

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
July 18, 2018**

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

ROLL CALL:

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

STAFF: Brendan Conboy, Tyler Sinclair

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: July 5, 2018 - Approved

OLD BUSINESS: None

NEW BUSINESS: None

PLANNING COMMISSION

- 1. ITEM P18-156:** DEVELOPMENT PLAN FOR A NEW PLANNED MIXED USE BUILDING CONTAINING COMERCIAL SPACE, RESIDENTIAL AND LODGING UNITS, AND EMPLOYEE HOUSING LOCATED WITHIN THE LODGING OVERLAY AND COMMERCIAL RESIDENTIAL-ONE (CR-1) (LO) ZONING DISTRICT.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Scott Pierson, Keith Harger,

PUBLIC COMMENT: None

PC DISCUSSION: None

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 P18-156, I move to recommend **approval** to the Town Council approval of a Development Plan

to develop a mixed use building with employee housing for the property located at 175 South Glenwood 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 building the applicant shall work with the Jackson/Teton County Affordable Housing Department to record the required deed restrictions against the property.
3. The applicant shall adhere to the rules and regulations of the Jackson/Teton County Affordable Housing Department if they propose to sell Employee Housing units.
4. Prior to Building Permit submittal, the applicant shall consult with the Pathways Director to determine the location of 12 bicycle parking spaces. The applicant shall demonstrate on Building Permit plans six spaces located internally for long term bike parking and six spaces on Glenwood and Simpson frontages for short-term parking.
5. Prior to Building Permit submittal the applicant shall either receive approval of an easement to allow the design as proposed or otherwise comply with all building and fire codes in the submitted plans.
6. Per the Amended Master Plan Extension Agreement, The Master Plan shall expire and this Development Plan shall expire on May 8, 2019, unless an associated Building Permit for this development plan is issued and upon issuance the applicant commences construction on Phase 2 within sixty (60) days of issuance of the Building Permit with continuous progress to completion.

A motion was made by: Jamie Farmer seconded by: Anne Schuler
Motion approved by a 5 to 0 vote.

MATTERS FROM COMMISSION: Planning Commission training, New Housing Mitigation
AGENDA FOLLOWUP:

MATTERS FROM STAFF: Housing Mitigation review, New housing rules for qualification, Engage 2017, Future re-zoning, Introduction of the two new members to the PC.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Jamie Farmer
Motion approved by a 5 to 0 vote.