

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
March 18, 2026

The Planning and Zoning Commission met in a regular session on March 18, 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: Eliska Garcia, Katie Wilson, Laura Bonich appeared in person. Georgie Stanley appeared via Zoom. Thomas Smits, Steph Wise, and Megan Jennings are not present.

STAFF: Tyler Valentine, Andrew Bowen, Katelyn Page, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Wilson and seconded by Commissioner Garcia to approve the March 4, 2026, Planning Commission Meeting minutes. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

I. P25-139: Text Amendment to LDR Section 5.3.1.B.

STAFF PRESENTATION:

Andrew Bowen, Senior Planner, provides a background of the proposed amendment. This item was continued from the February 4 Planning Commission Meeting to allow the applicant and the Jackson Hole Chamber of Commerce to work collaboratively on a revised amendment that could address concerns raised at that meeting. Parties have come to an agreement on changes to the proposed amendment. Key questions are if the proposed amendment strikes an appropriate balance between preservation of dark skies and support for economic vitality within the Town; and is the Applicant's proposed amendment clear and easy to understand from both a user and enforcement perspective, or should the additional refinements shown below be incorporated to further improve clarity?

APPLICANT PRESENTATION:

Samuel Singer with Wyoming Stargazing addresses the Commission and explains compliance with Dark Sky Community lumens allowed. The County Commission agreed to adjust the residential cutoff dates to October 25 to January 15.

QUESTIONS FOR STAFF & APPLICANT:

Commission asks clarifying questions regarding how the residential cutoff hours could be adjusted, enforcement, & exemptions for small events.

COMMISSION DISCUSSION:

Commission discusses possible adjustments to residential times allowed and understands this will mostly be accomplished through voluntary compliance. The Commission would like to mirror the County's adopted changes as much as possible.

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Wilson to recommend approval of Text Amendment P25-139 to amend LDR Section 5.3.1.C.3, subject to the staff report dated March 18, 2026 while amending the residential cutoff dates to be October 25 – January 15 and amending the residential cutoff time to 12 AM. Commissioner Bonich called for the vote. The vote shows all in favor and the motion carried.

II. P26-013: Conditional Use Permit for Daycare/Education use at 1735 High School Road Units #410, 420, 425, 430, and 440**STAFF PRESENTATION:**

Katelyn Page, Associate Planner, gives an overview of the proposal. This is a request to expand the middle school into building 400. Key question revolves around required short term bicycle parking. Staff support applicants independent parking calculation for total of 44 spaces required and 50 spaces provided. Staff conclude no significant impact to High School Road as compared to current conditions and use at the building. Applicant proposes a crosswalk between 400 & 200 buildings, but staff support a site plan that does not include a new crosswalk. Compliance with exterior lighting will be addressed at building permit and housing mitigation is not required.

QUESTIONS FOR STAFF & APPLICANT:

Location, quality, and quantity of bike parking is clarified. Approximately 10% of students ride public transportation to the school.

APPLICANT PRESENTATION:

Ted Smith with the Jackson Hole Community School addresses the Commission and explains the proposal.

George Putnam with Cirque Consulting on behalf of the applicant, Jackson Hole Community School, addresses the Commission specifically regarding bicycle parking and the applicant's commitment to encouraging carpooling and alternative transportation to school.

Karen Parent with Parent Halsey addresses the Commission regarding traffic patterns at the school.

COMMISSION DISCUSSION:

Commission is split between concerns about impacts to the traffic issues on High School Road, but agree that adequate bike parking is important and the applicant will need to consider.

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Stanley to recommend approval of Conditional Use Permit P26-013 for a 7,250sf Daycare/Education use (middle school) at 1735 High School Road Units #410, 420, 425, 430, and 440, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated March 18, 2026. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried.

OLD BUSINESS:

Town Council reviewed the changes to the LDRs to address development impacts. Planning Commission has nothing additional to add.

MATTERS FROM STAFF:

Planning Commission should consider if they are interested in setting stricter time limits on meetings, presenters, and comments; there is no meeting on April 1, but there is a meeting on April 15.

ADJOURN: A motion was made by Commissioner Wilson and seconded by Commissioner Smits to adjourn the meeting. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:08 pm.

minutes:mt