

AGENDA

PLANNING AND ZONING COMMISSION

July 18, 2018 – REGULAR MEETING

5:30 P.M.

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 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 PC/BOA meeting of August 1, 2018 or to a special meeting scheduled by the Commission.

The regular meeting of the Planning and Zoning Commission/Board of Adjustment will be held on Wednesday, July 18, 2018. The meeting will be held in the Council Chambers of the Town Hall. Agenda for the meeting is as follows:

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. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM PUBLIC
4. APPROVAL OF MINUTES
- 4.I. July 5, 2018

Documents:

[180705 MINUTES.DOCX](#)

5. OLD BUSINESS
6. NEW BUSINESS
7. Board Of Adjustment
8. Planning Commission
9. MATTERS FROM COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
July 5, 2018**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 7/5/18, in the Town Hall Council Chambers.

ROLL CALL:

Adam Janak, Anne Schuler, David Vandenberg, Jamie Farmer, Katie Wilson,
 Abby Petri, Chris Beaulieu

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: Approved all minutes

OLD BUSINESS: None

NEW BUSINESS: None

PLANNING COMMISSION

1. **ITEMS P18-095, P18-135 & P18-136:** REQUEST FOR AN AMENDMENT TO A DEVELOPMENT PLAN, AMENDMENT TO A DEVELOPMENT AGREEMENT & A HILLSIDE CONDITIONAL USE PERMIT (CUP) FOR THE WESTVIEW TOWNHOMES ADDRESSED AT 1255 WEST HIGHWAY 22.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Eric Grove

PUBLIC COMMENT: None

PC DISCUSSION:

MOTION:

Item A: Based upon the findings for a Development Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact

of public facilities & services; 4) Complies with the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P18-095, I move to recommend approval to the Town Council approval of an amendment to a Development Plan, specifically to extend the deadline to August 15, 2019, for the property addressed at 1255 W Highway 22, subject to the department reviews attached hereto.

A motion was made by: Adam Janak seconded by: Anne Schuler
Motion approved by a 7 to 0 vote.

Item B: Based upon the findings for a Hillside CUP as presented in the staff report related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures as presented by the applicant and staff for Item P18-136, I move to recommend approval of a Hillside CUP to Town Council to develop 20 residential units for the property addressed at 1255 W Highway 22, subject to the departmental reviews attached hereto.

1. The Conditional Use Permit shall have an expiration date consistent with the Development Plan of August 15, 2019.

A motion was made by: Adam Janak seconded by: Anne Schuler
Motion approved by a 7 to 0 vote.

2. **ITEM P18-157 & 158: AMENDMENT TO A SKETCH PLAN AND PLANNED UNIT DEVELOPMENT (PUD) TO ALLOW 48' HEIGHT LIMIT FOR WORKFORCE HOUSING**

STAFF PRESENTATION: Paul Anthony

APPLICANT PRESENTATION: Mary Kay Buckley, Bill Collins

PUBLIC COMMENT: Matt Turner, attorney, represents Fred Hibberd. Client opposes 48' height because the agreement was recorded in 2013 for a 2-story structure on the northern property line.

PC DISCUSSION:

MOTION:

Item A: Based upon the findings for a Sketch Plan as presented in the staff report related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with LDRs & Town Ordinances; 5) Conformance with past permits & approvals as presented by the applicant and staff for Item P18-157, I move to recommend **approval** to the Town Council to amend the Powderhorn Employee Housing Sketch Plan to allow a height limit of 48' for the six employee housing buildings for the property addressed

at 605-685 Powderhorn Lane and legally described as Lot 23, Webster LaPlant Homestead 5th Addition, subject to the departmental reviews attached hereto with no conditions of approval.

A motion was made by: Adam Janak seconded by: Anne Schuler
Motion approved by a __7__ to __0__ vote.

Item B: Based upon the findings for a Planned Unit Development (PUD) as presented in the staff report related to 1) Enhances future desire character; 2) PUD Option findings in Article 4; 3) Amendment to PUD findings in Section 8.2.12.D; 4) LDR Text Amendment finding in Section 8.7.1.C; 5) Zoning Map Amendment findings in Section 8.7.2.C as presented by the applicant and staff for Items P18-158, I move to recommend **approval** to the Town Council to amend the Powderhorn Employee Housing PUD to allow a height limit of 48' for the six employee housing buildings addressed at 605-685 Powderhorn Lane and legally described as Lot 23, Webster LaPlant Homestead 5th Addition, subject to the departmental reviews attached hereto with no conditions of approval.

A motion was made by: Adam Janak seconded by: Anne Schuler
Motion approved by a __7__ to __0__ vote.

MATTERS FROM COMMISSION: Need to nominate vice chair to replace Jamie Farmer.

AGENDA FOLLOWUP:
MATTERS FROM STAFF:

ADJOURN: 7:10 PM

A motion was made by: Anne Schuler seconded by: Chris Beaulieu
Motion approved by a __7__ to __0__ vote.
