

**MINUTES
REGULAR
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 20, 2018**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 6/20/18, in the Town Hall Council Chambers.

ROLL CALL:

Adam Janak, Anne Schuler, David Vandenberg, Jamie Farmer, Katie Wilson

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: Minutes not in packet so nothing approved.

OLD BUSINESS: None

NEW BUSINESS: None

ZONING COMMISSION:

1. **Item P18-111:** REQUEST FOR A VARIANCE FROM THE 30' PRIMARY STREET PARKING SETBACK IN THE CR-2 ZONE AT THE PROPERTY LOCATED AT 437 NORTH GLENWOOD STREET.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Tyler Davis

PUBLIC COMMENT: None

PC DISCUSSION: Site is constrained, some questions about how far back from property line. The parking must be screened (none or 30'), dead end makes variance supportable.

MOTION:

Based upon the findings for a Variance as presented in the staff report related to 1) Special conditions and circumstances exists; 2) Not result of applicant; 3) Strict application deprives reasonable use; 4) Minimum Variance; 5) Not injurious to neighborhood; and 6) Harmony with LDRs as presented by the applicant and staff for Item P18-111, I move to **approve** a variance to allow an 8' primary street parking setback where 30' is required for a new three-story lodging building for the property addressed at 437 N. Glenwood Street, subject to the departmental reviews

attached hereto and one condition of approval:

- 1. Prior to issuance of a Certificate of Occupancy for the new lodging building, the applicant shall have applied for a separate Building Permit and remove the kitchens in two of the four short-term rental units.**

A motion was made by Adam Janak, seconded by: Anne Schuler
Motion approved by a 3 to 0 vote.

PLANNING COMMISSION

- 1. Item P18-128: DEVELOPMENT PLAN FOR A NEW THREE-STORY HOTEL WITH EMPLOYEE HOUSING LOCATED WITHIN THE COMMERCIAL RESIDENTIAL-2 (CR-2) ZONING DISTRICT LOCATED AT 480 W. PEARL AVENUE (ELK COUNTRY INN).**

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Michelle Linville

PUBLIC COMMENT: Frank Lane – Concerned about height of Lodge and blocking views

PC DISCUSSION: Asked for clarification on height / view corridors. Generally improves lot and pedestrian safety.

MOTION:

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P18-128, I move to recommend **approval** to the Town Council approval of a Development Plan to develop a three-story hotel building with employee housing for the property located at 480 W Pearl Avenue, subject to the department reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit the applicant shall provide a landscape bond in the amount of 125% of the cost of the required plant units.
2. Prior to issuance of a Certificate of Occupancy for the hotel the applicant shall work with the Jackson Teton County Housing Department to record the required deed restrictions against the property.
3. The Development Plan shall expire within 18 months of Town Council approval unless a Building Permit for the project is submitted by December 22, 2019.

A motion was made by: Adam Janak seconded by: Anne Schuler
Motion approved by a 3 to 0 vote.

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: Summary of council action on District 3-6 and housing mitigation.
Discussion of appeal for 315 N. Cache

MATTERS FROM STAFF:

ADJOURN: 6:33 PM

A motion was made by: Adam Janak seconded by: Anne Schuler
Motion approved by a 3 to 0 vote.
