

AGENDA

Planning and Zoning Commission

November 19, 2025 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 8:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled Planning Commission meeting.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at planning@jacksonwy.gov.

To join, [click link](#) or copy it to your browser:

<https://us02web.zoom.us/j/86586179059?pwd=tMZqeroYAYld76fZ45NvwGtfT23UPZ.1>

Or join at [zoom.com](https://zoom.us) with Webinar ID: **865 8617 9059** and Password: **83001**

2. CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. ROLL CALL

5. MATTERS FROM THE PUBLIC

6. APPROVAL OF MINUTES

- I. October 15, 2025 Planning Commission Meeting Minutes

7. NEW BUSINESS

- I. P25-156: 252 & 254 East Simpson Avenue Zoning Map Amendment

8. MATTERS FROM STAFF

9. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
October 15, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on October 15, 2025 via Zoom.

Upon roll call the following were found to be present:

BOARD: Laura Bonich, Megan Jennings, Stephanie Wise, Katie Wilson, & Eliska Garcia appeared via Zoom. Georgie Stanley and Thomas Smits were not present.

STAFF: Paul Anthony, Andrew Bowen, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Wilson and seconded by Commissioner Wise to approve September 17, 2025, Planning Commission Meeting minutes. Commissioner Bonich called for the vote. The vote showed all in favor, and the motion carried.

NEW BUSINESS

I. P25-121 1220: Gregory Lane Development Plan with the intent to subdivide

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Jennings to continue P25-121 to a date uncertain. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried unanimously.

II. P25-139: Text Amendment to LDR Div. 5.3. ('Scenic Standards'), §5.3.1. ('Exterior Lighting Standards')

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Garcia to continue P25-139, Text Amendment to LDR Div 5.3, to the November 5, 2025 Planning Commission meeting. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried unanimously.

III. P25-176: Text Amendments to LDR §§ 1.9.2, 6.2.2, & 8.8.2

STAFF PRESENTATION:

Andrew Bowen provided an overview of the proposed targeted amendments to LDR sections concerning nonconforming physical developments. This is a staff led proposal. Key policy question is if Planning Commission support staff's stated goals for these amendments, which is to balance addressing nonconforming physical development with providing modest flexibility for property owners to pursue minor redevelopment.

QUESTIONS FOR STAFF:

Amendment 3 is clarified. Staff notes that developers can always ask for a variance in addition to listed nonconformities.

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

Commission unanimously agrees with Staff analysis and believes the changes provide clarity.

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Wise to approve P25-176, six LDR Amendments following sections: 1.9.2.B.3.d, 1.9.2.B.3.e, 1.9.2.B.4, 1.9.2.B.4.c, 6.2.2, and 8.2.2 as presented in the staff report dated October 15, 2025. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM STAFF:

A workshop is scheduled with Town Council to discuss possible LDR changes and a transportation impact study requirements for the LDRs; Staff gives an update on the County GIS system.

ADJOURN: A motion was made by Commissioner Wilson and seconded by Commissioner Garcia to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:11 pm.

minutes:mt

STAFF REPORT



Meeting Date:	November 19, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Zoning Map Amendment at 252 & 254 E. Simpson Ave. (Item P25-156)	Public Comment:	Yes

Purpose & Policy Considerations.

This is the Planning Commission's opportunity to review a proposed Zoning Map Amendment (ZMA) per Section 8.7.3 of the Town of Jackson Land Development Regulation (LDRs). No physical development is included in this request.

Requested Action.

