

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

The Planning and Zoning Commission met in a regular session on July 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: Thomas Smits, Katie Wilson, Megan Jennings, Laura Bonich, & Georgie Stanley appear in person. Eliska Garcia is present over Zoom. Steph Wise is not present. A quorum is reached.

STAFF: Paul Anthony, Andrew Bowen, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Jennings and seconded by Commissioner Stanley to approve the July 1, 2026, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

ADJOURN PLANNING COMMISSION:

A motion was made by Commissioner Wilson 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. Meeting adjourns at 5:32 PM.

CALL TO ORDER BOARD OF ADJUSTMENT 5:32 PM

Docket No. 2026-BoA-01

Morgan Barry and Ben Mackay, Contestants

v.

Planning Director of the Town of Jackson, Wyoming, Contestee

BOARD OF ADJUSTMENT DISCUSSION:

No objections to the hearing officer's recommendations were submitted.

BOARD OF ADJUSTMENT MOTION:

A motion was made by Commissioner Bonich and seconded by Commissioner Smits to adopt the findings. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

ADJOURN BOARD OF ADJUSTMENT:

A motion was made by Commissioner Wilson and seconded by Commissioner Stanley to adjourn the Board of Adjustment. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. Meeting adjourns at 5:37 PM.

CALL TO ORDER PLANNING COMMISSION

NEW BUSINESS

I. P26-114 Conditional Use Permit for Stealth Wireless Facility at 305 W. Snow King Ave.

STAFF PRESENTATION:

Andrew Bowen, Senior Planner, gives an overview of the proposal to permit a stealth wireless facility at the Rodeo Grounds. The current tower predates the Town's stealth requirements. The DRC supports the overall concept but requested additional changes to refine the design. Staff find the proposed project complies with LDR requirements.

APPLICANT PRESENTATION:

Katie Harms with Diamond Communications addresses the Commission and gives an overview of the proposal. There is a possibility of a degradation of coverage with this stealth tower. Construction will not interfere with the Rodeo operations. The height of the tower is discussed.

PUBLIC COMMENT

None.

COMMISSION DISCUSSION:

The Commission is concerned about the loss of coverage but understands limitations required by the stealth guidelines and would be amenable to a taller structure. The Commission generally supports the idea and believes it's an improvement over the current tower.

MOTION:

A motion was made by Commissioner Jennings and seconded by Commissioner Wilson to recommend **approval** of Conditional Use Permit (P26-114) to permit a stealth wireless facility located at 305 West Snow King Avenue as presented in this staff report, dated July 15, 2026. Commissioner Smits called for the vote. The vote shows all in favor and the motion carried.

MATTERS FROM STAFF:

The Virginian housing development plan has been terminated by Town and County. The LDR updates are working their way through Council. The NRO regulations have been bifurcated. The Community Streets Plan is moving forward.

MATTERS FROM COMMISSION:

The Commission thanks Katie Wilson for nine years of service.

ADJOURN PLANNING COMMISSION:

A motion was made by Commissioner Wilson 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. Meeting adjourns at 6:36 PM.

minutes:mt