

AGENDA
Planning and Zoning Commission
December 21, 2022 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of January 4, 2023 or to a special meeting scheduled by the Commission.

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. LOG INTO PC/BOA MEETING
 - I. Link to ZOOM:
<https://us02web.zoom.us/j/81979593865?pwd=blplcUFIRGJiMHhqY2hlcXhhNVl4UT09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. November 16, 2022 Minutes
6. OLD BUSINESS
7. NEW BUSINESS
8. BOARD OF ADJUSTMENT
9. PLANNING COMMISSION
 - I. P22-242: Development Plan for a future 2-lot subdivision of the property located at 180 Aspen Drive - Continued to 1/18/2023 Planning Commission Meeting
 - II. P22-253: Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward St. - Continued to January 18, 2023 Planning Commission Meeting
 - III. P22-207 & P22-265: Conditional Use Permit for Outdoor Recreation & Developed Recreation uses at Miller Park located at 255 W. Deloney Ave.
10. MATTERS FROM THE COMMISSION
11. AGENDA FOLLOWUP
12. MATTERS FROM STAFF
13. ADJOURNMENT
14. LOG INTO PC/BOA MEETING

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
November 16, 2022**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 11/16/2022, via ZOOM and in Town Hall Chambers.

ROLL CALL:

☒ Anne Schuler ☒ Wendy Martinez, ☒ Katie Wilson, ☒ Abby Petri, ☐ Christie Schutt,
☒ Thomas Smits

STAFF: Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

Martinez moved and Smits seconded to approve minutes

OLD BUSINESS: None

PLANNING COMMISSION

STAFF PRESENTATION: Tyler Valentine

QUESTIONS FOR STAFF: The Commission asked questions about the how the snowmelt system would work, whether a left turn lane was needed, how the slope affected the units on the first level and fire access, how the cycle track and sidewalk related to each other and who would build them, and whether the sidewalk would be functional during construction.

APPLICANT PRESENTATION: Jaxon Brad Wagstaff

QUESTIONS FOR THE APPLICANT: The Commission asked the applicant to clarify the conclusions of the traffic study regarding the left turn lane, how much the deed restricted units might rent for, whether the project has any plans to address deer migration across the site, and other related questions.

PUBLIC COMMENT: None

COMMISSION DISCUSSION: The Comm generally agreed that the project met the LDRs and provided necessary workforce housing in a good location. A few commissioners expressed concern that a left turn lane should probably be required (especially with the way that morning traffic back up from the

stop sign at Blair Drive) and that the Town should conduct its own independent traffic study to determine whether one is needed. There was general agreement that the studio and 1-bedroom units were needed by the community and the commission was glad to see a high percentage of those units in the project. Some members specifically mentioned that the parking management plan will be an important element in the final plan. One member expressed some concern that the high level of amenities offered in the project might drive up the long-term cost of the residents but also appreciated the amenity spaces as well. Others expressed concern that there might not be enough greenspace for the residents.

Motion:

A motion was made by: Schuler & seconded by: Martinez

Motion approved by a 6 to 0 vote

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF: Staff discussed with the status of that the PC member vacancy has not been filled and that the Town is still working on it. Staff and the Commission also discussed guest parking challenges in the community and at other projects and agreed to follow up on some local examples.

Adjourn: A motion was made by: Schuler & seconded by: Martinez

Motion approved by a 6 to 0 vote at 7:36 pm.

STAFF REPORT



Meeting Date:	December 21, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P22-242 Development Plan for a future 2-lot subdivision of the property located at 180 Aspen Drive	Public Comment:	Yes

Purpose & Policy Considerations.

According to the Town Land Development Regulations (LDRs) Section 8.5.3, a Development Plan is required prior to the submittal of a Subdivision Plat for land division.

Requested Action.

The applicant is requesting approval of a Development Plan for a future 2-lot subdivision in the Neighborhood Medium Density – 1 (NM-1) zoning district.

Staff is requesting to continue this item to the regularly scheduled Planning Commission meeting on January 18, 2023.

Suggested Motion.

I move to **continue** item P22-242 to the regularly scheduled Planning Commission meeting on January 18, 2023.

STAFF REPORT



Meeting Date:	December 21, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P22-253 Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward St.	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Commercial Residential – 2 (CR-2) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a floor area exceeding 6,900 sf. The proposed development's qualifying floor area is 13,599 sf, even though the total development is approximately 46,000 sf (including circulation space) after using certain allowable bonuses.

Requested Action.

The applicant is requesting approval of a Development Plan for a new 3-story mixed use building at the properties addressed 245 and 265 N. Millward Street – "Millward Street Apartments".

Staff is requesting to continue this item to the regularly scheduled Planning Commission meeting on January 18, 2023.

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*

I move to continue item P22-253 to the regularly scheduled Planning Commission meeting on January 18, 2023.

STAFF REPORT



Meeting Date:	December 21, 2022	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P22-207 & P22-265 - Conditional Use Permit for Outdoor Recreation & Developed Recreation uses at Miller Park located at 255 W. Deloney Ave.	Public Comment:	Yes

Purpose & Policy Considerations.

A Conditional Use Permit (CUP) is required in the Public/Semi-Public (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for “Outdoor Recreation” and “Developed Recreation” uses. The proposed dog park is considered an Outdoor Recreation use, and the basketball courts & pickleball courts are considered Developed Recreation uses.

Requested Action.

The applicant, Teton County Parks & Recreation, is requesting approval of a CUP for Outdoor Recreation and Developed Recreation uses at Miller Park located at 255 W. Deloney Ave. Specifically, the applicant seeks to add a new off-leash dog park, repurpose the existing basketball court into four pickleball courts, and add 2 new half-court basketball courts.

Recommendations.

ITEM A: The Planning Director recommends **approval** of a CUP for an Outdoor Recreation use, specifically for a new off-leash dog park, at Miller Park located at 255 W. Deloney Ave, subject to the departmental reviews attached hereto and the following conditions:

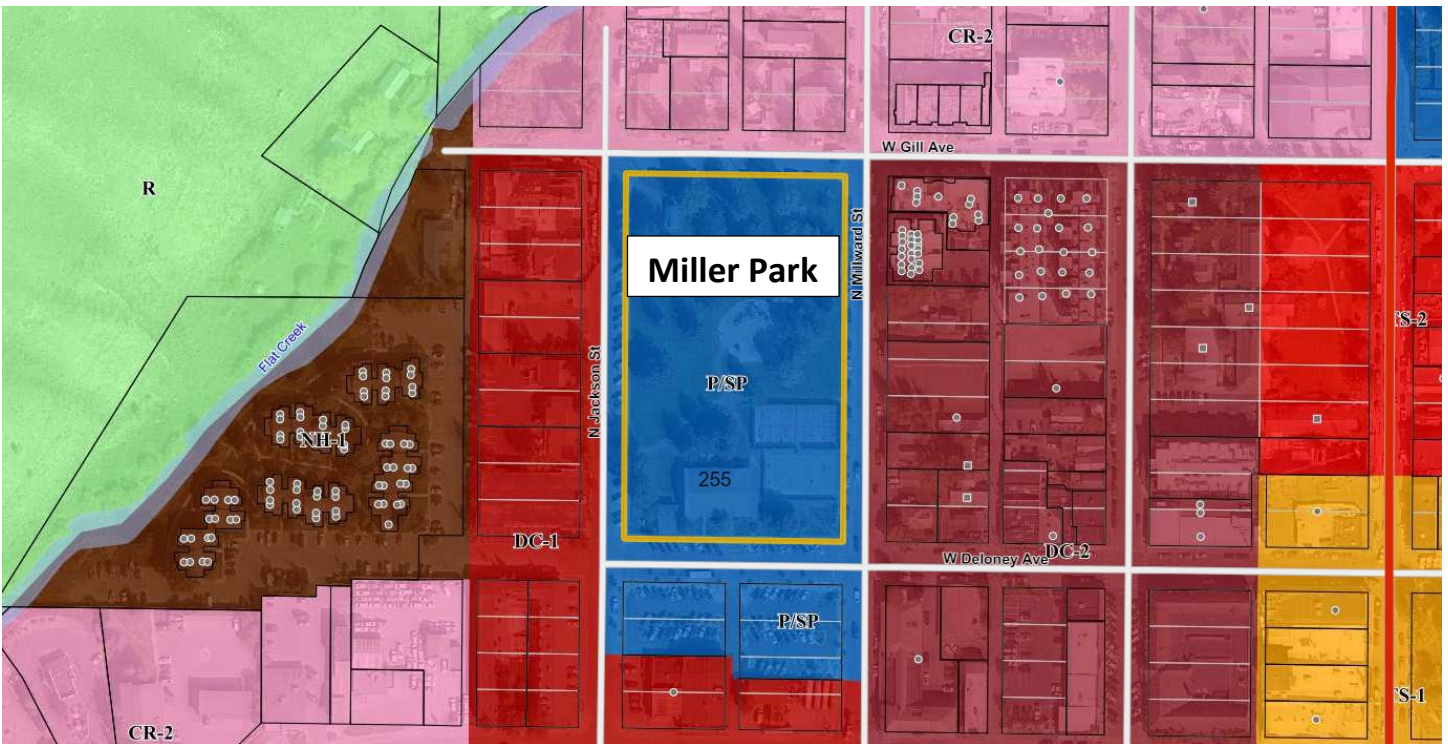
1. Prior to opening the dog park to the public, Chapter 7.05.020(J) of the Municipal Code shall be amended to allow dogs in certain or all Town parks.
2. The applicant shall submit a physical development permit within 1 year of Council approval of the CUP, otherwise the CUP will expire.

