

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

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 9/5/18, 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, Paul Anthony

MATTERS FROM THE PUBLIC: N/A

APPROVAL OF MINUTES: August 15, 2018

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

OLD BUSINESS:

NEW BUSINESS:

BOARD OF ADJUSTMENT

- 1. ITEM P18-160:** REQUEST FOR A VARIANCE FROM THE PRIMARY STREET SETBACK WITHIN THE CR-2 ZONING DISTRICT LOCATED AT 515 WEST BROADWAY AVENUE

STAFF PRESENTATION: N/A

APPLICANT PRESENTATION: N/A

PUBLIC COMMENT: N/A

PC DISCUSSION: N/A

MOTION:

I move to continue this item to a date unknown but no longer than 180 days from August 24, 2018.

A motion was made by: Anne Schuler seconded by: Thomas Smits

Motion approved by a 6 to 0 vote.

PLANNING COMMISSION

- 1. ITEM P18-163:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATIONS FACILITY (ANTENNA) ON A LIGHT POLE ON LOT 59, GRAND VIEW LODGES, THIRD ADDITION (SNOW KING SKI HILL)

STAFF PRESENTATION: Brendan Conboy, Lea Colasuonno

APPLICANT PRESENTATION: Irene Cooke

PUBLIC COMMENT: John Heise lives at the Snow King Condos. He is concerned about the health and safety of home owners regarding the RF exposure. Do we need more coverage because of tourists?

Christian Grup is excited about the new towers. He supports more coverage for business and personal use. He is not very concerned about health issues. First responders struggle because of the lack of coverage.

PC DISCUSSION: How many more antennas will you need? Irene responded, that these are the only sites in the Town of Jackson.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-163, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 to recommend to Town Council approval of a

wireless communications facility on Lot 59, Grand View Lodges, Third Addition, subject to the department reviews attached hereto and the following condition of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the structure to which it is attached.
2. The tower's design as a ski hill light pole and its proportions and scale comprise the tower's "concealment elements," as this term is used by the FCC.

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

2. ITEM P18-164: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATIONS FACILITY ATTACHED TO THE RAFFERTY CENTER AT SNOW KING RESORT.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Irene Cooke

PUBLIC COMMENT: See previous public comment

PC DISCUSSION: See previous PC discussion. Town Attorney summarized Federal rules on the regulation of RF radiation.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-164, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council approval of a

wireless communications facility on the Rafferty Center located at 402 East Snow King Avenue, subject to the department reviews attached hereto and the following condition of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.

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

3. ITEM P18-221: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A SURFACE PARKING LOT CONTAINING 46 SPACES AT 30 REDMOND STREET FOR THE TETON COUNTY HOSPITAL DISTRICT.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Brett Bennett, Jim Johnson

PUBLIC COMMENT: N/A

PC DISCUSSION: Concerned about people creating a short-cut path across the NW corner.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant relating 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 Item P18-221, The Planning Commission recommends to Town Council approval of a Conditional Use Permit for a surface

parking lot for the property addressed at 30 Redmond Avenue subject to the departmental reviews attached hereto and the following conditions:

1. Prior to issuance of a Grading Permit, the applicant shall provide a bond in the amount of 125% of the cost of all landscaping.
2. The proposed screening concrete log wall shall be reduced in height from 6 to no more than 4 feet in height. The applicant shall submit an addendum to the GEC permit showing revised elevations for the screening wall.
3. The applicant shall replace the existing and now abandoned curb cut to Town standards to match the grade of existing sidewalk.
4. Prior to issuance of a Grading Permit, the applicant shall provide a revised photometric map demonstrating that no light is trespassing beyond the property line.
5. The applicant shall be required to utilize motion activated lighting or otherwise extinguish lighting on site from the hours of 12:00 AM to 5:00 AM.

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

MATTERS FROM COMMISSION: N/A

AGENDA FOLLOWUP: Staff will resend the conference schedule to PC.

MATTERS FROM STAFF: Snow King Master Plan Scheduling – Tyler Sinclair
September 19 & 20 Special Meetings
Potentially October 3 & 4 for Final Meetins

ADJOURN:

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