

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
January 7, 2026

The Planning and Zoning Commission met in a regular session on January 7, 2026 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: Thomas Smits, Laura Bonich, Stephanie Wise, & Eliska Garcia appeared in person. Megan Jennings and Katie Wilson were not present. Georgie Stanley is present at 5:34 PM.

STAFF: Tyler Valentine, Andrew Bowen, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

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

NEW BUSINESS

- I. **P25-205: Development Plan for a Mixed-use Development at 145 W Pearl Avenue & 65 S Glenwood Street**

STAFF PRESENTATION:

Andrew Bowen provided an overview of the project. The planning director recommends approval of the Development Plan with five recommended conditions. The site is DC-2 zone and currently developed; proposal includes a three story, 42-foot high, mixed use building with ground floor retail, 15 residential units, underground parking, and alley access for vehicles. Staff find the proposed project complies with zoning district requirements and is consistent with the vision of the Comprehensive Plan. Key question revolves around the proposal to remove the large spruce trees located on the adjacent property to accommodate the proposed building's proximity to the western property line. The floor area and unit breakdown is outlined. The DRC approved the final design in October 2025 with conditions to upsize the spruce trees and attempt to lower the Glenwood Street canopy.

QUESTIONS FOR STAFF:

Commissioner Stanley clarifies how the canopies present along the street frontage.

APPLICANT PRESENTATION:

Pierre Languet with Axis Architecture gives an overview of the project and its design.

PUBLIC COMMENT:

Jessica Jaubert, representative of the neighboring property owner, Ted Stark, addresses the Commission. The Starks are in agreement to remove the trees on their property.

COMMISSION DISCUSSION:

Commission agrees with conditions 1, 2, 4, and 5. The Commission has concerns about the memo from the Housing Department and the 2:1 allowance. Commissioner Bonich believes the dens will be used as a bedroom, regardless of building code, and the Commission agrees. They are unhappy with the use of the den to potentially circumvent regulations. Recommendation 3 causes the most concern amongst the Commission.

The Commission believes the project complies with the Comprehensive Plan and complies with the Design Guidelines.

There is concern amongst the Commission that the project will have significant impact on public facilities and services, in particular the alley access. Commissioners Bonich & Stanley will vote against the motion as she does not believe the project complies with the LDRs as it relates to the 2:1 bonus. Commissioner Smits believes the project will have significant impact on public facilities and services. Commissioners Garcia & Wise believe the project complies with the LDRs, while still expressing significant reservations about the project.

MOTION:

A motion was made by Commissioner Wise and seconded by Commissioner Garcia to recommend approval of Development Plan P25-205 for the 46,096-square-foot mixed-use development located at 145 W. Pearl Avenue and 65 S. Glenwood Street, subject to the attached departmental review comments and the staff report dated January 7, 2026. Commissioner Smits called for the vote. Commissioners Wise & Garcia vote in favor. Commissioners Smits, Bonich, and Stanley oppose based on conditions of approval one & three. The recommendation to approve the application fails.

MATTERS FROM STAFF:

The Town plans to annex the Nelson Drive parcel. The Comprehensive Plan will be reviewed this year along with possible changes to the LDRs. Mogul should be submitting their development plan this spring, and the Virginian Lodge will be submitting a development plan for a 36-unit development on their property.

ADJOURN: A motion was made by Commissioner Wise and seconded by Commissioner Bonich to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:04 pm.

minutes:mt