ITEM B: The Planning Director recommends **approval** of a CUP for Developed Recreation uses, specifically to expand the pickleball courts and add 2 new half-court basketball courts, at Miller Park located at 255 W. Deloney Ave, subject to the departmental reviews attached hereto and the following conditions:

1. The applicant shall submit a physical development permit within 1 year of Council approval of the CUP, otherwise the CUP will expire.

Project Location.

The subject property is addressed as 255 W. Deloney Ave and legally described as LOTS 1 THRU 20, BLK 5, JACKSON ORIGINAL TOWNSITE (MILLER PARK). An aerial photo is shown on the following page showing the general location of the proposed site:



Background/Project Description.

Background:

The subject site is 3.5 acres in size, zoned P/SP, and currently the location of Miller Park. The property is owned by the Town of Jackson and managed by Teton County Parks & Recreation. To the north is Commercial Residential – 2 zoning, to the east is Downtown Core - 2 zoning, to the south is P/SP zoning (Public Parking Lot), and to the west is Downtown Core – 1 zoning. Miller Park is bordered on all sides by on-street public parking: parallel parking to the north on Gill Avenue (approx. 10 spaces), parallel parking to the east on Millward Street (approx. 20 spaces), angled parking to the south on Deloney Avenue (21 spaces), and angled parking to the west on Jackson Street (39 spaces). Additional parking exists in the public parking lot to the south of Deloney Avenue (approx. 66 spaces). Currently, the park houses the University of Wyoming Extension offices and local 4-H administration. In addition, the park includes a playground, two picnic shelters, a basketball court, four pickleball courts, and a public restroom. Internal walkways exist throughout the park that connects to the existing attached sidewalks on the east (Millward Street), west (Jackson Street), and south (Deloney Avenue) sides of the park. No sidewalk currently exists along the north (Gill Avenue) side of the park.

Project Description:

The applicant is seeking a CUP for an Outdoor Recreation use (i.e., dog park) and a CUP for two Developed Recreation uses (i.e., pickleball and basketball courts) at Miller Park. All uses and associated site improvements are proposed within the southern half of Miller Park and are described in more detail below:

1. **ITEM A (Outdoor Recreation):** The applicant is proposing a new 0.15-acre (approx. 6,500 sf) off-leash dog park located in the southwest corner of Miller Park. The surface of the dog park will be synthetic turf and will include a separate subsurface drainage system to collect liquid dog waste. The park includes a 4'-tall green perimeter fence in addition to a strip of landscaping (i.e., trees & shrubs) along the west side to provide screening from North Jackson St. The main pedestrian entrance is located in the southwest corner and a maintenance gate is located in the northwest corner. Trash/recycling receptacles will be provided near both entrances for dog waste. New internal walkways for pedestrians will be provided along the south and east sides of the park which connect to the existing internal walkway that runs east/west from Jackson St to Millward St. The park will operate year-round from sunrise to sunset and be maintained primarily by Parks & Recreation. No lighting is proposed. Signage and mutt mitts will be provided by the parking areas, park entrance, and basketball/pickleball courts.
2. **ITEM B (Developed Recreation):** The applicant is proposing to repurpose the existing basketball court into 4 pickleball courts. The existing 4 pickleball courts to the north will remain. The chain-link fencing and lights surrounding the existing and expanded pickleball courts will remain as is and the existing lights will continue to be shut off at 10 PM consistent with current operations. As a replacement to the existing basketball court, the applicant is proposing 2 new half-court basketball courts immediately west of the existing pickleball courts. New exterior lights are proposed around the new basketball courts that will also shut off at 10 PM. No new fencing is proposed. New internal walkways and a paved plaza are proposed in between the new basketball courts and existing pickleball courts which include trash/recycling receptacles and benches. All courts will be closed in the winter months.



Analysis.

Staff has reviewed the proposed uses for the subject property and have found them to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. As it relates to the LDRs, the P/SP zoning district has no standards for setbacks, building height, fencing, LSR, FAR, etc. Thus, the proposed improvements to Miller Park comply with the applicable physical development standards. As it relates to the Comprehensive Plan, staff finds that the proposed uses align with Policy 1.4.e and Policy 3.2.e (shown below). The new dog park, expanded pickleball courts, and new basketball courts are compatible with the nature of the existing uses on the site and will continue to provide amenities to the community. Overall, Miller Park is a Public/Semi-Public zoned property and should be continually used in a manner that serves the community.

Policy 1.4.e: Conserve open space to promote responsible use of public lands Providing alternative locations for recreational activities can reduce impacts to wildlife and scenery in sensitive areas. As the community grows, so will recreational use of State and Federal lands and the associated impacts to valuable wildlife habitat and corridors. Trails, parks, pathways, dog parks, and other public recreational opportunities should be pursued on Town and County lands as part of our conservation strategy. The community would also benefit from open space that facilitates the management of access to public lands in coordination with State and Federal land managers.

Policy 3.2.e: Promote quality public spaces in Complete Neighborhoods Public spaces are the building blocks of vital Complete Neighborhoods. The Town and County will promote public spaces and civic facilities that are interesting, memorable, and reinforce the desired sense of community within Complete Neighborhoods. Integrating fine arts professionals in the design of projects will be encouraged in order to create unique and visually engaging public spaces— including sidewalks and walkways, parks, outdoor squares, landscaped areas and public art.

Parking

The parking standard for Developed Recreation is 4.5 spaces per 1,000 sf of habitable in the P/SP zone. Since there is no square footage associated with the Developed Recreation uses (pickleball & basketball courts), no parking is required. However, the park is surrounded by on-street parking and a public parking lot to the south which provides ample shared parking for these uses.

The parking standard for Outdoor Recreation (dog park) is determined by an independent calculation because the uses in this category can vary depending on their specific operations and demand. The applicant states that *“The project is expected to have no significant impact on traffic. According to the ITE Trip Generation Manual, a 3.5-acre City Park normally generates 15 daily vehicle trips (9 arriving, 7 leaving) and the off-leash facility will be a part of this total. Access to the site will use existing streets and sidewalks with 93 public parking spots immediately surrounding the park”*.

Staff agrees with the applicant’s overall conclusion that the dog park and courts will have minimal impact on the existing available street parking. Miller Park is located downtown parking district and is served by over 90 spaces immediately adjacent to the park. In general, commercial uses in the downtown parking district benefit from on-street parking and Miller Park is no exception. In addition, the public parking lot to the south across the street from Deloney Avenue provides approximately 66 spaces for public use. Furthermore, Miller Park is a neighborhood park that mostly attracts users who live and work within walking distance which decreases its overall parking demand compared to larger regional parks that draw in vehicles from across town or the valley. Based on the factors mentioned above, staff finds that no additional parking is necessary.

Lighting

The exterior lighting proposed around the new basketball courts will be required to comply with the recently approved dark sky lighting regulations (Section 5.3.1). In addition, all lighting, both existing and new, will be shut off at 10 PM and only used during summer months which is consistent with current operations. Staff finds that the proposed lighting will comply with the LDRs and is not anticipated to result in a nuisance. In fact, all courts are well-used by the general public and the proposed expansion will provide more amenity space for the public’s benefit.

Snow Storage / Landscaping

Snow plowing of the sidewalks is currently done by Parks & Recreation and will continue to operate this way. As mentioned above, the basketball and pickleball courts will not be open during the winter. However, the dog park will remain open year-round which will likely require snow to be cleared on a case-by-case basis. Although the LDRs have no landscaping requirements for uses within the P/SP zoning district, the applicant is proposing trees and shrubs along the western side of the dog park to help screen it from N. Jackson Street. Staff finds that the measures to address snow storage and landscaping are sufficient for the proposed uses.

Waste Collection

Trash/recycling receptacles and mutt-mitts will be provided adjacent to the dog park and pet owners will be required to collect their pet’s waste and deposit it into a garbage receptacle. The dog park will be cleaned weekly which includes emptying trash receptacles. Regarding drainage, the synthetic turf will require subsurface drainage that quickly allows liquid to drain into absorbing layers below. The applicant will be required to work with the Town Engineering Department to ensure that the dog park complies with all applicable stormwater standards. Staff finds that the provision of trash/recycling receptacles, weekly cleaning, and adequate drainage of waste will help mitigate any significant negative environmental impacts.

