

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
April 16, 2025

The Planning and Zoning Commission met in a regular session on April 16, 2025, in the Town Council Chambers located at 150 E. Pearl Ave. 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, 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 Bonich to approve the April 2, 2025, Planning Committee Meeting minutes. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

PLANNING COMMISSION:

ITEMS P24-168, 174, & 175: Snow King Lots 53, 57, 58 Development Plan

- A. ITEM A (P24-168): The applicant proposes a new three-story, 42,314 sf (habitable) condominium building that consists of 26 market condominium units, 7 affordable deed-restricted condominium units, and 57 parking spaces with a basement parking garage on Lot 53 (553 Upper Snow King Loop).
- B. ITEM B (P24-174): The applicant proposes two new three-story condominium buildings – one 18,552 sf (habitable) and another 25,126 sf (habitable) - that consist of 22 market condominium units, 5 affordable deed-restricted condominium units, and 41 parking spaces within basement parking garages on Lot 57 (510 Upper Snow King Loop).
- C. ITEM C (P24-175): The applicant proposes a new three-story, 24,905 sf (habitable) 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 PRESENTATION: Tyler Valentine

Staff provided an overview of the project, including the background and existing conditions of the properties. The Snow King Master Plan approval served as the Sketch Plan, laying out the general allowed uses, total floor areas & lodging APOs, general building envelopes, and design guidelines. This project is located in Sub-Area #3. The main focus for Lots 53, 57, & 58 is how they interface with existing surrounding developments, specifically the pedestrian experience and landscaping, the spaces and distances between buildings, and how the design, architecture, and materials relate to one another. The design intention of the Master Plan provides significant flexibility, subjective in nature and less prescriptive, and allows architectural freedom. The design still needs to be

compatible with existing development and character. The visual impacts mostly impact adjacent developments.

Intention for Lots 53, 57, & 58 is for residential and short-term rental condos, including affordable housing. The buildings were intended to be larger than the surrounding developments, and there is no height limit, no setback requirements, and no FAR cap. These are the steepest lots within the Master Plan. All buildings have a similar theme using stone base, wood siding, mostly gable roof forms, generous balconies, push/pull, and step back from the basement level to comply with the design guidelines; larger buildings are permitted on these lots.

Staff finds that, as conditioned, all three items are generally consistent with the Master Plan. Staff notes that the current designs have been modified numerous times since the original submittal, and interpreting the Master Plan is more subjective compared to normal Town Zoning. Lot 53 is the most consistent with the Master Plan; upper levels are stepped back from the basement, there is horizontal push and pull of the building, and there is a transition between Love Ridge and landscaping buffer.

Lot 57 deviated the most from the conceptual site plan to include two buildings with one building built into the hillside. There is a canyon effect created by the South Building, where additional space and screening is needed. Lot 57 (north) is consistent with the Design Guidelines & Dimensional Limitations Plan and Lot 57 (south), as conditioned, is consistent with the Design Guidelines & Dimensional Limitations Plan.

Lot 58 is located further downhill than contemplated in the Master Plan, which staff supports as there is less hillside disturbance and visual impacts and better aligns with the contours of the hillside. Lot 58 is consistent with the Design Guidelines & Dimensional Limitations Plan.

Affordable housing requirements defer to the LDRs; 12 units are required and 12 are provided. Lots 53 & 57 have housing mitigated onsite, while Lot 58 has its housing on Lot 57 with a condition to work with staff prior to Town Council review to ensure the size, bed count, and AMI align with the LDRs.

Public comments received by staff prior to the meeting expressed general compatibility concerns with major concerns related to Lot 57.

QUESTIONS FOR STAFF:

None

APPLICANT PRESENTATION:

SR Mills with Bear Development addresses the Commission. Adam Janak with Northworks gives an overview of the history of the project and existing conditions. The applicant has worked with the

DRC, SKRMA, and Town Staff to design the project. The DRC was generally supportive of the design of the project. The applicant reviews the elevations and general design of all three lots to include pedestrian frontage, emergency access, and how the buildings interact with surrounding development, reiterating what was previously shown by Staff.

QUESTIONS FOR APPLICANT:

Commissioner Bonich clarifies affordable housing details, including parking requirements for those units. Applicant confirmed they will be basement daylight units with parking provided as required by the Master Plan. Guest parking was raised as a concern for the Commission.

PUBLIC COMMENT:

Richard Lurie, President of the Grandview HOA addresses the Commission. The HOA has concerns with the lack of guest and visitor parking and the massing of the building in Lot 57. The association urges the commission to reject the plans for Lot 57.

Jenny Herman, President of Love Ridge HOA, addresses the Commission and requests that the Commission review the submitted renderings provided by Mr. Lurie.

Kyle Levine addresses the Commission and thanks Town Staff and notes the proposed renderings provided by the HOA in the Staff report and urges the commission to reject the plans for Lot 57 as the building is too large and too close to building 548.

Don Oshei addresses the Commission and believes the development is not consistent with the character and scale of the Master Plan.

COMMISSION DISCUSSION:

The Commission clarifies public access and is supportive of a pedestrian circulation plan; the Commission is concerned about the lack of sidewalks. Commission discusses the key policy question posed by staff; are the proposed buildings generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and the Grand View Lodge? Commissioner Wilson is sensitive to the canyon effect on some elevations and believes that the policy question is very subjective and broad. The Commission recognizes that, while allowed by the Master Plan, the buildings are quite large. The Commission is sensitive to the concerns of the HOAs in the development, and notes that the applicant has incorporated feedback from the HOAs into their development plans.

Commissioners Schuler and Wilson are supportive of condition number 5 for Lot 57 without seeing an updated landscape plan, while Commissioner Smits would like to see the changes made to the landscaping plan and additional landscape screening prior to recommending approval.

Commissioner Bonich would like the affordable housing plans to better define the parking plans for those units.

Commission is concerned about guest parking in general. Commission is supportive of the plan in general and appreciates the design and breaks in the building. Commission is sensitive to the massing and verticality of the building as well as the frustration voiced by the neighbors, while noting that large buildings and development of this scale are allowed by the Master Plan.

MOTION:

ITEM A (Lot 53) (P24-168): A motion was made by Commissioner Smits and seconded by Commissioner Schuler to recommend **approval** of Development Plan P24-168 for a new three-story, 42,314 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop), based upon the findings and conditions presented in the staff report, the departmental reviews and subject to the staff report dated April 16, 2025, with the modified condition that prior to Town Council review, the applicant shall revise the floor plans and project narrative to provide the type and method of affordable housing to be consistent with the analysis in this staff report and consistent with the Livability Standards as it relates to parking. The vote showed all in favor and the motion carried.

ITEM B (Lot 57) (P24-174): A motion was made by Commissioner Smits and seconded by Commissioner Schuler to recommend **continuance** of Development Plan P24-174 to the May 21, 2025 Planning Commission Meeting on the condition that the applicant addresses condition number 5. The vote showed all in favor and the motion carried.

ITEM C (Lot 58) (P24-175): A motion was made by Commissioner Smits and seconded by Commissioner Schuler to recommend **approval** of Development Plan P24-175 for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), based upon the findings and conditions presented in the staff report, the departmental reviews and subject to the staff report dated April 16, 2025. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

Town Staff is putting together the work plan recommendations. An update on the Virginian project will be heard on April 17 by the joint boards.

ADJOURN: A motion was made by Commissioner Bonich and seconded by Commissioner Schuler to adjourn the meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:49 pm.

minutes:mt