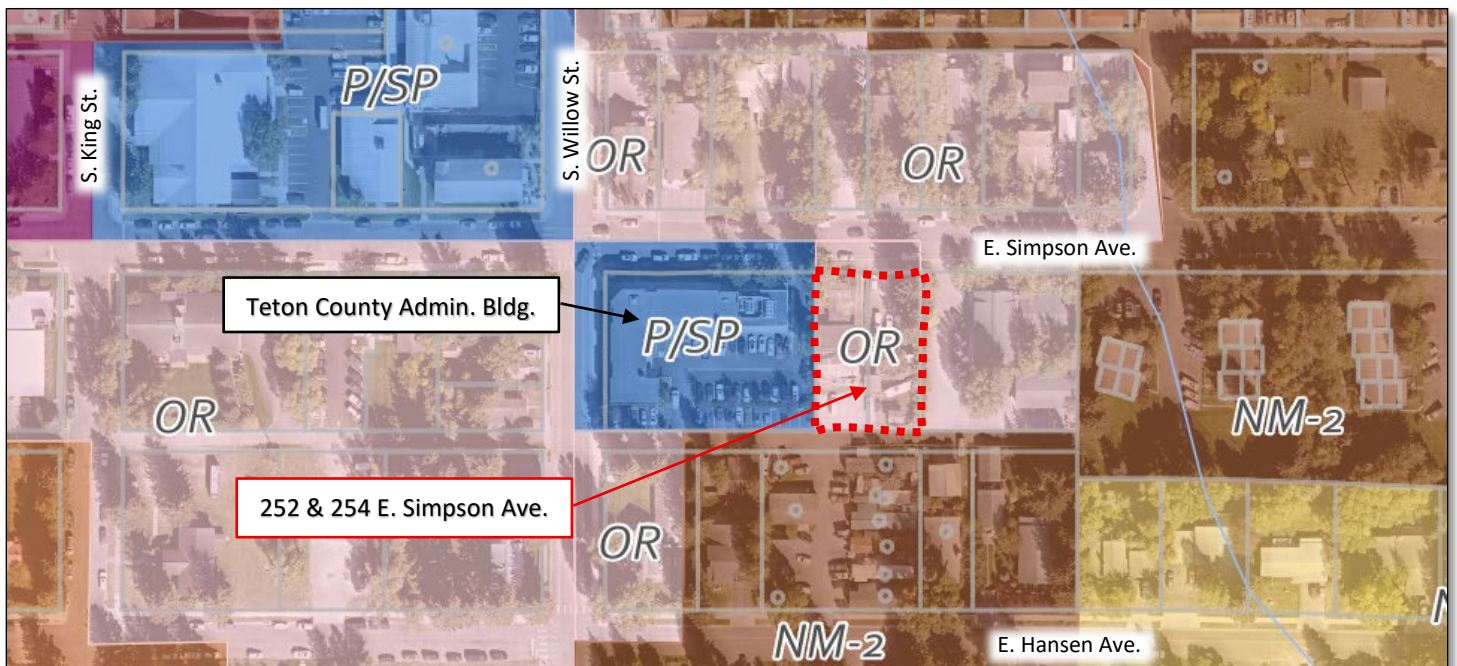
The applicant, Jason Berning with Berning Project Management, who is representing Teton County, is requesting approval of a ZMA to change the zoning of 252 & 254 E. Simpson Ave. from Office Residential (OR) to Public/Semi-Public (P/SP).

Recommendations.

The Planning Director recommends **approval** of the Zoning Map Amendment.

Project Location.

The subject properties are addressed as 252 & 254 E. Simpson Ave., and legally described as Lots 5 & 6, Block 9, Cache-2 Addition to the Town of Jackson. An aerial photo is shown below:



Background.

Teton County has owned 252 and 254 E. Simpson Ave. since 2021, which are located directly east of the County administrative building. The subject properties ("the site") are currently located within the OR zone and total

approximately 15,000 square feet. The zoning to the north and east is OR, zoning to the west is P/SP, and zoning to the south is Neighborhood Medium Density-2. The site is currently vacant.

Analysis.

The existing OR zoning of the site is generally inconsistent with the zoning of most County-owned properties within Town limits. The purpose of the P/SP zone (LDR Section 4.2.1) is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, Teton County qualifies as a legitimate P/SP landowner that plans to use the P/SP-zoned site to serve the public with temporary public courtroom facilities in support of the Justice Center development. Although Teton County has not indicated how the site will be used after the temporary courtrooms are removed, any future use would be public-serving in nature, consistent with the P/SP zone. Additionally, as the community grows and demand for civic services increases, staff finds that the proposed ZMA will enable the County to expand public services in proximity to existing civic facilities, consistent with Policy 4.1.e of the Comprehensive Plan, which promotes the Town as the civic and governmental center of the valley.