Signage

Signs and mutt-mitts will be posted in various locations for waste collection and education on rules around dogs and dog waste. Signs shall also be placed near the basketball and pickleball courts which provide the standard court rules and guidelines. Because the dog park is connected to the rest of Miller Park which prohibits dogs, the applicant should be encouraged to ensure there is enough clear signage throughout the park so that the public is aware that dogs are prohibited in Miller Park outside of the designated dog park.

Visual

Staff finds that from a visual standpoint, there will not be any significant impacts beyond what typically occurs at Miller Park. Winter activity will be minimal as the dog park will be the only use available to the public. The proposed fencing and landscape screening along the west side of the dog park will help reduce visual impacts, especially from N. Jackson Street. During the summer months when the park is busiest, it is common to see various special events, private parties under the 2 shelters, and public use of the playground, basketball & pickleball courts. The proposed uses are consistent with the current uses at Miller Park and are not anticipated to increase activity to the point where visual impacts become a nuisance. Overall, Miller Park is a public park and should continue to be used for the benefit of the public, which the proposed uses serve.

Noise

As it relates to noise, all new and existing sports courts will function the same in that they will be closed during the winter months and when they are in use during the summer, the lights will be shut off at 10 PM. Regarding the dog park, the hours of operation will be year-round from dawn to dusk which will reduce the noise impacts of dogs barking at nighttime. The applicant provided a sound impact study that was done by Paws of Jackson Hole in 2021. The study found that for Miller Park, dogs were found to have no effect on current park soundscapes and that the perceived barks from dogs were equivalent to that of a moving passenger car 25' away. Staff finds that all proposed uses are appropriate and are not anticipated to have negative noise impacts beyond what is expected at a public park.

<u>Type of Zone</u>	<u>Hours</u>	<u>Decibel Level</u>
<u>Residential</u>	<u>7 a.m. to</u> <u>7 p.m.</u>	<u>55 decibels</u>
	<u>7 p.m. to</u> <u>7 a.m.</u>	<u>50 decibels</u>
<u>Mixed Use/</u> <u>Commercial</u>	<u>7 a.m. to</u> <u>7 p.m.</u>	<u>60 decibels</u>
	<u>7 p.m. to</u> <u>7 a.m.</u>	<u>55 decibels</u>
<u>Light</u> <u>Industrial</u>	<u>7 a.m. to</u> <u>7 p.m.</u>	<u>70 decibels</u>
	<u>7 p.m. to</u> <u>7 a.m.</u>	<u>75 decibels</u>

Affordable / Employee Housing

No housing is proposed as part of this application. Section 6.3.1.C.13 Exemptions of the LDRs states that uses in the P/SP zone are exempt from the standards of Division 6.3 Affordable Workforce Housing Standards.

Municipal Code Change – Dogs Prohibited in Town Parks

Currently, Chapter 7.05.020(J) of the Municipal Code prohibits dogs in Town parks which conflicts with the CUP proposal for a new dog park in Miller Park. Prior to opening the dog park to the public, the Municipal Code will need to be amended and staff has added a condition of approval to this effect.

Public Comment

One community member provided written comments on this item and requested that a detached sidewalk be provided along Gill Avenue. Please see the attached comments.

Findings

ITEM A (Outdoor Recreation – Dog Park): Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. *Compatibility with Future Character. The proposed Conditional Use shall be compatible with the desired future character of the area.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *Use Standards. The proposed Conditional Use shall comply with the use-specific standards of Division 6.1.*

Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Outdoor Recreation use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. *Visual Impacts. The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed dog park will minimize the visual impact on adjacent lands through the use of landscape screening along its western side and a 4'-tall perimeter fence. Although a new dog park will likely increase activity at the park, the use will be within a small confined area while the majority of the park will remain as is. Overall staff finds that the proposed use is consistent with the existing uses within the site and is not anticipated to have significant visual impacts on adjacent neighbors.

4. *Minimizes adverse environmental impact. The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed use will not have an adverse environmental impact. The site is also not located within the NRO and SRO. In addition, Miller Park's synthetic turf will require a subsurface drainage system according to the manufacturer's specifications. The drainage will involve drains that quickly collect water that is absorbed into the layers below grade. Furthermore, all grading and stormwater runoff will need to comply with applicable Town standards.

5. *Minimizes adverse impacts from nuisances. The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed use minimizes adverse impacts on nuisances. The proposed dog park will not have lights and will only operate from dawn to dusk. Trash cans and mutt-mitts will be provided for owners to collect their dog waste. In addition, the park will be cleaned once a week which includes emptying trash receptacles.

6. *Impact on Public Facilities. The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff the proposed change in use will not have significant impacts on public facilities and services. The dog park surface will be a highly permeable surface – the same as natural turf -- and will not significantly alter existing stormwater runoff. There are no anticipated negative transportation impacts, or any impacts on schools, police, fire and EMT facilities. No additional public impacts have been identified.

7. *Other Relevant Standards/LDRs. The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use and building improvements comply with the provisions of the LDRs and with all other Town Ordinances.

8. *Previous Approvals. The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Not applicable to this proposal.

ITEM B (Developed Recreation – Pickleball and Basketball Courts): Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. *Compatibility with Future Character. The proposed Conditional Use shall be compatible with the desired future character of the area.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

2. *Use Standards. The proposed Conditional Use shall comply with the use-specific standards of Division 6.1.*

Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Developed Recreation uses are allowed uses within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. *Visual Impacts. The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed operation will minimize the visual impact on adjacent lands. The current sports courts are fenced in and have limits on their hours of operation. The new basketball court is partially screened in that it is located in the middle of the park between the proposed dog park that will be fenced and screened with landscaping and the existing fenced-in pickleball courts. Since the park already has pickleball and basketball courts, staff does not find there to be any existing or new visual impacts.

4. *Minimizes adverse environmental impact. The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed use will not have an adverse environmental impact. All new hardscapes for the basketball courts and walkways will be required to comply with all Town grading and erosion control standards.

5. *Minimizes adverse impacts from nuisances. The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Miller Park will continue to regulate the hours of the sports courts by shutting off the lights at 10 PM and limiting their use to only the summer months. All new lights will be downward pointing and dark sky compliant. Staff finds that use and operation minimize adverse impacts by maintaining its current operations and installing dark sky compliant lighting.

6. *Impact on Public Facilities. The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposed uses will not have significant impacts on public facilities and services. Minimal upgrades are needed to convert the existing basketball court to pickleball courts and install 2 new half-court basketball courts. In addition, there are no proposed changes to the existing water/sewer lines and all stormwater will be required to comply with Town standards for grading and erosion control.

7. *Other Relevant Standards/LDRs. The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use and building improvements comply with the provisions of the LDRs and with all other Town Ordinances.

8. *Previous Approvals. The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Not applicable to this proposal.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of staff time to review, meet with the applicant, research, and write this report including future work to send final letters is roughly 30 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

ITEM A: I move to **recommend approval** to Town Council for a Conditional Use Permit P22-207 for an Outdoor Recreation use at Miller Park, specifically for an off-leash dog park, at the property located at 255 W. Deloney Avenue based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 21, 2022.

ITEM B: I move to **recommend approval** to Town Council for a Conditional Use Permit P22-265 for Developed Recreation uses at Miller Park, specifically to expand the pickleball courts and install new basketball courts, at the property located at 255 W. Deloney Avenue based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 21, 2022.



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Joint Housing Dept

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: August 18, 2022 Item #: P22-207 Planner: Paul Anthony Phone: 733-0440 ext. 1303 Email: panthony@jacksonwy.gov Owner Town of Jackson PO Box 1687 Jackson, WY 83001 Applicant/Agent: Teton County/Jackson Parks & Recreation – Steve Ashworth 307-733-5056	REQUESTS: The applicant is submitting a request for a Conditional Use Permit for Miller Park 255 W Deloney Ave PIDN: 22-41-16-28-4-18-001 For questions, please call Paul Anthony at 733-0440, x1303 or email to the address shown below. Thank you.
Please respond by: September 8, 2022 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
alangley@jacksonwy.gov



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Miller Park Improvements
Physical Address: 255 W DELONEY AVENUE, JACKSON WY
Lot, Subdivision: LOTS 1 THRU 20, BLK 5, JACKSON ORIGINAL TOWNSITE (MILLER PARK) PIDN: 22-41-16-28-4-18-001

PROPERTY OWNER.

Name: TOWN OF JACKSON Phone: 307-733-3932
Mailing Address: PO BOX 1687 JACKSON, WY ZIP: 83001-1687
E-mail: _____

APPLICANT/AGENT.

Name: Teton County/Jackson Parks & Recreation Phone: 307-732-8485
Mailing Address: PO Box 811, Jackson, WY ZIP: 83001
E-mail: rrudd@tetoncountywy.gov

DESIGNATED PRIMARY CONTACT.

