

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
April 15, 2026

The Planning and Zoning Commission met in a regular session on April 15, 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, Thomas Smits, Steph Wise & Georgie Stanley appeared in person. Megan Jennings appeared via Zoom. Laura Bonich is not present.

STAFF: Tyler Valentine, Andrew Bowen, Ryan Hostetter, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Wilson and seconded by Commissioner Stanley to approve the March 18, 2026, Planning Commission Meeting minutes. Commissioner Bonich called for the vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

- I. **PM26-0005 Zoning Map Amendment & Natural Resources Overlay**
- II. **PM26-0006 Text Amendment to LDR Sections 5.2.1 (NRO) & 8.2.2 (NRO Process)**
- III. **PM26-0007 Text Amendment to LDR Section 5.1.1 - Waterbody & Wetland Buffers**
- IV. **PM26-0008 Text Amendment to LDR Section 5.1.2 - Wildlife Friendly Fencing**
- V. **PM26-0009 Text Amendment Adding 5.1.7 - Retaining Walls.**

STAFF PRESENTATION:

Ryan Hostetter, Joint Long-Range Planner, provides a background of the proposed amendments. These amendments are carrying out policies within the Comprehensive Plan.

The Zoning Map Amendment & Natural Resource Overlay creates a natural resource overlay using a tiered mapping system. The Base Tier involves vegetation types with lower ordinal ranking or fewer types of natural resources and does not include additional NRO specific process requirements. The Mid-Tier does not require an Environmental Professional but may require additional information, and can be elevated if necessary. The High Tier requires an Environmental Analysis unless certain exemptions apply.

Waterbodies & Wetlands amendment revises the definition of streams & ditches, removes references to rivers, ponds, & lakes, maintains the stream buffer distance but increases the wetland buffer distance to 50 feet, and adds items not allowed within buffer areas.

Wildlife Friendly Fencing amendment allows more permeability in known movement areas at the edges of Town, along waterways, and connections between buttes, adds specific prohibited fencing materials, and creates overall design standards, and allows for different options between map tiers.

Retaining Wall amendments create design standards for wildlife permeability.

PUBLIC COMMENT

Amy Cusak with the JH Conservation Alliance addresses the Committee. The Alliance supports the tiered NRO mapping and the amendments in general but believes there should be more permeability for wildlife and larger waterbody setbacks.

Jennifer Evans with Protect Our Water Jackson Hole addresses the Committee. She does not believe the proposed setbacks for wetlands are adequate and believe more should be done to refine the waterbody text amendment.

Renee Sider with JH Wildlife Foundation agrees with other commenters and is concerned about wildlife permeability.

QUESTIONS FOR STAFF:

Affordable Housing exemptions to the Environmental Analysis are clarified.

COMMISSION DISCUSSION:

As to Key Question #1, the Commission supports adopting the new tiered NRO map that integrates all area of Town instead of the current system but is concerned about exemptions.

As to Key Question #2, the Commission supports adoption of a tiered regulatory approach that increases protection and regulatory review/oversight as habitat value increases.

As to Key Question #3, the Commission agrees with staff recommendation that habitat mitigation only be required for High Tier properties greater than one acre.

As to Key Question #4, the Commission agrees with staff recommendation to add further development restrictions to stream buffer areas.

As to Key Questions #5 & #6, the Commission is unsure about proposed changes to fencing and encourages additional work between staff and stakeholders to come to a consensus. The Commission is in favor of wildlife friendly fencing in general but understands the details could be fine-tuned.

As to Key Question #7, the Commission believes that the retaining wall regulations from Teton County are warranted in the Town's urban context.

Commission agrees that PM26-0005 Zoning Map Amendment for the NRO Overlay complies with the criteria required.

Commission agrees that PM26-0006 LDR Sections 5.2.1 (NRO), 8.2.2 (NRO Process) complies with the criteria required, but has recommended changes to the exemptions.

Commissioners are split between leaving the waterbody buffers as is and creating larger buffers.

MOTIONS:

A motion was made by Commissioner Smits and seconded by Commissioner Stanley to recommend approval of Zoning Map Amendment P26-0005 to amend the official Zoning Map and update the Natural Resources Overlay to a Tiered Natural Resources Overlay. Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

A motion was made by Commissioner Wilson and seconded by Commissioner Stanley to recommend approval of Text Amendment PM26-0006 to amend LDR Sections 5.2.1 (NRO), 8.2.2 (NRO Process) with the discussion regarding the exceptions. Commissioner Smits called for the vote. The vote shows Commissioners Garcia, Smits, Wilson, and Jennings in favor and Commissioners Stanley & Wise opposed; the motion carried 4-2.

A motion was made by Commissioner Wilson and seconded by Commissioner Wise to recommend approval of Text Amendment PM26-0007 to amend LDR Section 5.1.1 - Waterbody and Wetland Buffers. Commissioner Smits called for the vote. The vote shows Commissioners Garcia, Smits, Wilson, Jennings, and Wise in favor and Commissioners Stanley opposed; the motion carried 5-1.

A motion was made by Commissioner Smits and seconded by Commissioner Wilson to recommend approval of Text Amendment PM26-0008 to amend LDR Section 5.1.2 - Wildlife Friendly Fencing. Commissioner Smits called for the vote. The vote shows all opposed and the motion fails. A motion was made by Commissioner Wise and seconded by Commissioner Wilson to recommend continuing this item to the May 6, 2026 regular Planning Commission meeting. Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

A motion was made by Commissioner Wilson and seconded by Commissioner Garcia to recommend approval of Text Amendment PM26-0009 to add a new section 5.1.7 - Retaining Walls. Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

MATTERS FROM STAFF:

The May 6 meeting will include the LDR development impacts, the Teton Village Master Plan amendment, and the continued item from today; an appeal of an administrative decision will be heard on May 20.

ADJOURN: A motion was made by Commissioner Wise 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 7:54 pm.

minutes:mt