

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 18, 2025

The Planning and Zoning Commission met in a regular session on June 18, 2025, in the Town Council Chambers located at 150 E. Pearl Ave. in Jackson, at 5:30 pm. This meeting was held in person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Thomas Smits, Georgie Stanley, Abigail Petri, and Anne Schuler appeared in person. Stephanie Wise appeared via Zoom.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

APPROVAL OF MINUTES:

A motion was made by Commissioner Wilson and seconded by Commissioner Schuler to approve the June 4, 2025, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

NEW BUSINESS: P25-019 180 S King Street Sketch Plan

STAFF PRESENTATION:

Staff provided an overview of the project. The project is located in the P/SP zone, which is not effected by the big building moratorium. The requested action is combining the current Courthouse and Jail into one 79,950 SF, three story building. The Hansen Courthouse and General Services building will remain. The P/SP zone has no setbacks, no limits on stories or height, no FAR, and no max building size, but does require the building to fit in with the neighborhood character & context. Staff support site design with conditions related to landscaping, snow storage, a two-way alley, construction staging, pedestrian improvements, main parking lot curb cut, signage/wayfinding, secured parking lot access, and parking impacts during construction.

Applicant calculated a need of 91 parking spaces, which staff support. To accommodate growth and Town parking requirements, applicant proposed 120 spaces. Condition #6 would remove four spaces, leaving the project with 116 spaces, which staff feel is appropriate.

The Design Review Committee agreed that the design was handsome but had major concerns about whether the scale and massing are appropriate for the neighborhood and whether the building overwhelms the pedestrian scale, and felt the building was overbearing and imposing at the pedestrian level. They requested more additive/subtractive moves, breaking up the roofline and using setbacks. Ultimately, the project was recommended approval by a 4-3 vote.

Staff recommends approval based on ten conditions.

QUESTIONS FOR STAFF:

The future use of the Hansen Courthouse is discussed. The Commission would like to see floorplans if they are able pursuant to Wyoming State Statute.

APPLICANT PRESENTATION:

Jason Berming with Wember addresses the Commission. The history of the project is reviewed and the upcoming schedule is explained. Stephan Hall with Anderson Mason Dale addresses the Commission. The project aims to be functional, safe, secure, and welcoming. It aims to be a civic presence. The applicant is comfortable with the proposed conditions and will consider those. The elevations are presented.

Mark Newcomb, Teton County Commission Chair, addresses the Commission. The Teton County Commission understands there are many items to balance and want to create a civic space.

Dick Stout, Teton County Attorney, and Anne Sutton, Clerk of Teton District Court, address the Commission regarding the county's needs.

QUESTIONS FOR APPLICANT:

Commission clarifies the egress of the secured parking, the additional curb cut on Willow, snow storage, and the feasibility of a two-way alley.

PUBLIC COMMENT:

None.

COMMISSION DISCUSSION:

The Commission clarifies that their role is to determine if projects meet the requirements of the LDRs. The Commission agrees that this project meets the requirements of the LDRS and conforms with the comprehensive plan. Regarding building and site design, the Commission is split between agreeing with Staff analysis that the project meets the design criteria. The Commission agrees with Staff analysis regarding vehicular access and circulation, phasing/construction management plan/temporary displacement, traffic analysis provided, the parking calculations and requirements, pedestrian improvements and landscaping as detailed in the staff report.

Staff finds that the findings required to approve the sketch plan are met as outlined in the staff report.

The Commission is generally happy with the building but wishes it could have gone further and included more of the site to include the entire block of government buildings. They believe it is close to a well-considered master plan, but not entirely. The Commission agrees that the project meets the LDRs and comprehensive plan.

MOTION:

A motion was made by Commissioner Schuler and seconded by Commissioner Smits to recommend approval of Sketch Plan P25-019 for a new +/-80,000 sf Justice Center for Teton County, which will

house the District and Circuit Courts, Sheriff's Office, County Attorney's Office, Clerk of Court, 911 Dispatch Center, County Jail, and associated office and storage areas located at 180 S. King Street, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated June 18, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM THE COMMISSION:

Staff and the Commission thank Commissioner Petri for her service on the Planning Commission.

MATTERS FROM STAFF:

Staff gives updates on the upcoming Planning Commission meetings; items include Browse n' Buy Development Plan, Wireless CUP renewals, a Zoning Map Amendment at Swan Creek, and a Variance at Upper Cache Creek.

ADJOURN: A motion was made by Commissioner Schuler and seconded by Commissioner Stanley to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:30 pm.

minutes:mt