

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
November 19, 2025**

The Planning and Zoning Commission met in a regular session on November 19, 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, and Eliska Garcia appeared in person. Laura Bonich, Megan Jennings & Stephanie Wise 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 Garcia to approve October 15, 2025, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor with Commissioner Smits & Commissioner Stanley abstaining, and the motion carried.

NEW BUSINESS

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

STAFF PRESENTATION:

Staff provided an overview of the proposal. The applicant, Jason Berning with Berning Project Management, representing Teton County, is requesting approval of a Zoning Map Amendment per LDR 8.7.3 to change the zoning of 252 & 254 E. Simpson Ave. from Office Residential (OR) to Public/Semi-Public (P/SP). No physical development is proposed with the amendment. The lots are adjacent to the County Administration Building and will house temporary trailers during construction of the Teton County Justice Center. Existing zoning is inconsistent with County owned properties; this request will allow for future expansion with growing community needs.

QUESTIONS FOR STAFF:

Commissioner Smits clarifies if the Town or County could request a rezone to P/SP for any property they purchase, which is possible. Staff clarify that P/SP is intended to be for governmental use. This request is not required for the temporary use proposed but is for possible future use.

APPLICANT PRESENTATION:

Jason Berning with Berning Project Management, representing Teton County addresses the Commissioner. The County aims to make these lots consistent with the adjacent properties. A timeline of the temporary trailers is outlined.

QUESTIONS FOR APPLICANT:

Commission clarifies the timeline of the temporary trailers.

PUBLIC COMMENT:

None

COMMISSION DISCUSSION:

The Commission supports the rezone generally and believes it is a benefit to the community and the County.

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Garcia 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 the staff report dated November 19, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM STAFF:

Tyler Valentine was recently promoted to Principal Planner at the Town. The Justice Center is scheduled for the December 17 meeting; a development plan on Pearl and an amendment regarding string lighting is scheduled for January 7. Council requested Staff provide possible changes to the LDRs to address growth and development concerns issues, along with an update to the NRO. The Community Streets Plan and a stormwater management plan is planned for 2026. A housing development is proposed on federal land by Nelson Trailhead, which, though not required, will go through the Town permitting process.

ADJOURN: A motion was made by Commissioner Wilson 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 6:21 pm.

minutes:mt