Findings:

Pursuant to Section 8.7.3.C, the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment, the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs.*

Complies. Staff finds that the proposed request to be consistent with the purpose and intent of the LDRs. The purpose of the P/SP zone (LDR Section 4.2.1) is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, Teton County qualifies as a legitimate P/SP landowner that plans to use the P/SP-zoned properties for temporary public courtroom facilities to serve and support the Justice Center development. Although Teton County has not indicated how the site will be used after the temporary courtrooms are removed, any future use would be public-serving in nature, consistent with the P/SP zone.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

Not applicable. Per a recent Wyoming Supreme Court case, this finding is not applicable until further notice.

3. *Is necessary to address changing conditions or a public necessity.*

Complies. Staff finds that the P/SP zone appropriately supports the site's temporary courtroom use and future public-serving needs while ensuring zoning consistency with adjacent County-owned properties within the block.

4. *Is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

Fiscal Impact.

None.

Staff Impact.

The amount of staff time to review, research, and write this report was roughly 8-10 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** of a Zoning Map Amendment (P25-156) to rezone 252 & 254 E. Simpson Ave. from Office Residential to Public/Semi-Public, based upon the findings as presented in the staff report, the departmental reviews, and subject to this staff report dated November 19, 2025.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P25-156		DETERMINATION OF SUFFICIENCY	Need narrative and findings.		
	09/02/2025	BUILDING DEPARTMENT COMMENTS		TVALENTINE@JAC KSONWY.GOV	10/01/2025
		FINAL REPORT			
		START DEPARTMENT COMMENTS			
		POLICE DEPARTMENT COMMENTS			
		FIRE DEPARTMENT COMMENTS			
		PC ROUGH DRAFT			
		FINAL LETTER			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		PLANNING DEPARTMENT COMMENTS			
		TOWN COUNCIL 3RD READING			
		COMPLETENESS REVIEW			
		PC KEY ISSUES			
		PLANNING COMMISSION REVIEW AND RECOMMENDATIO N			
		PC PUBLIC NOTICE			
		TC PUBLIC NOTICE			
		PATHWAYS DEPARTMENT COMMENTS			
		PC FINAL DRAFT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		ENGINEERING DEPARTMENT COMMENTS			
		TOWN COUNCIL 2ND READING			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		INITIAL REPORT			
		JOINT HOUSING DEPARTMENT COMMENTS			
		TOWN COUNCIL 1ST READING			
		TOWN COUNCIL MEETING			



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 5-29-2025

LETTER OF AUTHORIZATION

NAMING APPLICANT AS AUTHORIZED REPRESENTATIVE

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Teton County

Being duly sworn, deposes and says that Teton County is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 200/252/254 E. Simpson Ave

Legal Description: Lots 1-4, 5 & 6, Blk . 9, Cache 2. PIDN 22-41-16-34-2-16-006, 22-41-16-34-2-16-005, & 22-41-16-34-2-16-004

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Jason Berning

Mailing address of Applicant/Authorized Representative: _____

Email address of Applicant/Authorized Representative: berningpm@gmail.com

Phone Number of Applicant/Authorized Representative: 307-669-3733

Is authorized to act as property owner's representative and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application
- ☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☒ Other (describe) Pre-application Conference Request

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

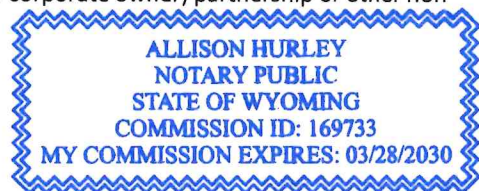
Jason Berning

Property Owner Signature

Director of General Services

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
COUNTY OF Teton)



The foregoing instrument was acknowledged before me by Allison Hurley this May day of 29. WITNESS my hand and official seal.

