

TOWN COUNCIL PROCEEDINGS

JUNE 16, 2025

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Hall Council Chambers, located at 150 East Pearl in Jackson, at 8:30 A.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Arne Jorgensen, Devon Viehman, Kevin Regan, and Alyson Sperry. Jonathan Schechter joined via Zoom at 8:33 a.m.

STAFF: Lea Colasuonno, Paul Anthony, Tyler Valentine, Susan Scarlata, Brian Lenz, and Riley Hovorka. *Via Zoom:* Tyler Sinclair and Roxanne Robinson.

Sketch Plan for a +/-190,000 sf (habitable) Mixed-use Hotel and Condominium Development Along North Cache (P24-170). Tyler Valentine, Paul Anthony, Charlotte Frei, and Lea Colasuonno made staff comment. Council held discussion with staff. Stefan Fodor, Brad Wagstaff, and Brent Layton commented on behalf of Mogul Capital.

Council recessed at 10:29 a.m. and reconvened at 10:40 a.m.

Discussion continued. A motion was made by Devon Viehman and seconded by Kevin Regan to approve 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 listed below, and as discussed by the Town Council at the meeting.

1. As part of the Development Plan submittal, the applicant shall provide a landscape plan prepared by a Wyoming licensed landscape architect that provides the minimum 11 plant units and demonstrates where the minimum LSR is being provided. Aside from the street trees which are a separate landscape requirement, the applicant shall demonstrate that the majority of the 11 plant units are used around the perimeter of the site to soften and screen the building consistent with the intention of the landscape standards of the LDRs.
2. As part of the Development Plan submittal, a parking management plan shall be provided that finalizes how hotel and residential parking is managed, how spaces are assigned in the garage, which spaces are designed for commercial uses, whether those commercial spaces are strictly for employees or the general public, and includes an option to discuss plan adjustments pertaining to the applicant's onsite parking if it is underutilized. The parking plan should also show the required EVSE-capable and installed spaces per staff's analysis.
3. As part of the Development Plan submittal, the applicant shall provide a draft shared parking agreement ensuring all buildings have sufficient LDR-required parking. In addition, a phasing plan shall be provided that ensures Building A is completed (i.e., Certificate of Occupancy) before Buildings B – E due to the parking distribution described in this staff report.
4. As part of the Development Plan submittal, a final snow storage plan shall be provided that identifies the amount and locations of snow storage relative to the proposed on-site impervious surfaces in addition to identifying areas with snowmelt.
5. As part of the Development Plan submittal, the applicant shall ensure that no portions of the building, including architectural features such as eaves or decks, encroach into the 5' & 10' alley setback and the 5' side setbacks.
6. The applicant shall obtain all necessary permits from WYDEQ related to the benzene plume prior to building permit submittal.
7. Prior to the Development Plan submittal, the applicant shall work with Town staff to ensure that all floor area associated with the 2:1 Bonus qualify according to Division 7.8 - Workforce Housing Incentive Program. In addition, the "exercise" areas associated with Building A shall be removed because they are not permitted uses of the 2:1 Bonus according to LDR Section 7.8.4.B.4
8. Prior to issuance of the first physical development permit, the applicant shall vacate and combine all lots of record on either side of the alley to allow buildings to be built over the property lines.
9. Prior to issuance of the first physical development permit, and at the time of subdivision plat, the applicant shall record an affidavit affecting title against all properties that acknowledges the FAR transfer from the West Site to the East Site and accounts for the remaining commercial FAR, if any, on the East Site. The West Site would have no remaining FAR but may use future

bonuses should they exist and may transfer commercial floor area to the site through the use of the Town's historic preservation program.