____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
☒ Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use	____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	____ LDR Text Amendment
____ Administrative Adjustment	____ Subdivision Plat	____ Map Amendment
____ Variance	____ Boundary Adjustment (replat)	Miscellaneous
____ Beneficial Use Determination	____ Boundary Adjustment (no plat)	____ Other: _____
____ Appeal of an Admin. Decision	____ Development Option Plan	____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: P21-121 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 8/10/21

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

N/A **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Signature of Property Owner or Authorized Applicant/Agent

STEVE ASHWORTH

Name Printed

Date

8/16/22

DIRECTOR

Title

Miller Park Improvements Conditional Use Permit

Contents

Narrative	1
Letter of Authorization	8
Drawing Set	9
PAWS Study	11
Stakeholder Survey	13

Introduction

Miller Park is a 3.5-acre special use park located in downtown Jackson. The park houses the University of Wyoming Extension offices and local 4-H administration. The park is bordered on all sides by on-street public parking and is surrounded by commercial businesses and lodging. Existing amenities in the park include a playground, two picnic shelters, basketball court, four pickleball courts, and a public restroom (See Figure 2).

Miller Park, property ID # 22-41-16-28-4- 18-001, is owned by the Town of Jackson under deed #387 WDNS 223-224, 10/22/1999. There are 1,927 residences and an estimate 4,606 residents within a one mile radius of the park; there are 587 residences and an estimated 1,403 residents within a half-mile radius of the park.

Zoning

Miller Park is currently zoned “Public/Semi Public” (P/SP). The site is not located in either the Natural Resource Overlay or Scenic Resource Overlay. Dogs will be confined on-site and will not interact with wildlife. There is no measurable natural wildlife habitat either on the property or on surrounding properties on all sides, so there will be no impact on any wildlife due to the proposed project.

Project Description

The proposed park plan will increase livability of the neighborhood surrounding the park and support existing and planned mixed-use residential and commercial development in the Downtown core. (See Figure 1: Miller Park Proposed Site Plan.) The Miller Park plan addresses several new features of the park that will improve its pedestrian access and recreation needs, to include:

- Dog off-leash area: the proposed plan provides a 0.15-acre synthetic turf fenced dog off-leash area in the southwest corner of the park. The location for the

proposed off-leash area is currently non-programmed and will not disrupt existing uses. The fenced area will be bordered on the outside with landscaping of trees and shrubs.

Dog urine and feces will be kept separate from surface water to protect water quality. Pet owners will be required to pick up after their dogs, and urine will be collected by a subsurface drainage system.

- Pickleball Courts: The park’s existing three pickleball courts will remain; the existing basketball court will be stripped and changed into a pickleball court. Three additional pickleball courts will be added.
- Basketball Courts: Two half-basketball courts will be added to replace the former court. These half-courts will have post-tension concrete surfaces and will include court lights. They will not be fenced.
- An internal pedestrian circulation system: The proposed plan develops accessible, paved sidewalk routes to all amenities in the park. These routes will also link the amenities (including park restrooms) to the perimeter sidewalk system and accessible parking.

Transportation Effects

The project is expected to have no significant impact on traffic. According to the ITE Trip Generation Manual, a 3.5-acre City Park normally generates 15 daily vehicle trips (9 arriving, 7 leaving). The off-leash facility will be a part of this total. Access to the site will use existing streets and sidewalks with 93 public parking spots immediately surround the park.

Drainage

Miller Park drains from east to west, with the low point being in the North-West corner and the high point being in the South-East corner (Sheet 3). The existing drainage will be preserved, with the exception of the Dog Off-Leash Area, which will have a drainage system separate from stormwater (Sheet 3).

General Operations

Miller Park shall continue to be managed and maintained by the Parks and Recreation Department. The department will seek partnerships for education, outreach, and clean-up of the dog-off leash area with local animal welfare groups, but the overall responsibility for these facilities will continue to be with Parks and Recreation.

The dog-off lease area will remain open throughout the winter. All other amenities will not be plowed, and access is not guaranteed during the winter months.

Signage: Signs and mutt-mitts shall be placed near parking areas and the dog off leash areas for collection and rules around dogs and dog waste. Signs shall be placed at the basketball and pickleball courts with department standard court rules and guidelines.

Operations, Administration and Maintenance: The facility will be open from dawn to dusk daily. These hours negate the need for lighting in the interior of the park. Overall responsibility for the facility will be with Teton County/Jackson Parks and Recreation Department. The Park shall be open consistent with other non-athletic field facilities, sunrise to sunset. Restroom shall be open from May 1st to October 1st and shelter facility reservations shall not occur when restrooms are not available. The shelter reservation program shall not exceed 50 people unless through a formal special event permit application.

Proposed Use

The proposed Dog Off-Leash Area falls within the “Outdoor Recreation” (TOJ-LDR 6.1.3.C) use, while the pickleball and basketball courts fall under the “Developed Recreation” use (TOJ-LDR 6.1.7.D). Both of these are allowed uses for the Public/Semi-Public zone.

Conditional Use Findings

Is compatible with the desired future character of the area:

Complies. The development of Miller Park is consistent with the Jackson/Teton County Comprehensive Plan’s stated goals to create quality public spaces in complete neighborhoods (Policy 3.2.e). Miller Park is located in District 2: Town Commercial core, an area made up of mostly transitional subareas that emphasize the development of mixed-use commercial and residential development with an improved pedestrian experience. Miller Park sits within the Downtown subarea, between the downtown core and Flat Creek corridor.

As a Transitional Subarea under the Comprehensive Plan, (CV-2-4) the Miller Park area will benefit from “redevelopment or a change in character” or would “benefit from reinvestment and revitalization.” As a complete neighborhood, this subarea is expected to provide easy access to housing, jobs and other amenities such as quality public spaces (CV-2-4;IV-28). Complete Neighborhoods should also provide recreation and other amenities within walking distance (1/4 to 1/2 mile) of residences. The Downtown subarea places particular emphasis on “improvements focusing on the pedestrian experience.” The proposed plan for Miller Park will improve pedestrian access with a public sidewalk and internal pedestrian path; the park’s proposed dog off-leash area will serve as local and visitor amenity easily accessed from the downtown hub.

The Downtown Subarea’s future character (IV-24) will serve the growth of mixeduse development and workforce housing, all of which will be served by an accessible park that meets the needs of Jackson residents.

Complies with the use specific standards:

Complies. Per the Town of Jackson’s Use Standards, Division 6.1, an outdoor recreation use in the Public/Semi-Public Zone requires a conditional use permit.

Minimizes adverse visual impacts:

Complies. The proposed dog-off leash area in Miller Park will be screened by landscaping. The fencing will be green plastisol- coated chain link; fence height will be four feet tall. The proposed surface of this off-leash area will be artificial turf, which will not require mowing or watering.

Minimizes adverse environmental impacts:

Complies. Miller Park's synthetic turf will require subsurface drainage, as per the manufacturer's specifications. The drainage will involve French drains and does not require connection to the system storm water system.

Minimizes adverse impacts from nuisances:

Complies. The proposed improvements to Miller Park will be in compliance with several aspects of the LDRs, to include provisions for:

- a. Light: Park lighting shall be downward pointing and compliant with LDR lighting requirements.
- b. Visual Impact: The off-leash facility will be attractively designed and landscaped with surrounding trees and shrubs which will partially screen the enclosures from view.
- c. Noise: Noise impacts from the proposed off-leash dog park are expected to be no greater than exiting noise generated from traffic or other park and recreation activities. Please refer to the Dog Off-Leash Area Operations Plan for a noise-impact study completed by PAWS. Noise will be reduced by foliage surrounding the enclosures. The facility will close at dusk when background noise levels are lower.
- d. Dog Waste: Pet owners will be required to collect their pets' waste and deposit it into a garbage receptacle. The park will be cleaned once a week, emptying garbage receptacles, and replenishing the supply of pick-up bags.

Minimizes adverse impacts on public facilities:

Complies: The off-leash area will not have public utilities. The surface will be 75 percent permeable surface – the same as natural turf -- and will not significantly alter existing stormwater runoff.

Complies with all other relevant standards of these LDRs and all other Town Ordinances:

Complies. This project complies with the standards outlined in the Town of Jackson Land Development Regulations, Division 8.4.2 Conditional Use Permit; Division 4.2.1 Public/Semi-Public zone intents, use standards and allowed uses.

Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals:

Not applicable. There have been no prior permits or approvals issued for this project.

