MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
May 21, 2025

The Planning and Zoning Commission met in a regular session on May 21, 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, Thomas Smits, Georgie Stanley, Laura Bonich, and Anne Schuler appeared in person. Steph Wise appeared via Zoom.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

APPROVAL OF MINUTES:
A motion was made by Commissioner Wise and seconded by Commissioner Smits to approve the May 7, 2025, Planning Commission Meeting minutes. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

NEW BUSINESS:

I. **ITEM P25-019 180 King Street Teton County Justice Center Sketch Plan**

MOTION:
A motion was made by Commissioner Schuler and seconded by Commissioner Smits to continue Item P25-019 to the Planning Commission Meeting on June 18, 2025 for the Sketch Plan at 180 King Street. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

II. **ITEM P24-174 510 Upper Snow King Loop; Snow King Lot 57 Development Plan**

STAFF PRESENTATION: Tyler Valentine
Staff provided an overview of the project, including the background of the project. This item was continued from the May 7, 2025 meeting to address condition #5 to revise the site plan and landscape plan for the site along with a suggestion that the applicant make design changes that further reduce the bulk and scale of the northeast corner of the south building. Commission was concerned about the canyon effect created by the two buildings. The applicant has added greenery to the site and removed the vehicular pullout, which staff finds has met condition #5. The applicant has also made alterations to the south building to reduce bulk scale and mass.

Staff recommends approval with four conditions:
1. Revise the required EVSE-capable and installed parking spaces to be consistent with analysis in staff report

2. Lot 57 shall comply with the long term bike parking requirements to be consistent with analysis in staff report
3. Prior to building permit submittal, the applicant shall work with adjacent property owners and SKRMA with the intention to install the section of sidewalk identified it eh staff report that runs along the west side of Upper Snow King Loop and connects Lot 57 to the existing sidewalk adjacent to the Grand View Lodge Parking Lot.
4. Within 18 months of Development Plan approval, a building permit for Lot 57 shall be submitted, and each subsequent building permit shall be submitted within 18 months of completion of the prior building permit. Failure to comply with these deadlines will result in the Development Plan expiring.

QUESTIONS FOR STAFF:
Commissioner Stanley confirms the location of the utility box.

APPLICANT PRESENTATION:
Adam Janak with Northworks Architecture addresses the Commission. The applicant has reduced the mass of the Lot 57 South building at the east end by reducing square footage & removing a balcony, along with added landscaping and the removal of the vehicular pullout.

QUESTIONS FOR APPLICANT:
Commissioner Stanley gives additional suggestions on how to reduce the bulk of the building, shares concerns about the pedestrian experience, and asks about bicycle storage. Commissioner Bonich asks about parking for affordable units. The applicant will provide two tandem spots for the two- and three-bedroom units.

PUBLIC COMMENT:
Richard Lurie, President of the Grand View HOA addresses the Commission via Zoom. He urges rejection of the plan and believes the project does not meet the specific requirements noted in SKRMA. He does not believe the changes made by the applicant adequately reduces the bulk and scale of the south building, is unhappy with the pedestrian experience, and notes the absence of guest parking.

Kyle Levine addresses the Commission. He is concerned about the canyon effect, the pedestrian experience, and believes that the project does not comply with SKRMA and does not fit in the character of the neighborhood.

Harry Danninberg, the residential chair of the SKRMA board addresses the Committee. He noted his opposition to SKRMA as it relates to this new development.

COMMISSION DISCUSSION:

Commissioner Wilson is sensitive to the size of the building and feels like the developer is following the bulk and scale, while recognizing that the neighbors feel like the bulk and scale does not fit with the master plan. The Commission agrees that sidewalks would be welcome and the pedestrian experience could be improved. They recognize that the master plan is not prescriptive, and that while the development meets the master plan, it is still large and imposing. The Commission agrees that even though it follows the master plan, there could be ways to improve the bulk and scale of the building. The Commission agrees that their job is not design, but rather to ensure compliance with Town LDR's and the Snow King Resort Master Plan. Commission notes that the affordable units, while meeting the minimum livability standards and approved by the Housing Department, are not ideal.

Commissioners Stanley and Wise would like to continue the item to have the applicant continue to address condition five and make additional design changes to further reduce the bulk and scale of the northeast corner of the south building.

Commissioner Schuler approves of the project with the listed conditions. Commissioner Smits and Bonich appreciate and agree with Staff analysis and are inclined to recommend approval. Commissioner Wilson agrees that while the project complies with SKRMA bulk and scale, it does not fit the bulk and scale of the existing development.

The Commission recognizes and respects the concerns of the neighbors. Commission is in agreement that the project is large and is sensitive to the issues raised by the neighbors. The Commission would like the pedestrian scale to be addressed and the livability standards of the affordable units to be reviewed.

MOTION:
A motion was made by Commissioner Schuler and seconded by Commissioner Smits to recommend **approval** of Development Plan P24-174 for two new three-story, condominium buildings with a basement, one 18,552 sf and another 24,599 sf, located on Lot 57 (510 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 May 21, 2025. Commissioners Smits, Schuler, Wilson, Wise, and Bonich vote in favor. Commissioner Stanley is opposed, and the motion carried.

MATTERS FROM THE COMMISSION

I. **Planning Commission Chair and Vice Chair Appointments**

MOTION:
A motion was made by Commissioner Bonich and seconded by Commissioner Schuler to appoint Thomas Smits to the position of Planning Commission Chair. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Smits and seconded by Commissioner Schuler to appoint Laura Bonich to the position of Planning Commission Vice Chair. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM STAFF:
The next item to be heard by the Commission is a new hotel at 50 Millward. The following meeting will be a full meeting of the Teton County Justice Center, and the new Browse n Buy development. The Town Council has adopted the workplan.

ADJOURN: A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to adjourn the meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:21 pm.

minutes:mt