10. As part of the Development Plan submittal, the applicant shall provide a final loading plan that clarifies how large deliveries will occur, the direction of trailer truck travel, semi-truck trailer turning movements, how each building will be serviced for deliveries, and dimensions for the loading area.
11. As part of the Development Plan submittal, the applicant shall provide a final geotechnical analysis that includes a comparison of impacts from the previously withdrawn project along with a Remedial Action Plan prepared by a qualified environmental remediation consultant that analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction.
12. Prior to Development Plan approval, the Town and Applicant shall reach an initial agreement on the terms and conditions of a Development Agreement that establishes the relative obligations of the Town and Applicant related to the construction and long-term maintenance and operation of the proposed alley improvements. The Development Agreement would be finalized prior to the issuance of the first building permit for the project. Additional agreements, such as separate operations and maintenance agreements and/or easements may also be required with the Development Agreement. As part of the Development Plan, the Applicant and Town shall agree to a Development Agreement that includes, at least, the following terms:
 - a. The Developer would be responsible for:
 - b. All long-term operations, maintenance, repair, and replacement of the alley improvements.
 - c. Rerouting the sewer to Glenwood Street as proposed.
 - d. Installing a manhole at the north boundary of the development and assume ownership and responsibility for the sewer line south of the manhole, including replacement if necessary (Town would maintain ownership and operation of the sewer line to the north).
 - e. Replacing the sewer north to Perry if necessary.
 - f. Removal, relocation and/or abandonment of any town or franchisee utilities from the improved alley.
 - g. All snow plowing, snow removal (not to be plowed to Town snow storage areas), sweeping, trash removal, and general upkeep for the entire length of the alley.
 - h. Operation and maintenance of the Cache Creek Tube through the property to the extent it remains on the property.
 - i. Installing Town-approved regulation signage.
 - j. Maintain public access.
 - k. In the event that the developer is negligent in their duties, the Town would be allowed to make repairs to the standard they determine and be reimbursed by the developer.

The Town would be responsible for:

- a. Municipal code enforcement throughout the alley, e.g., parking, franchisees, encroachment permits, etc.
13. As part of the Development Plan submittal, the applicant shall provide final bike parking counts based on final proposed bedroom count and restaurant/bar seating and demonstrate all locations of short-term and long-term bike parking compliant with LDR Section 6.2.2.D. Minimum required short-term and long-term bicycle parking spaces – including required accommodation for larger and alternative bicycles - shall be distributed proportionally between the two sites based on the respective bicycle parking demand per the proposed uses.
14. As part of the Development Plan submittal, the applicant shall provide an updated traffic impact study that includes any mitigation measures to reduce impacts on adjacent streets and intersections and be coordinated with the Transportation Manager.
15. As part of the Development Plan submittal, the applicant shall provide the final housing mitigation estimate for the restaurant, bar, and spa/exercise areas that includes the total number of hotel rooms, floor plans, and all associated floor area tied to each use.
16. As part of the Development Plan review process, the applicant shall continue discussions with Town staff and the Cache Creek Motel on the desired use of the alley as it specifically relates to it functioning as a two-way or one-way alley.
17. As part of the Final Development Plan submittal, the applicant shall provide a monitoring and mitigation plan for any construction dewatering, permanent dewatering, and/or disposal of groundwater. Such plan shall include the required engineering to ensure that dewatering and groundwater disposal will not result in negative impacts to nearby property owners, Flat Creek, or the Town's stormwater or wastewater systems. The plan shall include a maximum allowable discharge rate, treatment necessary to mitigate any pollutants, a monitoring plan, and a plan

for action if metrics show there are any suspected effects on nearby neighboring properties, Flat Creek, or the Town’s stormwater or wastewater systems.

- 18. The required workforce housing square footage generated by the 2:1 bonus on this project may be transferred to the Loop project on South Park Loop Road. Final deed restricted housing square footages for N. Cache and the requisite number of units required to be restricted at the Loop shall be finalized at Development Plan, with 25% of the deed restricted square footage transferred to the Loop being affordable deed restrictions utilizing LDR Section 6.3.4.2. The applicant shall provide a minimum 6 months’ notice of termination to all existing tenants in the units at the Loop that will be deed restricted because of the application of this condition. The required deed restrictions shall be recorded against the units at the Loop before the first certificate of occupancy is issued for the N. Cache development.
- 19. As part of the Development Plan submittal, the applicant shall explore options to increase the mix of uses along the Street and Alley Frontages in order to engage and activate the public realm more fully.

Mayor Jorgensen called for the vote. The vote showed 4-1 with Mayor Jorgensen, Devon Viehman, Kevin Regan, and Alyson Sperry in favor and Jonathan Schechter opposed. The motion carried.

Adjourn. A motion was made by Kevin Regan and seconded by Alyson Sperry to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 11:03 a.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rt. Publish JH News & Guide: June 25, 2025