

AGENDA

Planning and Zoning Commission

June 21, 2023 – 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 8:00 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 July 5, 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/85720273883?pwd=aVVjbnB0NjZobnlZek54bzV5V25FUT09>
2. CALL TO ORDER
3. ROLL CALL
4. MATTERS FROM THE PUBLIC
5. APPROVAL OF MINUTES
 - I. June 7, 2023 Minutes
6. BOARD OF ADJUSTMENT
7. PLANNING COMMISSION
 - I. P23-079 - Karns Meadow Zoning Map Amendment
8. MATTERS FROM THE COMMISSION
9. AGENDA FOLLOWUP
10. MATTERS FROM STAFF
11. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
June 7, 2023**

The meeting of the Planning and Zoning Commission was called to order at 5:32 p.m. on 06/07/2023, via ZOOM and in Town Hall Chambers.

ROLL CALL:

___ Anne Schuler ___ Wendy Martinez, x Katie Wilson, x Abby Petri, x Christie Schutt x___ Thomas Smits x Steph Wise

STAFF: Katelyn Page, Paul Anthony, Brian Schilling

MATTERS FROM THE PUBLIC: None

APPROVAL OF May 17, 2023 MINUTES: A motion was made by ___Schutt___ and seconded by ___Petri___.

Motion approved by a 5 to 0 vote.

OLD BUSINESS: None

PLANNING COMMISSION

ITEM P23-016: Bicycle Parking LDR Amendment

STAFF PRESENTATION: Katelyn Page

APPLICANT PRESENTATION: Brian Schilling – These suggested changes are based on the development review process of applications coming into the Town and County, there's been insufficient bike parking planned / provided.

QUESTIONS FOR STAFF AND APPLICANT: Commission asked how the numbers for parking came about, and do we feel like this is the right spot? Commission asked about the difference between short-term and long-term parking. Applicant was asked what surfaces would be acceptable to attach bike racks. What is the square foot requirement per parking space? Could someone provide 100% long-term parking vs. mix of short and long term? Question about e-bike trends and that they don't seem to use bike racks, maybe bike racks are a thing of the past? Commission asked if there were any plans to have plug-ins for e-bikes, as that would dictate where they park.

PUBLIC COMMENT: None

COMMISSION DISCUSSION: Commission likes the idea of density determining number of parking spaces for accessory units. 3 units on the lot would trigger required bicycle parking . Like the idea of just splitting parking types (ex: 12/13) vs. rounding up. This is a big change and will add complexity to site planning and circulation and LSR ratios. Should the ratio of short-term vs long-term residential be 50/50, or should long-term storage percent be increased? Would like more research on this area of the amendment.

Could bike rack space also be used for snow storage space in the winter? The racks would be easily damaged by the plows.

Motion: I move to **recommend approval** to the Town Council of LDR Text Amendment P23-016 as modified by staff and based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated June 7, 2023.

A motion was made by __Petri__ and seconded by __Schutt__.

Motion approved by a _4_ to _1_ vote.

ITEM P23-034: 1490 Gregory Lane Conditional Use Permit

STAFF PRESENTATION: Katelyn Page

APPLICANT PRESENTATION: Matt Scott - will fully comply with the restoration project.

QUESTIONS FOR STAFF AND APPLICANT: Commission asked how many tours are run a day, and how many seats per tour. Commission asked why paving was required for this site.

PUBLIC COMMENT: None

COMMISSION DISCUSSION:

Motion: I move to **recommend approval** to the Town Council of Conditional Use Permit P23-034 for a Conditional Use Permit for Outfitter / Tour Operator use at the property addressed 1490 Gregory Lane based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated June 7, 2023.

A motion was made by ___Smits___ and seconded by ___Schutt___.

Motion approved by a _5_ to _0_ vote.

MATTERS FROM COMMISSION:

MATTERS FROM STAFF: Northern South Park update. CWC will be asking for land being purchased to be annexed into the Town of Jackson. Budget for the next fiscal year was approved on June 5, 2023. The upcoming workplan will involve 2 for 1 bonus resulting in larger buildings, and determining if the bonus needs to be changed. Will be hiring another planner to bring department back to 4 planners. LDR's are going to be published online by Municode, so they'll look a bit different, but will be more interactive and user friendly. The joint long-range planner is working on an updated housing mitigation rate calculation.