Table 2: Summary of Development Standards

1. Structure Location & Mass	TOJ-LDR Standard	Miller Park Improvements	Complies?
LSR	N/A	N/A	Yes
Lot Coverage (max)	N/A	N/A	Yes
Street Setback (min)	N/A	N/A	Yes
Side Setback (min)	N/A	N/A	Yes
Rear Setback (min)	N/A	N/A	Yes
Height (max)	N/A	N/A	Yes
Stories (max)	N/A	N/A	Yes
Stories (LO) (max)	N/A	N/A	Yes
FAR (max)	N/A	N/A	Yes

2. Maximum Scale of Development	TOJ-LDR Standard	Miller Park Improvements	Complies?
	N/A	N/A	Yes

3. Building Design	TOJ-LDR Standard	Miller Park Improvements	Complies?
	Nonresidential Design Guidelines	Restroom Plans Conform	Yes

4. Site Development	TOJ-LDR Standard	May Park Improvements	Complies?
	N/A	N/A	Yes

5. Landscaping	TOJ-LDR Standard	Miller Park Improvements	Complies?
	N/A	N/A	Yes

6. Fencing	TOJ-LDR Standard	Miller Park Improvements	Complies?
	N/A	4' Dog Area Fencing 10' Sport Court Fencing	Yes

7. Environmental Standards	TOJ-LDR Standard	Miller Park Improvements	Complies?
Natural Resource Buffers (min)			
Cache Creek (south of Cache Creek Dr.)	20'	N/A	Yes
Flat Creek north of Hansen Ave.	25'	N/A	Yes
Flat Creek south of Hansen Ave.	50'	N/A	Yes
Wetland	30'	N/A	Yes
Irrigation Ditch Setback (min)	15'	N/A	Yes
Natural Resource Overlay (NRO)	N/A	Site Not Within NRO	Yes

8. Scenic Standards	TOJ-LDR Standard	Miller Park Improvements	Complies?
Exterior Lighting		N/A- No Park Lighting	Yes

9. Natural Hazards to Avoid	TOJ-LDR Standard	Miller Park Improvements	Complies?
Steep Slopes	<10% Slope		Yes
Unstable Soils	No Buildings in unstable soils	N/A	Yes
Fault Areas	Structures shall comply with the currently adopted Building Code for Seismic Zone 3	N/A	Yes
Floodplains	Chapter 15.30, Flood Damage Prevention, Municipal Code of the Town of Jackson	Not in Floodplain	Yes
Wildland Urban Interface	2021 International Fire Code and International Wildland-Urban Interface	N/A	Yes



10. Signs	TOJ-LDR Standard	Miller Park Improvements	Complies?
	N/A	See Narrative	Yes

11. Grading, Erosion Control, Stormwater	TOJ-LDR Standard	Miller Park Improvements	Complies?
Grading	5.7.2. Grading Standards	Grading Plan Will Comply	Yes
Erosion Control	5.7.3. Erosion Control Standards	Erosion Control Plan Will Comply	Yes
Stormwater Management	5.7.4. Stormwater Management Standards	SWPPP will Comply	Yes



Figure 1: Miller Park Existing Conditions (not to scale)



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : Larry Pardee/Roxanne Robinson

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 255 W DELONEY AVENUE, JACKSON WY

Legal Description: 22-41-16-28-4-18-001

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Teton County/Jackson Parks & Recreation

Mailing address of Applicant/agent: PO Box 811, Jackson, WY 83001

Email address of Applicant/agent: sashworth@tetoncountywy.gov, rrudd@tetoncountywy.gov

Phone Number of Applicant/agent: 307-355-9499

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application
- ☐ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application
- ☐ Demolition Permit ☒ Other (describe) Conditional Use Permit

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Larry Pardee
Property Owner Signature

Roxanne Robinson
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Larry Pardee this 1st
day of April, 2022. WITNESS my hand and official seal.

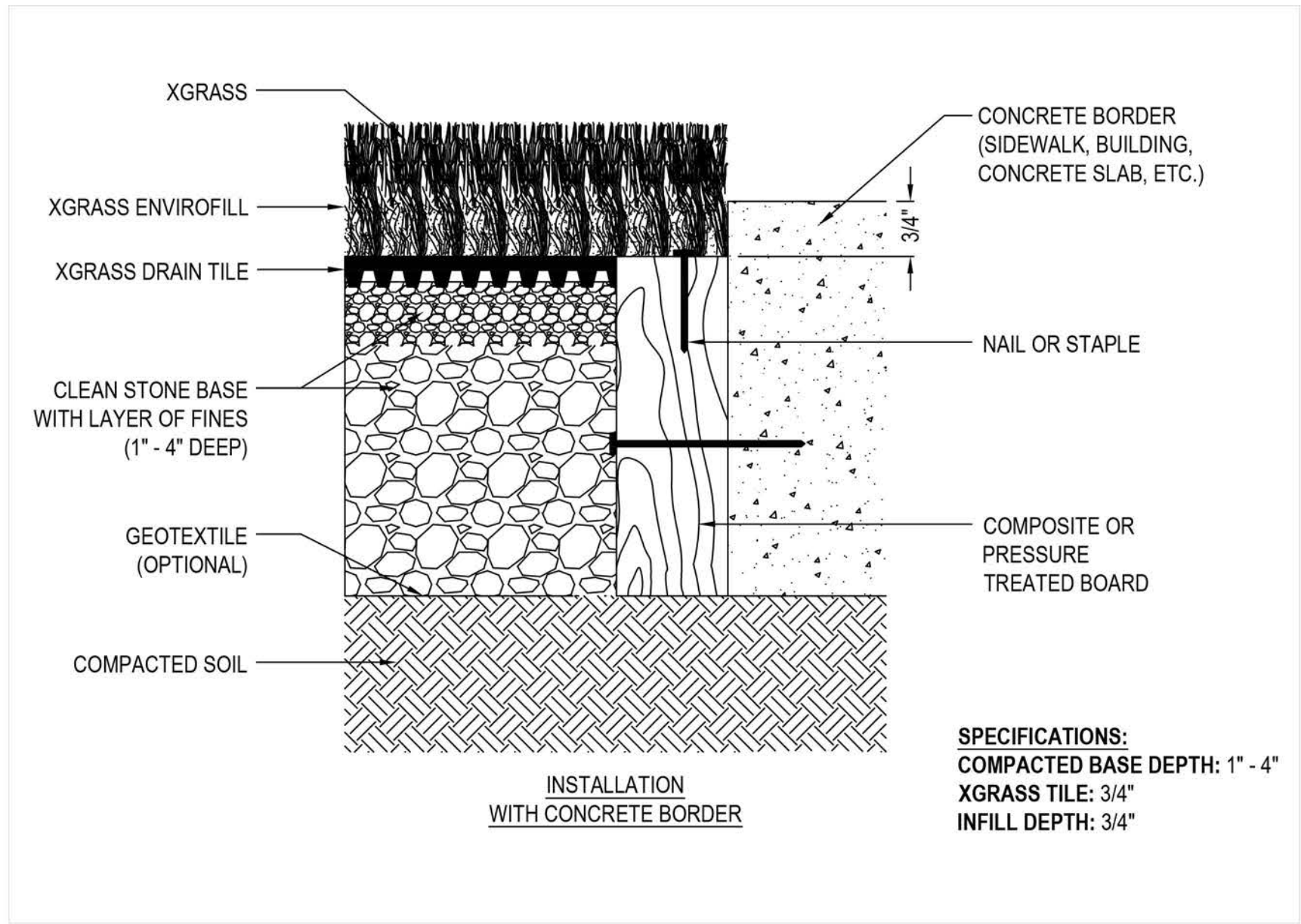
Shellie M Arellano
Notary Public

My commission expires





1
001 Miller Park Dog Off-Leash Area & Sport Courts Concept
1"=20'

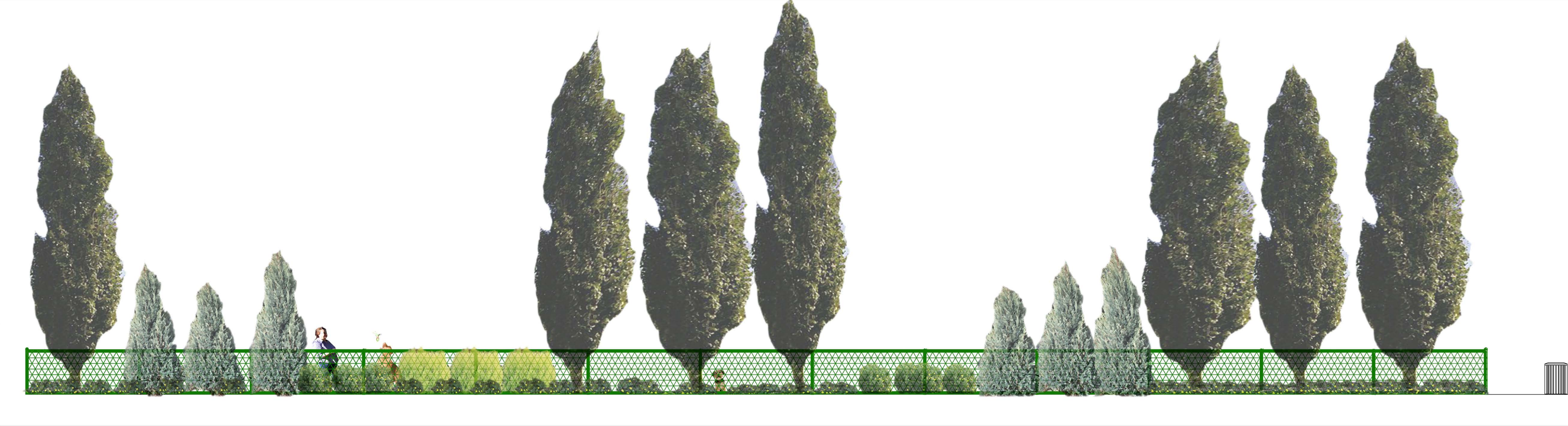


1
002 Dog Off-Leash Area Typical Synthetic Turf
Not To Scale



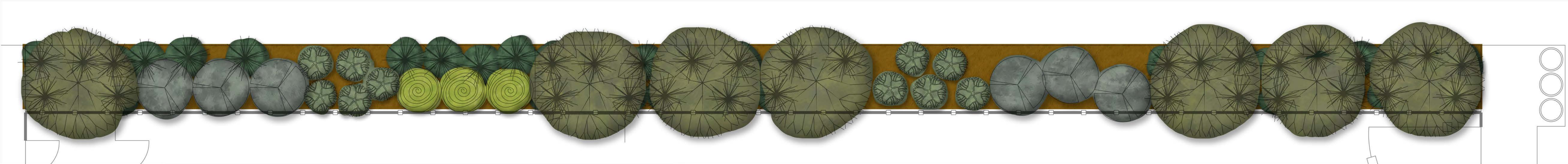
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003 Dog Off-Leash Area Synthetic Turf

