

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
May 6, 2026**

The Planning and Zoning Commission met in a regular session on May 6, 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, Steph Wise & Georgie Stanley appeared in person. Megan Jennings & Thomas Smits 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 April 15, 2026, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

NEW BUSINESS

I. PM26-012 Teton Village Master Plan Amendment

STAFF PRESENTATION:

Andrew Bowen, Senior Planner, provides a brief background of the proposed amendment. Chandler Windom with Teton County Planning and Building provides a background of the proposed Amendment which will adjust exaction tables, provide Lot 15 Homesteads for Sheriff Substation, adjust timing of transit center construction, update use table and definitions, change CSF, LSR and allowed uses, along with other clarifying or non-substantive corrections. Staff is supportive of the amendments and the Teton County Planning Commission recommended approval of the proposed amendment with the exception of the Certificate of Occupancy condition.

PUBLIC COMMENT

None

QUESTIONS FOR STAFF & APPLICANT:

Commissioners receive clarification regarding changes to the Transit Center Exaction and Timing of Construction Amendment.

COMMISSION DISCUSSION:

Commissioner Stanley is opposed to changing the Master Plan at this time. The majority of the Commission is amenable to the proposed changes, in particular to the changes to the timing of construction amendment, and believes TVA should be involved in the discussion.

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Garcia to direct staff to share with the Town Council the Planning Commissions' comments on this item (PM26-12) as discussed in this May 6, 2026, meeting. Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

II. PM26-0008 Text Amendment to LDR Section 5.1.2 - Wildlife Friendly Fencing

STAFF PRESENTATION:

Ryan Hostetter, Joint Long-Range Planner, provides a background of the proposed amendment. Discussion has continued with Wyoming Game & Fish who recommended simplification of the fencing requirements and specific guidelines. Goals are permeability, avoiding entrapment & entanglement, and creating a simple LDR guideline which is easier to follow. Staff provide details regarding each amendment redline.

PUBLIC COMMENT

Amy Cusak with the JH Conservation Alliance addresses the Committee. The Alliance is generally in support of the amendments with some additional restrictions and encourages fencing regulations to be consistent across all tiers.

Renee Seidler with JH Wildlife Foundation appreciates the work to create these amendments but has concerns regarding some details, wants a full prohibition on buck and rail fencing unless it is to contain livestock, and disagrees with the exclusionary aspect of

Lorna Miller agrees with previous commenters, is supportive of wildlife movement, and is interested in seeing window wells addressed.

QUESTIONS FOR STAFF & APPLICANT:

Requirements for the base tier are clarified. What qualifies as an exclusionary area in the base tier is clarified. Fencing permits are considered and addressed by Paul Anthony, Town of Jackson Planning Director.

COMMISSION DISCUSSION:

As to key questions #1 & #2, the Commission agrees that the Town should facilitate permeability everywhere within the Town boundaries but allow for flexibility within the base tier and encourage wildlife friendly fencing requirements to discourage entrapment. As to key question #3, the Commission wants to continue to allow perimeter and privacy fencing in Town. In general, the Commission supports wildlife friendly fencing with flexibility within the base tier; the Commission suggests combining the requirements for the base and mid-tier. Commission agrees that the amendment complies with the required findings.

MOTION:

A motion was made by Commissioner Stanley and seconded by Commissioner Wilson to

recommend approval of Text Amendment PM26-0008 to amend LDR Section 5.1.2 for Wildlife Friendly Fencing draft dated May 1, 2026 with the following edits and/or recommendations to the Town Council:

- The base and mid-tier fencing standards be combined, removing base tier standards.
- Entrapment in D.2.4. be a code enforcement issue
- The Town consider fencing permits

Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

III. PM25-011 LDR Amendments – Development Impacts

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Garcia to continue this to the June 3, 2026 meeting. Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

MATTERS FROM STAFF:

An appeal of an administrative decision will be heard on May 20.

ADJOURN: A motion was made by Commissioner Wilson 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 8:04 pm.

minutes:mt