Adjourn: A motion was made by _Smits ___ and seconded by _Schutt___.

Motion approved by a _5_ to _0_ vote at 7:03 pm.

STAFF REPORT



Meeting Date:	June 21, 2023	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Item P23-079 – Zoning Map Amendment for Karns Meadow	Public Comment:	Yes

Purpose & Policy Considerations.

This is the Planning Commission's opportunity to review a proposed Zoning Map Amendment per Section 8.7.3 in the Town of Jackson Land Development Regulation (LDRs). No physical development is included in this request.

Requested Action.

The applicant, Teton County / Jackson Parks & Recreation, is requesting approval of a Zoning Map Amendment (ZMA) for Karns Meadow, which consists of six tracts of land owned by the Town of Jackson (Tracts 1-6), and one tract owned by Jackson Hole Land Trust (Tract 8). Below is a summary of the ZMA request for each tract of land:

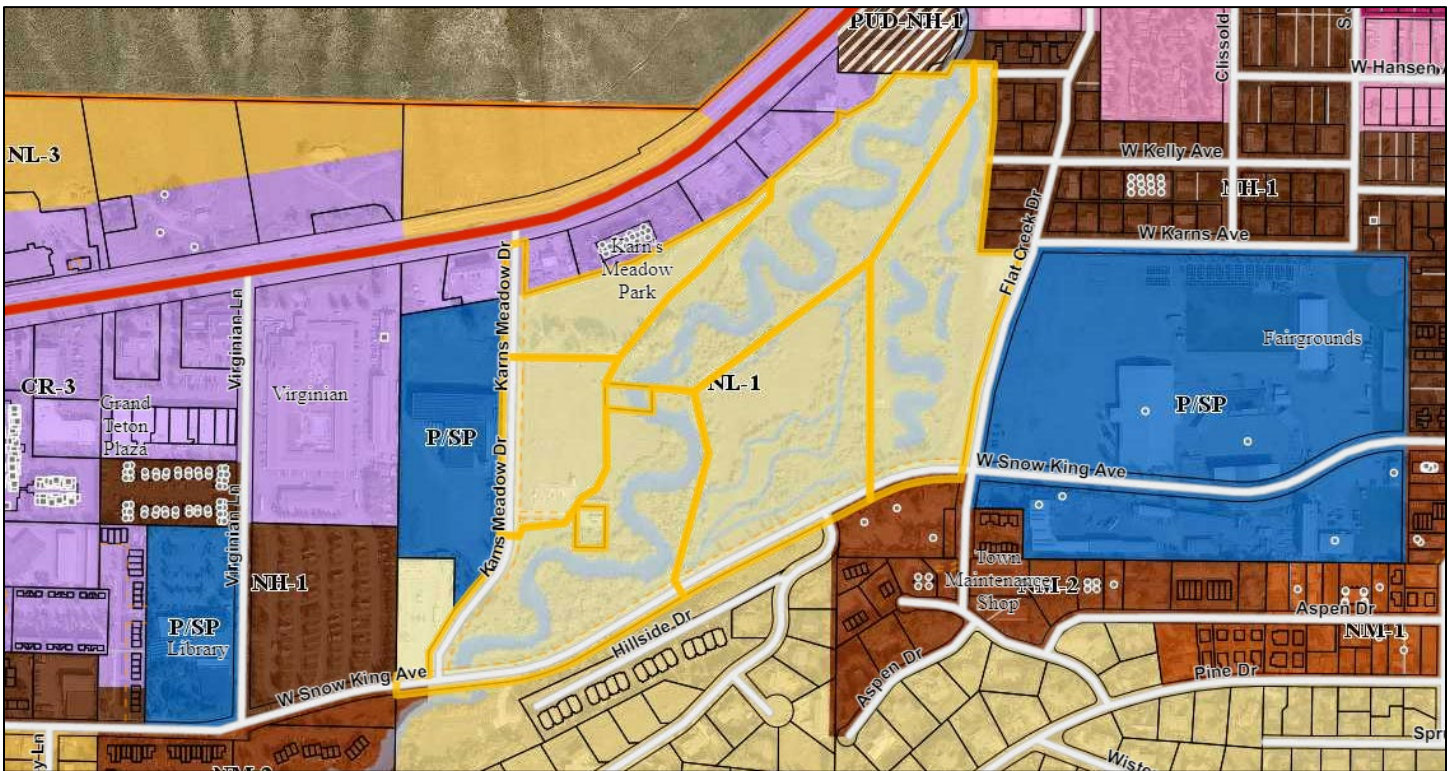
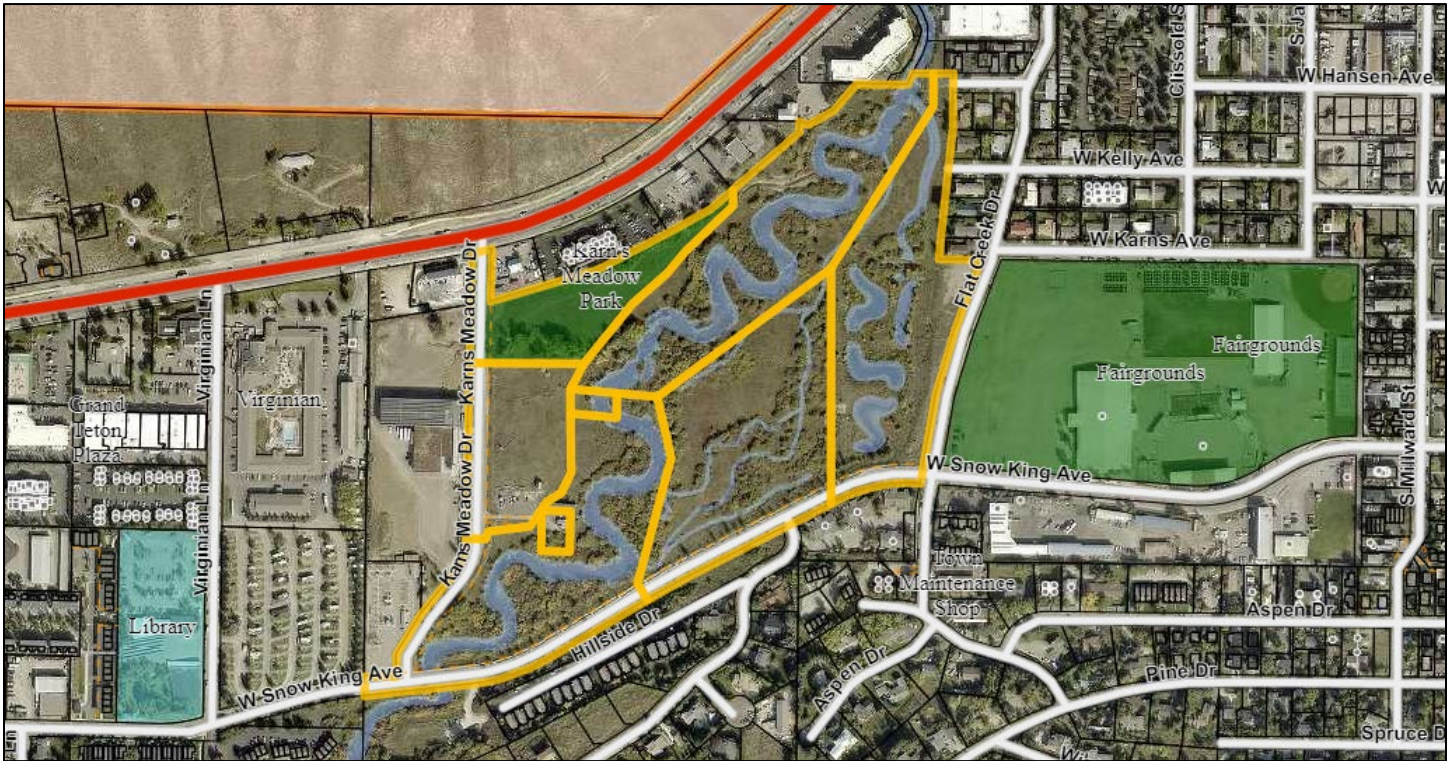
- **Tract 1** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 2** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 3** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 4** – Neighborhood Low Density-1 to Park & Open Space and Neighborhood Low Density-3 (24,000-sf portion of land adjacent to Flat Creek Drive)
- **Tract 5** – Neighborhood Low Density-1 to Public/Semi-Public
- **Tract 6** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 8** – Neighborhood Low Density-1 to Park & Open Space

Recommendations.

The Planning Director recommends **approval** of the Zoning Map Amendment (P23-079).

