

**MINUTES
PLANNING AND ZONING COMMISSION/BOARD OF ADJUSTMENT
TOWN OF JACKSON, WYOMING
SEPTEMBER 21, 2016**

The regular meeting of the Planning and Zoning Commission/Board of Adjustment meeting was called to order at 5:30 p.m. in the Town Hall Council Chambers with David Vandenberg, Chair, presiding.

ROLL CALL: John Stennis, Missy Falcey, Adam Janak, David Vandenberg,

Jamie Farmer

STAFF: Tyler Sinclair, Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC:

APPROVAL OF MINUTES:

1. September 07, 2016 Minutes: John Stennis moved to approve the minutes as shown.

Missy Falcey seconded.

VOTE: The vote showed 4 in favor. 0 opposed. The motion Passed.

OLD BUSINESS:

NEW BUSINESS:

PLANNING COMMISSION

1. Item P16-070: 290 E. Kelly Avenue: Request for approval of a Conditional Use Permit (CUP) to change the use from an existing nonconforming use (Light Industrial) to another nonconforming use (Office).

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Chris Dickey

PUBLIC COMMENT: None

PC DISCUSSION: Generally an improvement, deleted condition of approval limiting number of employee's to 3.

MOTION:

Based upon the findings as presented in the staff report and as made by the applicant for Item P16-

070, David Vandenberg moved 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 change from an existing nonconforming use (light industrial) to another nonconforming use (office) at 290 East Kelly 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 apply for a demolition permit for the removal of the existing storage shed located in the southwestern corner of the property.

Missy Falcey seconded.

VOTE: The vote showed 3 in favor.0 opposed. (Jamie Farmer abstained) The motion Passed.

2. Item P16-001 & P16-085: 1255 W Highway 22: Request for approval of a Development Plan (P16-085) and Hillside Conditional Use Permit (CUP) (P16-001) to develop 20 residential units.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Reed Armijo

PUBLIC COMMENT: None

PC DISCUSSION: Discussed snow storage, site access, location of sidewalk, color of building, parking and how building address steep slopes.

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 P16-085, Jamie Farmer moved to recommend **approval** to the Town Council approval of a Development Plan to develop 20 residential units at the property addressed at 1255 W Highway 22, subject to the department reviews attached hereto and following conditions of approval:

- 1) Prior to issuance of a Building Permit, the applicant shall provide a landscape bond to the Town of Jackson in the amount of 125% of the total cost for the proposed landscaping.
- 2) Prior to Town Council review, the applicant shall obtain an access easement and/or formal permission from Teton County to utilize Batch Plant Road to access the upper units.

- 3) Prior to issuance of a Building Permit, the applicant shall obtain the necessary permit from WYDOT for all work done within the right-of-way.
- 4) Prior to issuance of Certificate of Occupancy, the applicant shall work with the Jackson Teton County Housing Department and record employee deed restrictions against the property for the proposed 16 rentals units on the lower building pad.
- 5) Prior to submittal of a Building Permit, the applicant shall revised the site plan so that the parking space located adjacent to the pedestrian path does not encroach into the drive aisle.

John Stennis seconded.

VOTE: The vote showed 4 in favor. 0 opposed. The motion Passed.

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 P16-001, Jamie Farmer moved 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 and the following condition of approval:

- 1) Prior to issuance of a Grading & Erosion Control Permit & Building Permit, the applicant shall adequately address all concerns and recommendations as presented in the Geotechnical Investigation report and third-party review.

John Stennis seconded.

VOTE: The vote showed 4 in favor. 0 opposed. The motion Passed.

3. Item P16-079 & P16-080: 60 Rosencrans (Hidden Hollow): Request for approval of a Planned Unit Development (PUD) (P16-079) and Sketch Plan (P16-080) of 168 residential units, including single, townhouse and multifamily unit types.

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Zane Powell, Brendan Schulte

PUBLIC COMMENT:

PC DISCUSSION:

MOTION:

Item A: Based upon the findings for a Sketch 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 LDRs & Town Ordinances; 5) Conformance with past permits & approvals for Item P16-079, John Stennis moved to recommend **approval** to the Town Council approval of a Sketch Plan to develop 168 residential units, including single, townhouse and multifamily unit types for the property located at 60 Rosencrans, legally known as Part of the NW1/4SW1/4 Section 27, Township 41, Range. 116 (MOS T-20F), subject to the ten conditions of approval described above. (see four additional conditions below)

Additional conditions:

1. The applicant shall be allowed to utilize the proposed market units to meet future affordable or employee housing requirements for other town and county developments. Use of said units shall be allowed for a period of 15 years from the first certificate of occupancy for any structures, and deed restrictions shall be for complete units. Individual housing mitigation plans proposing the use of these units shall be reviewed and approved on a case by case basis by Town Council.
 2. The applicant shall be required to provide a detached 10' multi-use pathway or other appropriate pedestrian facility along Mercill Avenue as part of Phase 1 of the development, either within the proposed right of way or within an easement on the Forest Service property.
 3. The applicant shall provide a detailed pedestrian circulation plan specifically addressing exterior connections from the site prior to Town Council review.
 4. The applicant shall consider design considerations to encourage a variety of materials, colors, and architectural styles to address the bulk, scale and intensity of the proposed multi-family structures as part of each development plan submission.
- Missy Falcey seconded.

VOTE: The vote showed 4 in favor. 0 opposed. The motion Passed.

Item B: Based upon the findings for a Planned Unit Development as presented in the staff report and by the applicant 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 for Item P16-080, John Stennis moved to recommend **approval** to the Town Council approval of a Planned Unit Development to develop 168 residential units, including single, townhouse and multifamily unit types for the property located at 60 Rosencrans, legally known as Part of the NW1/4SW1/4 Section 27, Township 41, Range 116 (MOS T-20F), subject to the departmental reviews and the 25 Master Plan amendments described above.

Jamie Farmer seconded.

VOTE: The vote showed 4 in favor.0 opposed. The motion Passed.

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF:

A motion for adjournment was made by John Stennis and Missy Falcey seconded.

VOTE: The vote showed 4 in favor 0 opposed. The motion Passed.

The meeting was adjourned at 8:59 p.m.

Transcribed on 9/22 by PA/jc

- Digital recording on file-