

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

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