Project Title: Miller Park Improvements	Address: 255 W Deloney Ave Jackson, WY 83001	Date: 4/ 2 /2022	Scale: N/A	Sheet #: 1 or 2	For Information Only Not for Construction		
Drawing Title: Layout/ Turf Details		Drawn By:SA	Version: 2				



2
001

Dog Off-Leash Area Plant Screening-N. Jackson St.
1"=20'



2
002

Dog Off-Leash Area Fence (N. Jackson St.)
1"=4'

Symbol	Common Name	Scientific Name	Mature Height/Width(ft)	Symbol	Common Name	Scientific Name	Mature Height/Width(ft)
Trees				Shrubs			
	Columnar Swedish Aspen	<i>Populus tremula</i> 'Erecta'	40'H x 10'W		Creeping Oregon Grape	<i>Mahonia repens</i>	1'H x 4'W
	Medora Rocky Mountain Juniper	<i>Juniperus scopulorum</i> 'Medora'	10'H x 5'W		Spirea	<i>Spirea thunbergii</i> Gold Thread™ ('Ogon')	4'H x 4'W
					Shrubby Cinquefoil	<i>Potentilla Fruticosa</i>	3'H x 3'W

1
005

Planting Schedule



Existing Drainage



Proposed Drainage

Key

Concentrated Flow (Swale)

Sheet Flow

Drainage Area Separate From Stormwater

Culvert



Project: Miller Park Improvements	Address: 255 W Deloney Ave Jackson, WY 83001	Date: 4/5/2022	Scale: 1"=80'	Version: 1	For Information Only Not For Construction		11
Drawing Title: Drainage Plan		Drawn By: RR	Sheet #: 1 of 1				



SOUND IMPACT STUDY FOR DOG PARKS IN JACKSON

How adding dogs would affect the perceived sound intensity for the nearest neighbors

UNDERSTANDING SOUND MEASUREMENT

GETTING FROM DECIBELS TO SOUND POWER

Decibels (dB) are a measure of sound pressure, which is how humans perceive the aural world via the eardrum. Decibels measured at the source can give us a useful starting point for 'loudness,' but because sound loses power as it passes through the atmosphere, it can't tell us much about real world experience of loudness.

Additionally, because of the bell curve of human perception, sound volume is not perceived linearly, but rather as a Log. This means that an increase of six Decibels is equal to a doubling of sound intensity.

To understand perceived volume (or Sound Power Level, SPL or L_p) we need to know the distance from the source, and the source's relationship to reflective surfaces like the ground or walls. We can calculate this using the following equation:

$$L_p = L_w - |10 * \log(\frac{Q}{4\pi * r^2})|$$

L_p = Sound Power Level

L_w = Sound Wattage Level

Q (reflective surface)

Q = 1 = none

Q = 2 = next to ground

Q = 3 = next to ground and wall

Q = 4 = in the corner of ground and two walls

r = distance to the source

ACCEPTED LOUDNESS OF COMMON SOURCES

15 dB	Whisper
45 dB	Library
50 dB	Passenger Car at City speeds @ 25'
60 dB	Normal Conversation
70 dB	Vacuum Cleaner
76 dB	Passenger car at 65 mph @ 25'
80 dB	Toilet Flushing
90 dB	Noisy Restaurant
110 dB	Baby Crying

METHODOLOGY

WE CALCULATED THE PERCEIVED SOUND INTENSITY OF ADDING DOGS FOR THE NEAREST NEIGHBORS

The perceived intensity of sound diminishes over distance, and is influenced by reflective surfaces like walls or the ground. To understand the impact of dogs on near neighbors, we calculated the intensity of a dog bark by the average distance (r) from the center of each park to the neighbors on the edge or across the street.

Average distances (r) from nearest neighbors to the center of the park in meters.

Emily's Pond	232.0 m	Sound measurements were taken between May 5 and May 27, 2021	Standardized dog bark decibel reading at source was 95 dB .
May Park	205.5 m		
Mike Yokel	128.2 m		
Miller Park	136.5 m		
Phil Baux	110.0 m		
Powderhorn Park	126.3 m		
		Max Temp: 72 deg.	
		Min Temp: 41 deg.	
		Avg. Temp: 55.4 deg.	

References

<https://www.linkedin.com/pulse/acoustics-spl-vs-swl-sound-pressure-level-power-chris-jones/>
<https://extension.purdue.edu/extmedia/VA/VA-18-W.pdf>
<https://pulsarinstruments.com/en/post/understanding-decibels-decibel-scale-and-noise-measurement-units>

ANECDOTAL OBSERVATIONS

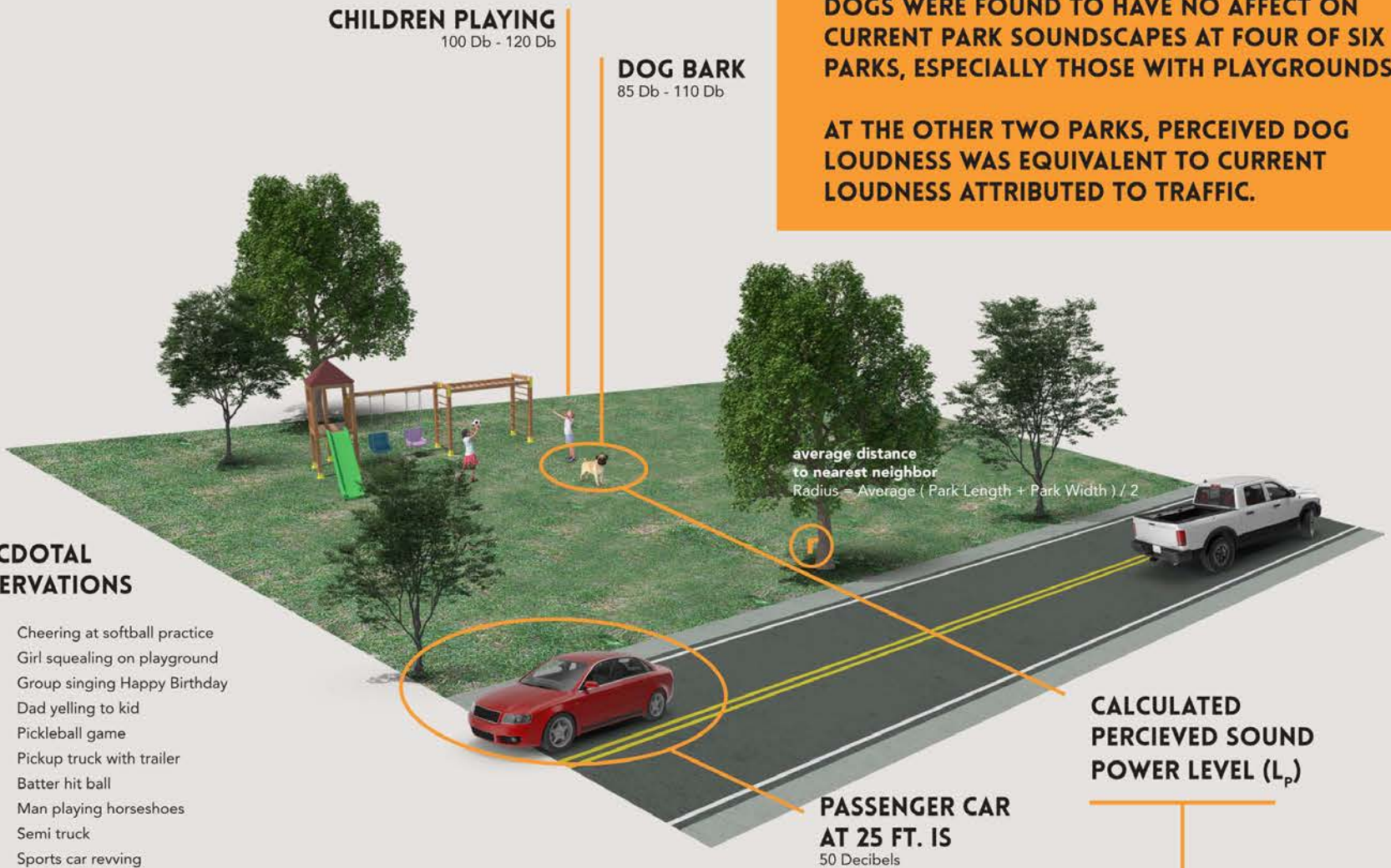
90 dB	Cheering at softball practice
89 dB	Girl squealing on playground
89 dB	Group singing Happy Birthday
88 dB	Dad yelling to kid
87 dB	Pickleball game
82 dB	Pickup truck with trailer
82 dB	Batter hit ball
81 dB	Man playing horseshoes
80 dB	Semi truck
79 dB	Sports car revving

INTERPRETATION OF FINDINGS

WE CALCULATED THE PERCEIVED SOUND INTENSITY OF ADDING DOGS FOR THE NEAREST NEIGHBORS

In four of the six parks (Emily's Pond, Mike Yokel, Phil Baux, Powderhorn) we found dog barks to contribute an imperceptible difference or none at all to the perceived volume of the park. While two of the parks (May Park, Miller Park) could have a larger sound impact to neighbors with the addition of dogs. Road and other ambient noise easily dwarfs the noise of the park.