Project Location.

The subject property, Karns Meadow, consists of Tracts 1-6 & Tract 8. An aerial photo and zoning map are shown on the following page:

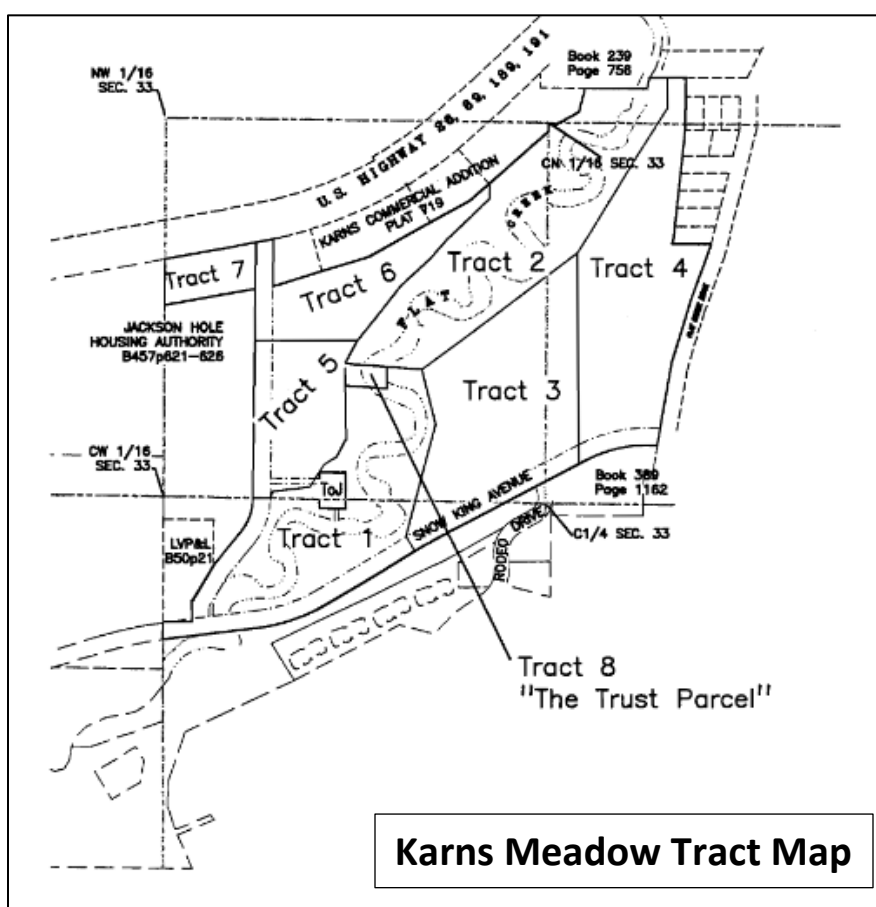


Background.

During the summer of 2003 representatives from the Town of Jackson and the Karns family began discussions and negotiations for the purchase/sale of an approximate 42-acre tract of land known as “Karns Meadow”. To

assist the Town financially and to secure the property for public use in perpetuity, the parties partnered with the Jackson Hole Land Trust to encumber the property with a conservation easement. The easement created allowed uses for each tract through the partnership between the original landowner, Jackson Hole Land Trust (the Trust), and the Town of Jackson, and guides future use and conservation of the property. The splitting of the parcel into tracts allowed for the Town of Jackson to purchase the property over time. It also allowed for slightly different uses in the various tracts based on their location, ecological value, and unique characteristics. The Jackson Hole Land Trust contributed \$1,000,000 to the purchase/sale of the property for the easement consideration. In December of 2003, the Land Trust completed the Natural Resource Inventory for the property, and the first tract purchase by the Town of the property was completed on December 19, 2003. The Town of Jackson acquired the remaining 6 tracts of the property over the next several years with the final tract purchase being completed in 2008.

Karns Meadow consists of 6 Town-owned parcels (Tracts 1-6) plus a Trust-owned parcel (Tract 8) that all have conservation easements with varying types of allowable uses. Tract 7 on the parcel map is not owned by the Town and has been developed by the landowners. Karns Meadow is approximately 42 acres, and the site is bordered by Karns Meadow Drive to the west, Snow King Avenue to the south, and Flat Creek Drive to the east. All Town Karns Meadow property is currently zoned as Neighborhood Low Density-1 (NL-1), which is inconsistent with the allowed uses in each tract according to the conservation easements. Thus, rezoning all tracts to a more appropriate zone will be necessary before intended development can take place and before creating a Master Plan. A map of the tracts can be viewed to the right.

