside CUP P24-172 to a future Planning Commission meeting at a date uncertain.

ITEM B (Sketch Plan P24-171): I move to continue Sketch Plan P24-171 to a future Planning Commission meeting at a date uncertain.