Moreover, these findings represent the impact of sound to the nearest neighbors. As sound diminishes over distance, neighbors who are further away, or are separated by vegetation, fences, and buildings, will perceive an even lower sound impact from the park.



CONCLUSION

DOGS WERE FOUND TO HAVE NO AFFECT ON CURRENT PARK SOUNDSCAPES AT FOUR OF SIX PARKS, ESPECIALLY THOSE WITH PLAYGROUNDS.

AT THE OTHER TWO PARKS, PERCEIVED DOG LOUDNESS WAS EQUIVALENT TO CURRENT LOUDNESS ATTRIBUTED TO TRAFFIC.

PARK	* L_p represented in Decibels			INTERPRETATION
	CALCULATED PERCEIVED BARK L_p	CALCULATED PERCEIVED PARK L_p	DIFFERENCE IN PERCEIVED L_p	
Emily's Pond	45.73	48.53	-2.8	no louder
May Park	46.78	38.38	8.4	*currently does not have playground
Mike Yokel	50.88	60.08	-9.2	no louder
Miller Park	50.34	43.04	7.3	
Phil Baux	52.21	52.71	-.05	no louder
Powderhorn Park	51.01	49.41	1.6	statistically equivalent

▲ Equivalent to a passenger car at 25 ft.



DOGS MAKE NO MORE NOISE THAN CURRENTLY EXISTS

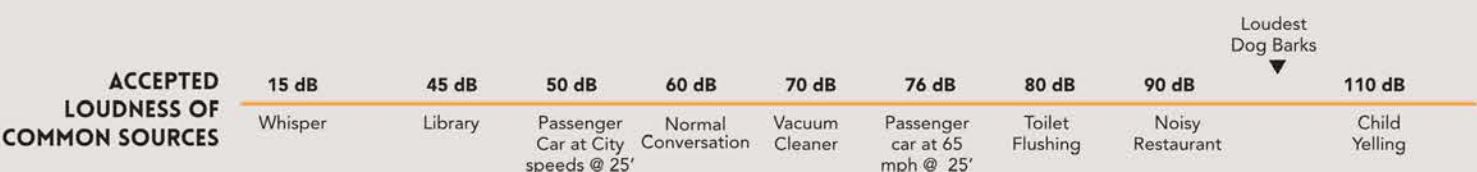
At every park with a playground, kids playing clocked louder volumes in more sensitive frequencies.



CONCLUSION

DOGS WERE FOUND TO HAVE NO AFFECT ON CURRENT PARK SOUNDSCAPES AT FOUR OF SIX PARKS, ESPECIALLY THOSE WITH PLAYGROUNDS.

AT THE OTHER TWO PARKS, PERCEIVED DOG LOUDNESS WAS EQUIVALENT TO CURRENT LOUDNESS ATTRIBUTED TO TRAFFIC.



FALSE

DOG PARKS WILL MAKE THE PARK WAY BUSIER AND LOUDER

In March, 2021, over 500 observations were recorded at the temporary, and ONLY, dog park in Jackson. The average number of dogs was 3, with a median of 4, matching that of people. The average number of cars was 3.

Moreover, at all parks with playgrounds, the addition of dogs to the soundscape would be equivalent or less than the current perceived loudness to neighbors.

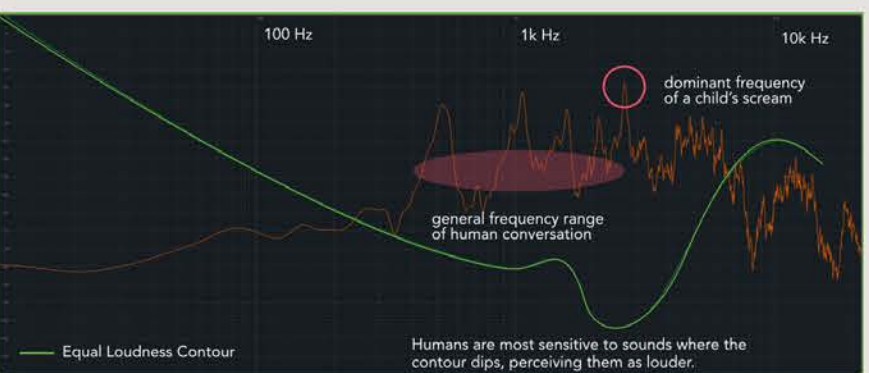
For the one park without a playground, May, the data is a poor indicator of dog's impact on sound. May Park is planning the addition of a playground.

	DOGS	HUMANS	CARS
AVERAGE	3	3	3
MEDIAN	4	4	3

FALSE

DOGS HAVE PIERCING BARKS AND STAND OUT FROM THE CURRENT SOUNDSCAPE

Kids screaming is louder (120 Db) than dog barks (97 Db). Human perception is even more sensitive to the frequency of a human child than a bark, making children's screams and laughter perceived as even louder. The lower frequencies of barks in larger breeds of dog fall in a spectrum of lower human aural sensitivity.



Adapted from: <https://medium.com/@nicolezini/why-are-crying-babies-so-damn-annoying-99d917d8764>

TRUE

PLAYGROUNDS ARE THE BIGGEST CONTRIBUTOR TO PARK LOUDNESS.

The quietest park that we observed, May park, currently does not have a playground. However, the addition of a playground is currently in the master plan. We expect the soundscape at May Park to increase in loudness to match the other parks when the playground is opened.

TRUE

DOG PARKS STEER COMMUNITY BEHAVIOR

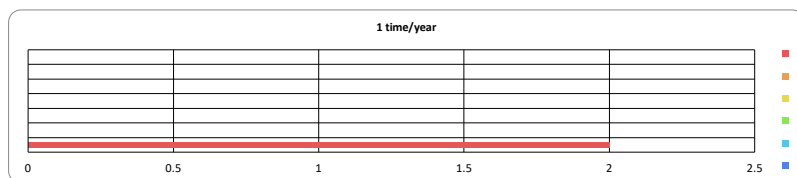
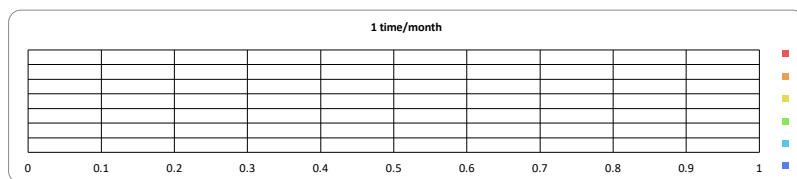
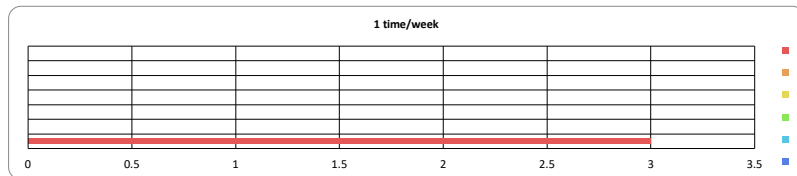
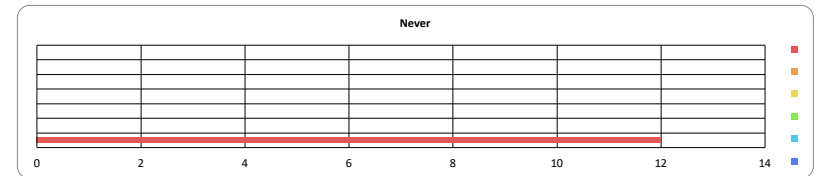
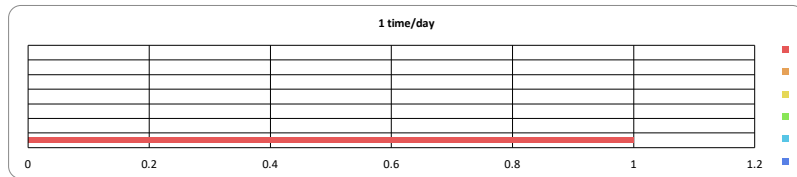
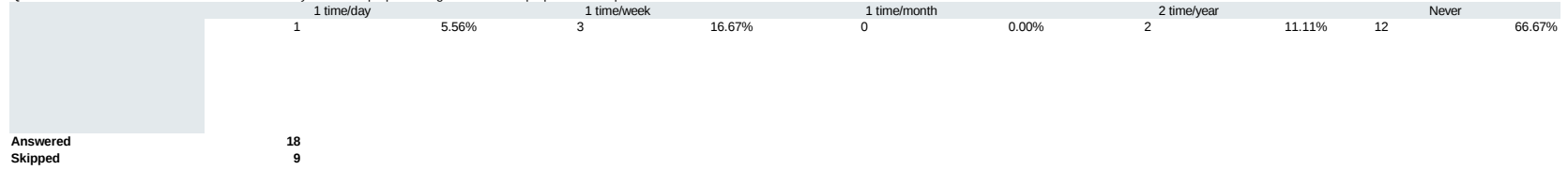
When a community can see and interact with each other, social norms, taboos, and behaviors more readily take hold within the community.