Allison Hurley

Notary Public

My commission expires: 3/28/2030



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Teton County Modular Buildings
Physical Address: 200/252/254 E. Simpson Ave Jackson WY
Lot, Subdivision: Lots 4,5,6, BLK 9, Cache 2 PIDN: 22-41-16-34-2-16-006, 22-41-16-34-2-16-005, 22-41-16-34-2-16-004

PROPERTY OWNER.

Name: Teton County Phone: 307-732-8200
Mailing Address: PO Box 1727 Jackson, WY ZIP: 83001
E-mail: jnash@tetoncounty.wy.gov

APPLICANT/AGENT.

Name: Jason Berning - Berning Project Management Phone: 307-699-3733
Mailing Address: ZIP: _____
E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
☒ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	_____ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	_____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	☒ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

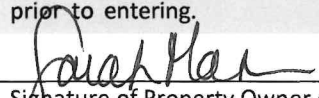
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

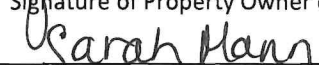
_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

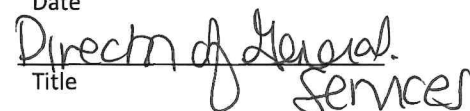
Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.



Signature of Property Owner or Authorized Applicant/Agent


Name Printed

5-29-2025

Date


Title

October 1, 2025

Town of Jackson Planning:

Teton County requests a Zoning Map Amendment for the lots located at 252 and 254 E. Simpson Avenue. Teton County owns the lots at 252 and 254 E. Simpson, which together are .34 acres in size. The map amendment requests the zoning of these lots from an OR: Office Residential zone to a P/SP: Public/Semi-Public zone. Teton County has requested in a separate planning application partially vacate, without replat, the property lines between 252 and 254 E. Simpson and 200 S.

The proposed zoning change to a P/SP zone will allow Teton County to use the property under the current Land Development Regulations (LDR) for facilities of a public or semi-public nature. A neighborhood meeting was held on August 13, 2025.

The Zoning Map Amendment meets the following findings for approval.

- Is consistent with the purposes and organization of the LDRs
 - o The zoning of the lots to be changed to P/SP are owned by Teton County and will be used for public use per 4.2.1 – Public/Semi-Public zoning requirements.
- Is necessary to address changing conditions or a public necessity
 - o The zoning change is required to allow the lots to be utilized by the County as the temporary court facilities during the construction of the new Teton County Justice Center. In addition the zoning change is needed to provide consistency of zoning of County owned lots.
- Is consistent with the other adopted Town Ordinances
 - o This zoning change to P/SP is consistent with other lots within the Town of Jackson owned by Teton County.

Please reach out if you have any questions.

Jason Berning PE, LEED AP
Berning Project Management
307-699-3733

July 29, 2025

Dear Property Owner or Resident:

This letter is to inform you about a Zoning Map Amendment request by Teton County for the lots located at 252 and 254 E. Simpson Avenue and to invite you to a neighborhood information meeting where you can learn about the proposed zoning change and ask questions of the applicant.

Teton County owns the lots at 252 and 254 E. Simpson, which together are .34 acres in size. The zoning map amendment changes the zoning of these lots from an OR: Office Residential zone to a P/SP: Public/Semi-Public zone. Teton County has already requested that the Town of Jackson partially vacate, without replat, the property lines between 252 and 254 E. Simpson and 200 S. Willow Street, all of which are owned by Teton County. The E. Simpson lots are currently undeveloped. The Teton County Administration Building is located at the 200 S. Willow Street property and is presently zoned P/SP.

The proposed zoning change to a P/SP zone will allow Teton County to use the property under the current Land Development Regulations (LDR) for facilities of a public or semi-public nature. The P/SP zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs that cannot be accommodated in other zoning districts. Per the LDR, if the property were to be transferred into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson/Teton County Comprehensive Plan.

