

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
December 17, 2025**

The Planning and Zoning Commission met in a regular session on December 17, 2025 via Zoom.

Upon roll call the following were found to be present:

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

STAFF: Tyler Valentine, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Bonich and seconded by Commissioner Jennings to approve November 19, 2025, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

I. P25-179 & P25-180: 180 South King Street Development Plan & Conditional Use Permit

STAFF PRESENTATION:

Staff provided an overview and background of the proposal, which will be institutional and office use. Staff suggest conditions of approval for the Development Plan and CUP. Key issue involves the proposed construction management plan which involves periodic street closures. The applicant is requesting approval of a 77,740-square-foot, three-story Justice Center for Teton County. The project includes a phased demolition approach—beginning with the removal of the existing County Courthouse and Clifford Hansen Courthouse, followed by demolition of the existing jail after the new facility is complete.

QUESTIONS FOR STAFF:

None

APPLICANT PRESENTATION:

Stephan Hall, with AMD, addresses the Commission. The applicant has no concerns regarding the conditions of approval. Changes to the project since the previous appearance at the Planning Commission are reviewed.

QUESTIONS FOR APPLICANT:

None

PUBLIC COMMENT:

Lea Kuvinka addresses the Commission. They have concerns regarding the size of the project, insufficient parking, and construction.

COMMISSION DISCUSSION:

Commission has no concerns regarding the conditions of approval, the changes to the Sketch Plan, and the changes to the design. Commissioner Bonich believes the site plan is much improved and is comfortable with the project. Commissioner Smits believes that while parking exceeds requirements, it may still be insufficient at times. Commissioner Garcia clarifies the bike parking. Commission agrees with Staff that conditions required for approval of the Development Plan and Conditional Use Permit have been met.

MOTIONS:

A motion was made by Commissioner Wise and seconded by Commissioner Bonich to recommend approval of Development Plan P25-179 for a new +/-78,000 sf Justice Center for Teton County located at 180 S. King St., based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 17, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

A motion was made by Commissioner Wise and seconded by Commissioner Jennings to recommend approval of Conditional Use Permit P25-180 for Institutional and Office uses for a new Justice Center located at 180 S. King St., based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 17, 2025. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM STAFF:

This project will go in front of Town Council on January 20. The next Planning Commission meeting on January 7 will see a Development Plan at 145 W Pearl and a text amendment related to string lighting. A stormwater management plan will be going forward in 2026. The Town has pledged approximately \$4 million toward the Nelson Drive housing development in exchange for rights of first rentals.

ADJOURN: A motion was made by Commissioner Jennings and seconded by Commissioner Smits to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:05 pm.

minutes:mt