With clear messaging and a strong culture around responsible behavior for owners (picking up poop, managing interactions with other dogs, keeping dogs under control) the dog park can improve the culture of dog owners beyond the dog park. Our trails and public spaces can become more harmonious spaces for mixed use and project a high standard for dog owners beyond the confines of the dog park.

Miller Park

Question 1

How often would you use the proposed dog off-leash area proposed in the plan?

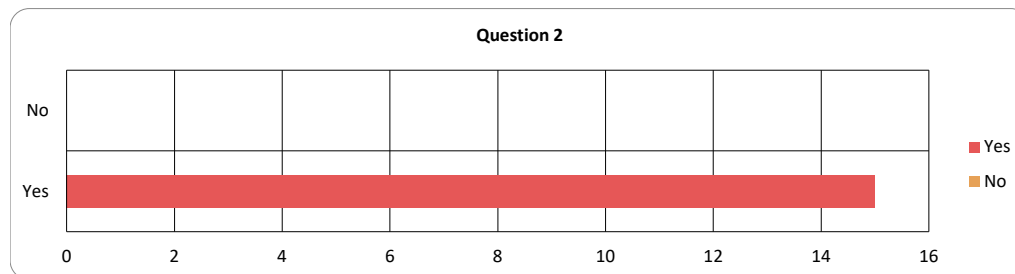


Miller Park

Question 2

Do you feel the proposed plan adequately provides pedestrian access around the park and to various ammenities?

Choice	Responses	
Yes	15	100.00%
No	0	0.00%
Answered	15	
Skipped	12	

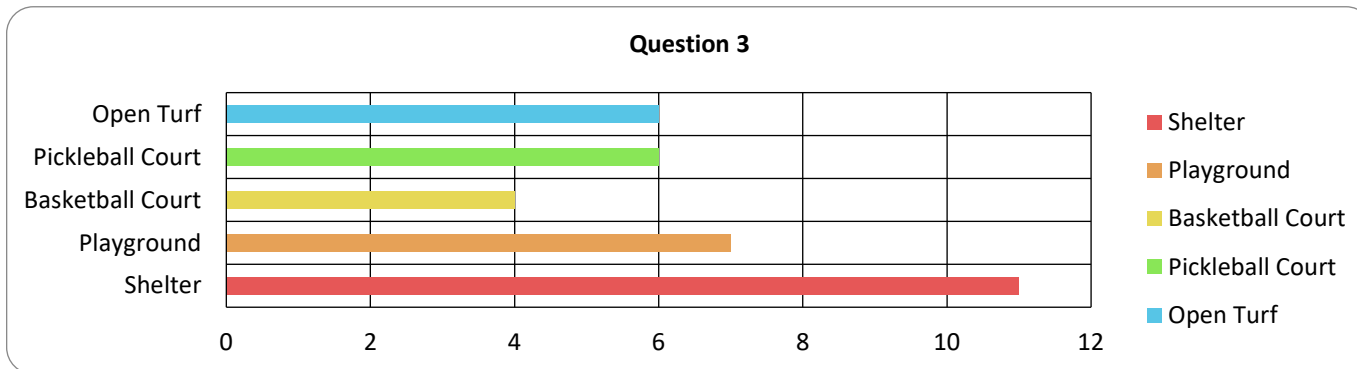


Miller Park

Question 3

What ammenities do you use at the park?

Choice	Responses	
Shelter	11	57.89%
Playground	7	36.84%
Basketball Court	4	21.05%
Pickleball Court	6	31.58%
Open Turf	6	31.58%
None	4	21.05263158
Answered	19	
Skipped	8	

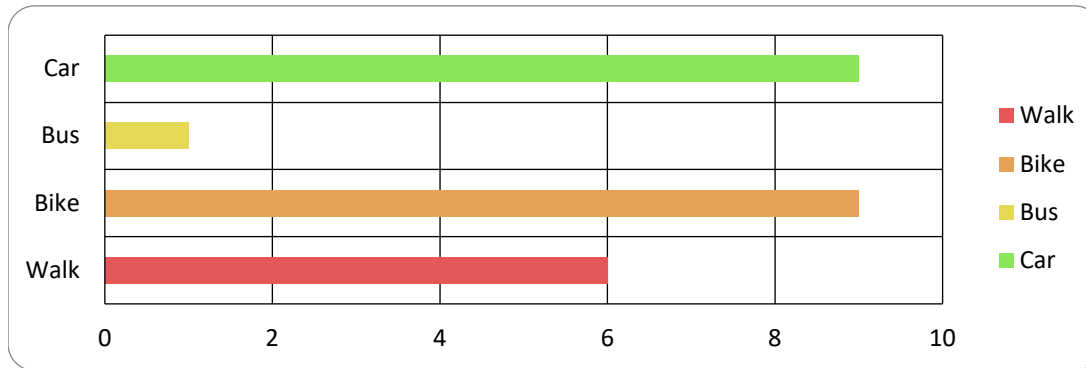


Miller Park

Question 4

How do you travel to Miller Park?

Choice	Responses
Walk	6
Bike	9
Bus	1
Car	9
Answered	18
Skipped	9



Miller Park

Question 5: Any comments or feedback.

Response

This is too much development of a well used park with limited parking. The parking is mostly for the commercial zone

Prefer no dog park

Pickleball courts are nice now, but I wouldn't add more. If you want to create a large pickleball facility, I think the rodeo grounds or stilson are better suited for a destination facility. We do not need to bring more people downtown.

Support dog park

Yes to off-leash dog park

PLANNING

Project Number	P22-207	Applied	8/18/2022	AL
Project Name	CUP - 255 W Deloney Ave. - Miller Park		Approved	
Type	CUP	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Parks & Recreation	Owner	TOWN OF JACKSON	
Site Address		City	State	Zip
255 W DELONEY AVENUE		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
JACKSON ORIGINAL-TOWNSITE		22411628418001		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder	APPROVED	8/18/2022	9/8/2022	9/7/2022	
Fire Kathy Clay	NO COMMENT	8/18/2022	9/8/2022	8/18/2022	
Joint Housing Dept Kristi Malone	NO COMMENT	8/18/2022	9/8/2022		LDR 6.3.2.C.13 Exempt for P/SP
Legal Lea Colasuonno		8/18/2022	9/8/2022		
Parks and Rec Steve Ashworth		8/18/2022	9/8/2022		
Pathways Brian Schilling		8/18/2022	9/8/2022		
Planning Tyler Valentine (12/14/2022 10:29 AM TV)	APPROVED W/CONDITI	8/18/2022	9/8/2022	12/14/2022	
1. Prior to opening the dog park to the public, Chapter 7.05.020(J) of the Municipal Code shall be amended to allow dogs in certain or all Town parks.					
2. The applicant shall submit a physical development permit within 1 year of Council approval of the CUP, otherwise the CUP will expire.					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Michelle Weber	NO COMMENT	8/18/2022	9/8/2022	8/19/2022	

Public Works APPROVED W/CONDITI 8/18/2022 9/8/2022 9/2/2022
 Matthew Doyle
 (9/2/2022 11:28 AM MD)
 CONDITIONAL USE PERMIT– APPROVED w CONDTITIONS

P22-207
 ADDRESS: 255 West Deloney Avenue
 OWNER: Town of Jackson
 APPLICANT: Teton County/Jackson Parks & Recreation

9/2/2022
 Matthew Doyle, 733-3079

DATE OF SUBMITTAL: 8/18/2022
 DATE OF MATERIALS: 8/16/2022
 REVISION NO.: 00

The engineering division has reviewed your application for a USE PERMIT submitted on and with application materials as dated above.

NOTES FOR APPROVAL

1. Additional Water or Sewer Capacity fees may be assessed with the building permit.

START 8/18/2022 9/8/2022
 Darren Brugmann