We welcome and encourage your participation, as your input is an important part of the land use process. Please join us for a neighborhood meeting to discuss the proposal on August 13th from 12:15 pm to 1:00 pm. The meeting will be held online at the following link: <https://shorturl.at/Ybyji>. This is a Microsoft Teams Meeting and can also be joined by phone at 720-739-6647, conference ID: 925 905 409#. The meeting is an opportunity for you to provide input on the requested zoning changes and to have your questions answered directly by the applicant. Planning Department Staff may attend to provide advice about the applicable provisions of the Land Development Regulations, but staff will not facilitate or become involved in discussions about the advantages or disadvantages of the proposal.

If you are unable to attend the meeting, but would like to provide input or ask questions, please contact the County's Owner's Representative, Tom Farrens, Project Manager at Wember at 307-677 or tfarrens@wemberinc.com. We look forward to seeing you at the meeting.



Meeting Agenda

Project Name:	Teton County Relocation Services / Justice Center
Wember Inc. Project Number:	2023.18
Meeting Date:	August 13, 2025, 12:15 PM
Location:	On-line – Teams Meeting
Purpose:	Neighborhood Meeting Zoning Map Amendment

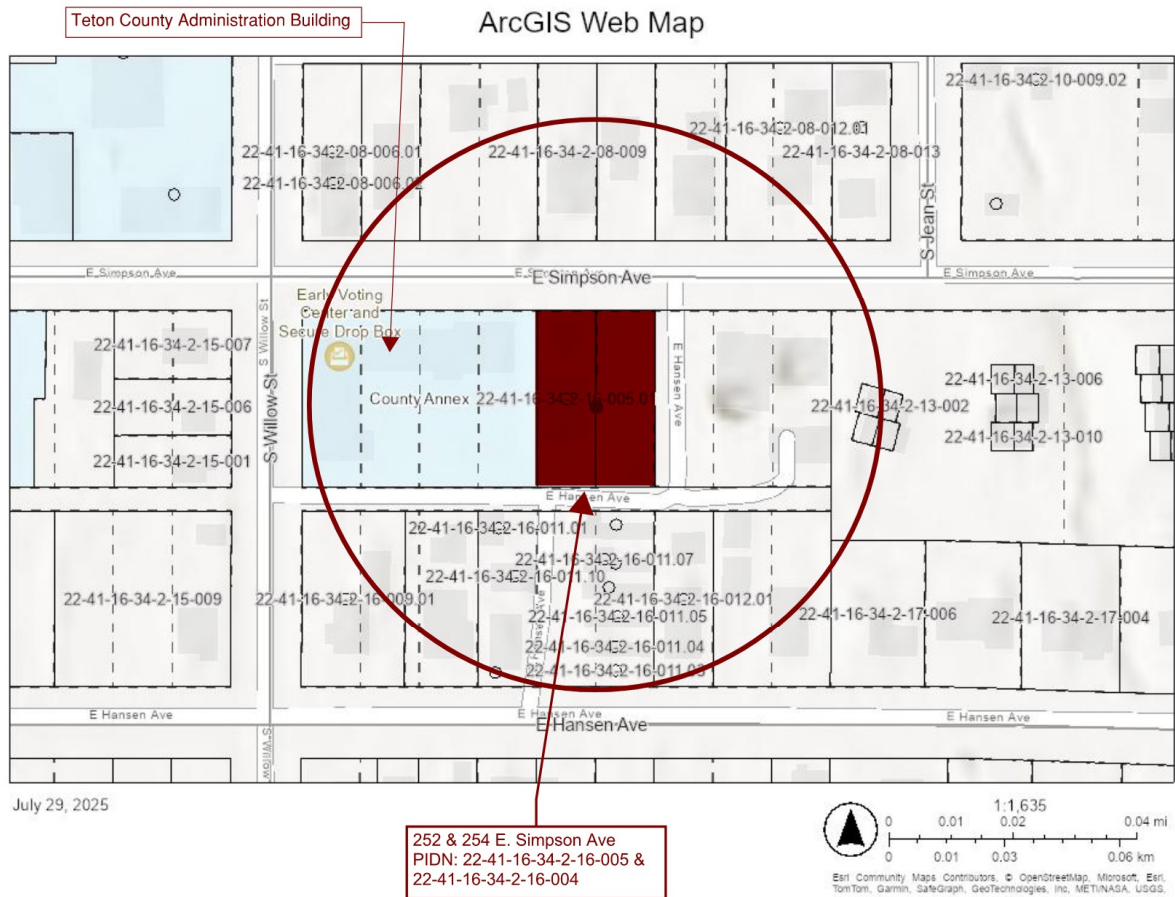
1. Introduction

- a. Teton County
 - i. Introduction
 - ii. Mark Erwin – Director of General Services
 - iii. Josiah Nash – Facilities Maintenance Manager
- b. Wember / Berning Project Management
 - i. Tom Farrens – Main Contact (307) 677-2219
 - ii. Jason Berning – (307) 699-3733
- c. Anderson Mason Dale - Architect
 - i. Introduction
 - ii. Role on Project
 - iii. James Taylor – Principal
 - iv. Stephan Hall – PM
 - v. CLB Architects – Cary Lakeman – Senior PM

2. PROJECT INTRODUCTION/DESCRIPTION

- a. This meeting is required to be held prior to the submittal of a Zoning Map Amendment to the Town of Jackson.
