

AGENDA  
**PLANNING AND ZONING  
COMMISSION**

September 5, 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 September 19, 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, September 5, 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. August 15, 2018

Documents:

[180815 MINUTES.PDF](#)
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  
August 15, 2018**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 8/15/18, in the Town Hall Council Chambers.

**ROLL CALL:**

Anne Schuler,  David Vandenberg,  Katie Wilson,  Abby Petri,  Chris Beaulieu,  William Gale,  Thomas Smits

**STAFF:** Brendan Conboy, Tyler Sinclair

**MATTERS FROM THE PUBLIC:** N/A

**APPROVAL OF MINUTES:** July 18, 2018

A motion was made by: Anne Schuler seconded by: Katie Wilson  
Motion approved by a 6 to 0 vote.

**OLD BUSINESS:** N/A

**NEW BUSINESS:** N/A

**PLANNING COMMISSION**

- 1. ITEM P18-205, 206:** MINOR AMENDMENTS TO THE HIDDEN HOLLOW PLANNED UNIT DEVELOPMENT MASTER PLAN AND A DEVELOPMENT PLAN FOR PHASE 2 OF THE HIDDEN HOLLOW PUD TO ALLOW TWELVE TOWNHOMES AND TWO MULTIFAMILY BUILDINGS CONTAINING 83 TOTAL UNITS

**STAFF PRESENTATION:** Brendan Conboy

**APPLICANT PRESENTATION:** Zane Powell

**PUBLIC COMMENT:** N/A

**PC DISCUSSION:** Rental is a totally different product from the initial submittal. Rentals are needed. Condos can be hard to get financing for, so they could attract cash buyers which would bring in more second home owners.

**MOTION:**

**Item A - Phasing Plan:** Based upon the findings as presented in the staff report and as made by the applicant as set forth in Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan relating to 1) Consistency with the purposes and organization of the HHPUD; 2) Improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD; 3) Provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan; 4) Necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Consistency with other adopted Town Ordinances I move to recommend approval of Item P18-206 specifically amending the Phasing Plan to Town Council, subject to the departmental review.

A motion was made by: Anne Schuler seconded by: Katie Wilson  
Motion approved by a 6 to 0 vote.

**Item B – Housing Section:** Based upon the findings as presented in the staff report and as made by the applicant as set forth in Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan relating to 1) Consistency with the purposes and organization of the HHPUD; 2) Improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD; 3) Provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan; 4) Necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Consistency with other adopted Town Ordinances I move to recommend approval of Item P18-206 specifically amending the Housing Section including but not limited to Section 2.3.C Affordable and Workforce Housing Standards, Section 1.3.B.3

Phasing Requirements and Attachment 4 as described in the applicant's submission, subject to the departmental review.

A motion was made by: Anne Schuler seconded by: Katie Wilson  
Motion approved by a 6 to 0 vote.

**Item C:** Based upon the findings as presented in the staff report and as made by the applicant as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations relating 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 I move to recommend approval of Item P18-205, a Development Plan to allow twelve townhomes and two multifamily buildings containing 83 total units and approving and amending the Housing Mitigation Plan for all multifamily units to be rental only, for the Hidden Hollow Planned Unit Development for the property located at 301 Hidden Hollow Drive, subject to the departmental reviews and 4 conditions of approval described below.

1. Prior to issuance of a building permit the applicant shall submit an additional application for a Minor Amendment to transfer 6,641 square feet of development potential from Area B/Area D to Area C pursuant to Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan.
2. The applicant shall revise the Master Plan to state that a revision to the Housing Mitigation Plan shall be required for any future changes including but not limited to converting back to attached single family units (condominiums) from rental. All Housing Mitigation Plan amendments shall be approved by Town Council.
3. The applicant shall revise the proposed landscape plan to revise the style for short-term bike parking to "single inverted-U" racks such as the Dero Hoop Rack, Saris Bike Dock, or equivalent.
4. The applicant shall submit an addendum to Building Permit B17-0622 that updates the tracking worksheet for housing mitigation as well as demonstrate the changed location and integration of Affordable and Workforce units in the building.

A motion was made by: Anne Schuler seconded by: Katie Wilson  
Motion approved by a 4 to 2 vote.

- 2. ITEM P18-198:** A REQUEST TO AMEND THE GRAND TARGHEE MASTER PLAN PURSUANT TO SECTION 8.7.3, PLANNED UNIT DEVELOPMENT (PUD) OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

**STAFF PRESENTATION:** Tyler Sinclair

**APPLICANT PRESENTATION:** Brendan Schulte

**PUBLIC COMMENT:** N/A

**PC DISCUSSION:**

The Town Planning Commission reviewed this application on August 15, 2018 and found that there would not be any significant impacts to the Town as a result of the application. Generally the Commission found the proposed amendments to be neutral or positive overall. Discussion and questions focused on the primary change to the application related to the community benefit changes to the application. The Commission was interested in the location and benefits of the proposed Trout Creek enhancement project as opposed to the previous requirement to conserve 600 acres. The Commission asked what the benefit to the community was now as compared to before as the acreage being proposed was much less. The applicant responded that the current requirement of 600 acres would be very difficult to achieve based upon the revised County Comprehensive Plan and Land Development Regulations taking away the previously allowed Planned Residential Development Option. In addition, the applicant stated that the Trout Creek proposal allows less acreage played a strategic role due to its location and function in the greater eco-system.

**MOTION:**

The LDRs state that the PC does not have a 'voting participation' in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Planning Commission is expected to provide its recommendations and comments as appropriate.

**MATTERS FROM COMMISSION:** N/A

**AGENDA FOLLOWUP:** N/A

**MATTERS FROM STAFF:** A list of upcoming training for 2018 was handed out. New LDR's were handed out to new members. New LDR books will be copied for the Planning Commissioners.

September 19<sup>th</sup> will be the first Snow King meeting for the Planning Commission. A Vice Chair needs to be appointed.

Katie Wilson was nominated for Vice Chair.

A motion was made by: Anne Schuler seconded by: Dave Vandenberg

Motion approved by a \_\_6\_\_ to \_\_0\_\_ vote.

**ADJOURN:**

A motion was made by: Anne Schuler seconded by: Katie Wilson

Motion approved by a \_\_6\_\_ to \_\_0\_\_ vote.