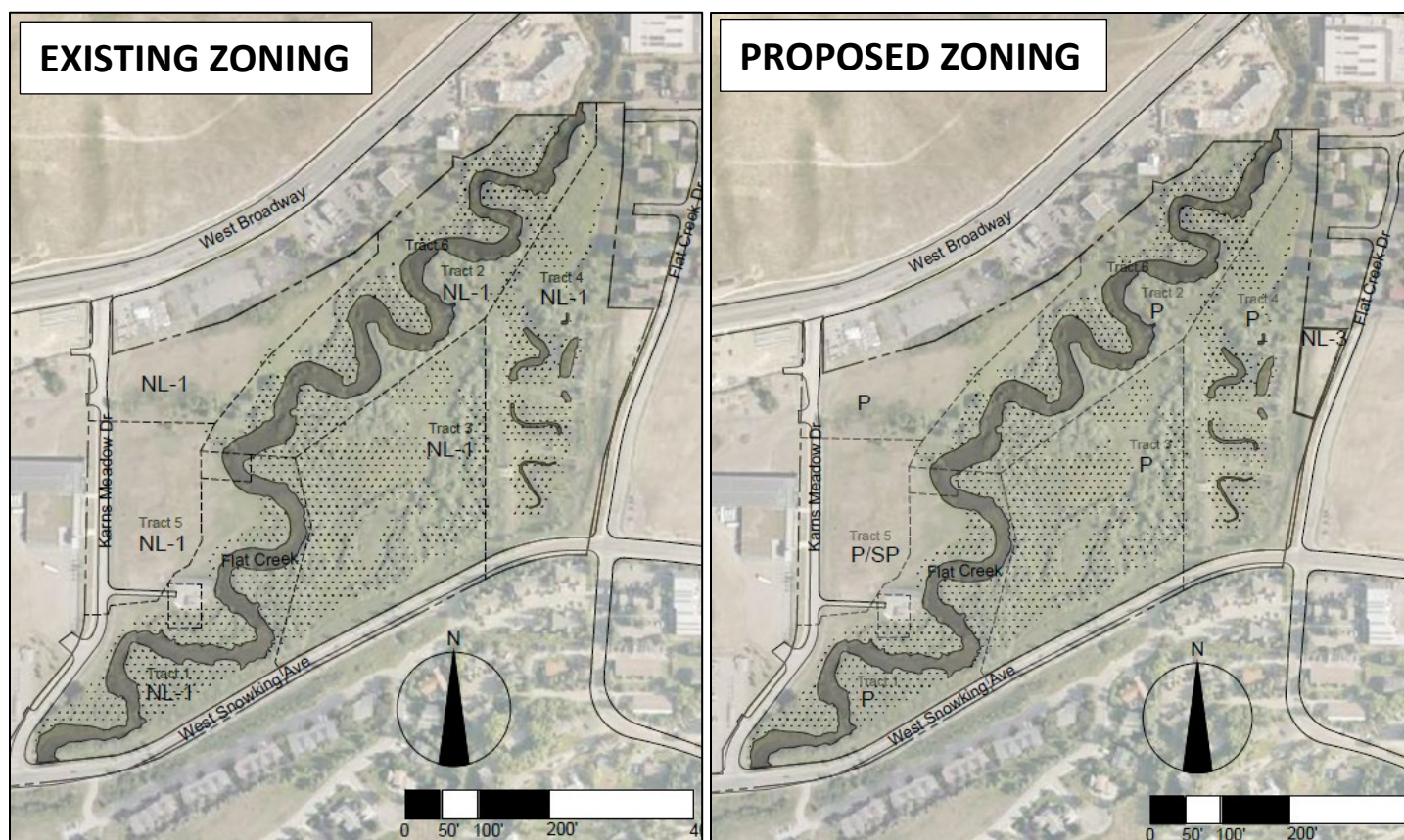


On October 17, 2022, the Town Council directed staff to move forward on a rezoning application for the Karns Meadow tracts which this ZMA application satisfies. In addition, Town Council directed staff to move forward with Public Engagement Alternative Number One and present the draft site plans (site plans from 2003, 2014 & 2016) to the public for input. The specific improvements in those site plans included a perimeter non-motorized pathway, picnic shelter, and parking lot.

