MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
August 20, 2025

The Planning and Zoning Commission met in a regular session on August 20, 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, Megan Jennings, Stephanie Wise, appeared in person. Georgie Stanley appeared via Zoom. Laura Bonich was not present.

STAFF: Paul Anthony, Andrew Bowen, Mary Tippetts

MATTERS FROM THE COMMISSION:
The oath of office was administered by Jackson Town Clerk, Riley Hovorka, to new Planning Commission member Megan Jennings.

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:
A motion was made by Commissioner Wilson and seconded by Commissioner Wise to approve July 16, 2025, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor with Commissioner Jennings abstaining, and the motion carried.

NEW BUSINESS
I. P25-121 1220 Gregory Lane Development Plan

MOTION:
A motion was made by Commissioner Smits and seconded by Commissioner Wilson to continue P25-121, 1220 Gregory Lane Development Plan, to the September 17, 2025 Planning Commission meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously

II. P25-031 LDR Text Amendment: Exemption to Affordable Workforce Housing Mitigation

STAFF PRESENTATION:
Staff provided an overview of the proposal. The applicant, Mental Health and Recovery Services of Jackson Hole, requests an amendment to LDR Section 6.3.2.C to exempt nonprofit organizations that provide a government-mandated public service through a public-private partnership from the Affordable Workforce Housing requirements. The language of the proposed amendment is presented. The applicant's background, funding sources, and Title 25 involvement are discussed. The applicant plans to consolidate operations and reduce costs with an expansion of 2912 SF which would incur $195,362.20 in housing mitigation fees. Staff agree that the applicant use is similar to other

exempt uses in the P/SP zone; however LDR 6.3.2.C.14 explicitly states a mitigation exemption may only be granted to "employee-generating development in the Public/Semi-public zone," not to similar uses located in other zone districts. Staff does not recommend a rezone. Staff's proposed language is more narrowly tailored than applicant's proposed language. Staff recommend that the amendment require recording an Affidavit Affecting Title prior to exemption approval, stating that any change of use or structural expansion that does not meet the exemption criteria hall be subject to all applicable Affordable Housing requirements. LDR 8.7.2 outlines the factors to consider when amending the text of the LDRs.

QUESTIONS FOR STAFF:
The uses in P/SP zone are clarified. Commissioner Jennings asks how many groups this could possibly apply to; this amendment is narrowly tailored to fit the needs of MHRS and there could be two additional groups. Commissioner Stanly asks what happens if the group's funding is slightly below 50% while meeting the other criteria, would they qualify; they would not. The requirements listed in the amendment are clarified.

APPLICANT PRESENTATION:
Deidre Ashley with MHRS addresses the Commissioner and gives a history of the organization as well as their current programs.

Anne Schuler with MHRS addresses the Commissioner. She explains why the organization requested a text amendment instead of a rezone.

QUESTIONS FOR APPLICANT:
Commissioner Smits asks why a fee waiver was not requested from Council; the housing mitigation fees cannot be waived, just application fees.

PUBLIC COMMENT:
None

COMMISSION DISCUSSION:
The Commission supports the goal of this amendment and believe this amendment narrowly tailored to avoid exempting nonprofit organizations that should still be subject to mitigation requirements. Commission finds that the text amendment meets the text amendment factors of consideration required by the LDR 8.7.2. A cap on the number of employees is considered and discussed, but not added as the Commission does not feel as if they have enough information to make a recommendation.

MOTION:
A motion was made by Commissioner Wilson and seconded by Commissioner Wise to recommend approval of LDR Text Amendment P25-031 to amend LDR Section 6.3.2.C, to include an exemption from the Affordable Workforce Housing requirements for Public/Semi-public uses as presented by staff in the staff report dated August 20, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM STAFF:

One matter is set for the September 17th meeting, but there are no other upcoming projects.

ADJOURN: A motion was made by Commissioner Wise and seconded by Commissioner Jennings to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:17 pm.

minutes:mt