- b. The site is located at 252/254 E Simpson Ave, Jackson, WY 83001
- c. All addresses within 200' of the site were invited to this meeting.
- d. This site is currently zoned OR: Office Residential and it is requested to change the zoning to P/SP: Public/Semi-Public.
 - i. OR Zone General Intent. The intent of the Office Residential (OR) zone is to provide for employment with a mix of higher intensity housing options. Limited neighborhood-serving retail at key nodes is allowed to serve surrounding residential neighborhoods.
 - ii. P/SP Zone Intent. The purpose of the Public/Semi-Public—Town (P/SP) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district. It is not the intent of these LDRs that property in the P/SP zone retain that designation after the property is divested by the public entity. At the time P/SP designated land is transferred, or is proposed to be transferred, into private ownership, the property shall be reclassified to an appropriate zoning district to allow private use pursuant to the Jackson/Teton County Comprehensive Plan.

- e. Currently, Teton County has requested from the Town of Jackson a Boundary Adjustment (with no replat) to eliminate the property lines between 252 and 254 E. Simpson, and between 252 E. Simpson and 200 S. Willow Street (Teton County Administration Building site).
- f. Teton County will utilize this site as temporary office space during the Justice Center construction project.



3. COMMUNICATIONS

- a. All questions are to be addressed to the Owner's Representative – Tom Farrens – Project Manager.
tfarrens@wemberinc.com

4. SCHEDULE

- a. Proposed Zoning Map Amendment Timeline:
- | | |
|-----------------------|---|
| Pre-Application | July 22, 2025 |
| Neighborhood Meeting | August 13, 2025 |
| Application Submittal | August 18, 2025 |
| Final Decision | Up to 150 Days after application deemed sufficient – January 2026 |

b. Proposed Temporary Office Project Timeline:

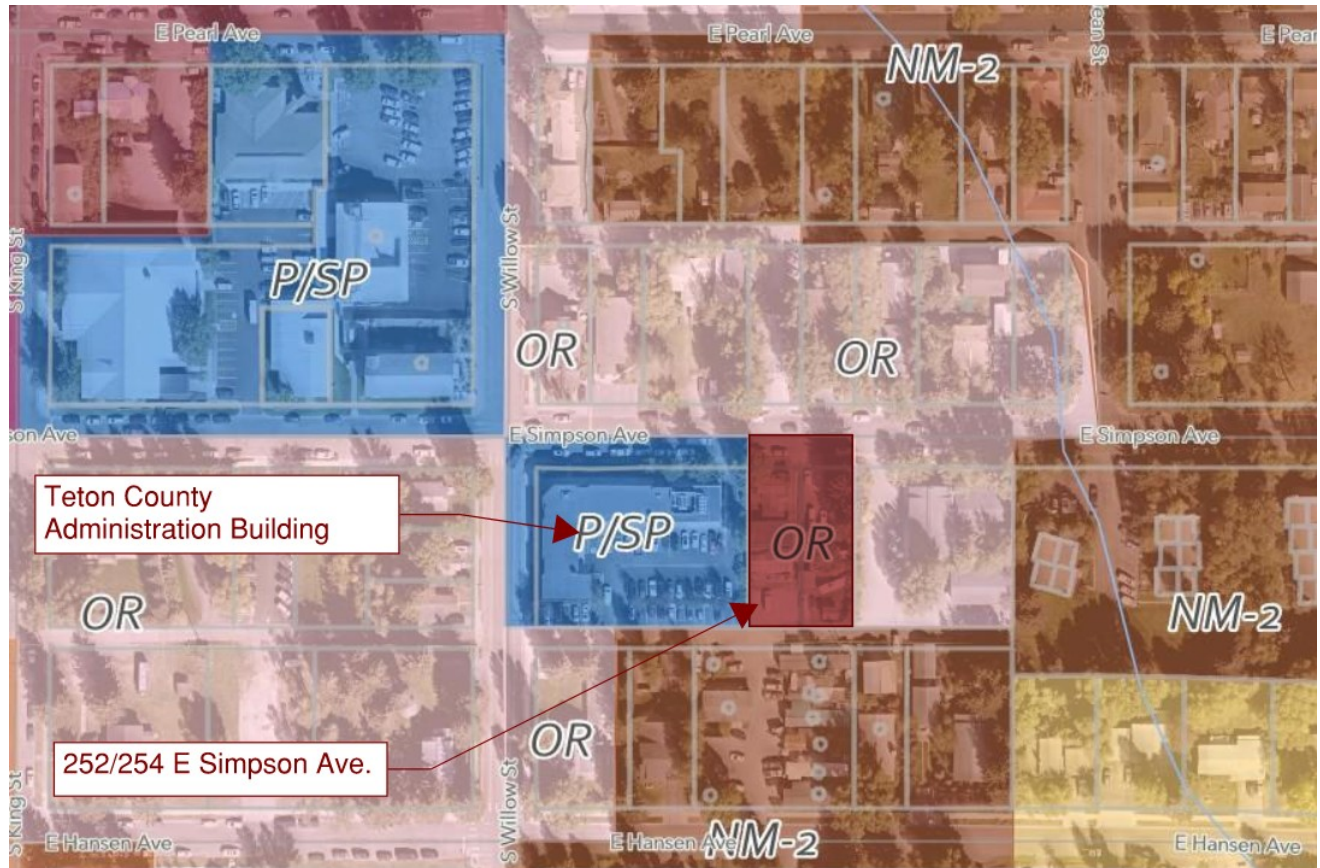
Schematic Design
Construction Documents for Building Permit
Relocation of temporary offices to the site
Permitting/ GMP
Installation/Construction
Move In

(subject to change)

June 2024 – December 2024
July 2025 – August 2025
August 2025
September 2025 – October 2025
November 2025 – January 2026
January 2026

5. Presentation

a. Review of the Zoning Map.



6. QUESTIONS

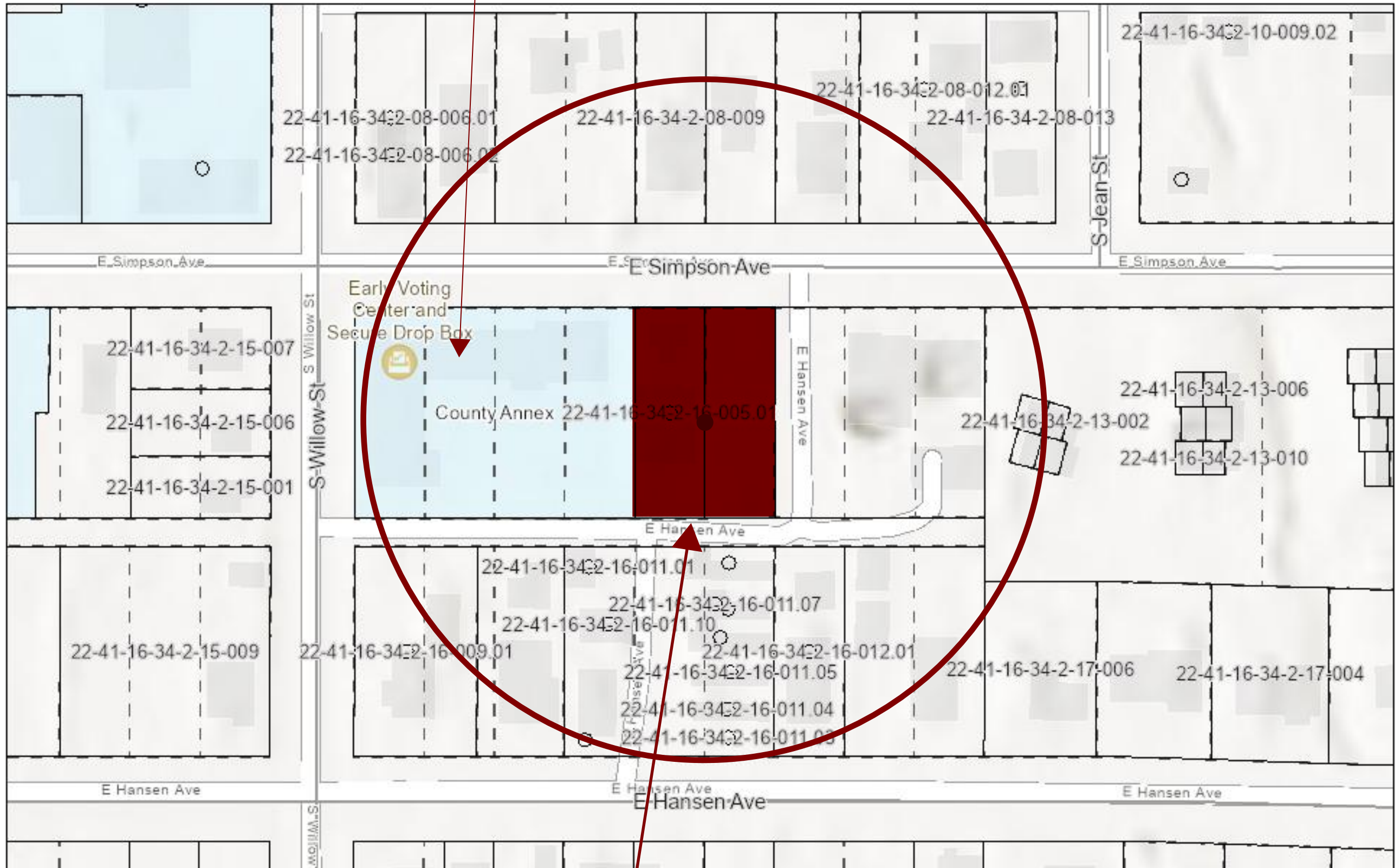
7. WRAP UP AND NEXT STEPS

- a. Teton County will submit an application for a Zoning Map Amendment to the Town of Jackson Planning Commission for recommendation. After the Planning Commission recommendation, a final decision will go before the Town of Jackson Town Council at a date to be determined.

8. ADJOURNMENT

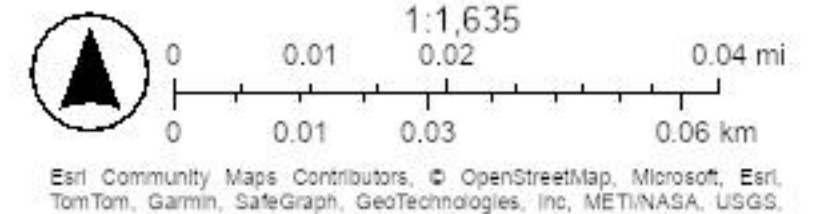
Teton County Administration Building

ArcGIS Web Map



July 29, 2025

252 & 254 E. Simpson Ave
PIDN: 22-41-16-34-2-16-005 &
22-41-16-34-2-16-004



[illegible]