On March 9 and 10, 2023, Parks & Recreation hosted a neighborhood meeting to familiarize the community with the proposed ZMA and the allowed uses directed by Town Council. Public opinion on the project was collected through a public input survey, conducted from March 9-31 (see applicant submittal).

Analysis.

Currently, all Karns Meadow tracts are zoned NL-1, which is inconsistent with the desired future use of the park. In order to have zoning consistent with the desired use of the park and with the conservation easements, the applicant is requesting a rezone of Karns Meadow Tracts 1, 2, 3, 6, and 8 to Park and Open Space (P). In addition, tract 4 would also be rezoned to the P, with the exception of approximately 24,000 ft on the eastern side of the park, which is reserved for future housing and would be rezoned to NL-3. Finally, Tract 5 would be rezoned to Public/Semi-Public (P/SP). No physical development is being proposed with this request. Please see the attached conservation easement map of allowed uses in the applicant's submittal. Existing and proposed zoning maps can be found below.



The purpose of the P zone (LDR Section 4.2.2), which would apply to Tracts 1-4, 6 & 8, is “to designate land which is owned by the Town, County, State or Federal agencies, or special districts, and whose primary purpose is to provide public recreational opportunities for residents, tourists, and visitors.” In addition, “the P zone provides for active recreational facilities or open space opportunities in these areas.” As such, the Town of Jackson qualifies as a legitimate P landowner and intends to later use the P-zoned tracts for passive recreational use and open space (i.e., non-motorized pathway and picnic shelter) for the public in line with the conservation easements. Since the current NL-1 zone does not allow the uses listed in the conservation easements for these tracts, staff finds that changing it to P is appropriate.

The purpose of the P/SP zone (LDR Section 4.2.1), which would apply to Tract 5, is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the

control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, the Town of Jackson qualifies as a legitimate P/SP landowner that intends to later improve the P/SP-zoned tract for public facilities (i.e., a small public parking lot) to serve and support the nonmotorized pathway and picnic shelter. Since the current NL-1 zone does not allow public parking lots and the conservation easement does, staff finds that changing the zoning to P/SP is appropriate.

Finally, the purpose of the NL-3, which would apply to a +/-24,000 sf portion of Tract 4, is to allow the development of single-family detached homes and is intended for Stable neighborhoods where increased residential density is not intended. Karns Meadow is not intended for increased development, however, as part of the original purchase agreement, a 24,000-sf portion of the park was designated for 3 future residential lots. At first glance, it would seem unnecessary to change the zoning since both NL-1 and NL-3 have the same density maximum of one single-family home and one Accessory Residential Unit. However, the NL-1 zone has a 1-acre minimum lot size which is too large and would not allow 3 lots to be created within the 24,000 sf. Since the NL-3 zone has a lesser minimum lot size of 7,500 sf, the Town would be able to create 3 single-family lots within the 24,000 sf of land and staff finds this to be the appropriate zone. A visual of the proposed NL-3 zoned portion can be seen to the right and is located along the west side of Flat Creek Drive just south of West Karns Avenue.



Sites with multiple zones, such as the proposed P and NL-3 zoning for Tract 4, are permitted according to LDR Section 1.7.5. After the 24,000-sf area is rezoned to NL-3, the Town will likely divide that area into three parcels through the Exempt Land Division (ELD) provisions (LDR Section 8.5.5). The ELD process can be utilized by the sale or other disposition of land to the state of Wyoming or any political subdivision thereof. Since the original land purchase in 2003 deeded land to the Town of Jackson, Wyoming, which is a political subdivision of the State of Wyoming, the Exempt Land Division provision can be utilized to divide the land into three NL-3 parcels.

Separate from this ZMA request, the Town is currently reviewing the Karns Meadow Environmental Analysis (EA) that was originally done in 2019 (Planning Item P23-006). Staff anticipates the EA will be completed in mid-late summer 2023. After the ZMA and EA are completed, Parks & Recreation will complete the public review process by submitting a Conditional Use Permit that will include a plan showing all proposed uses and facilities to be located in Karns Meadow which will be reviewed by the Planning Commission and Town Council.

Findings:

Pursuant to Section 8.7.3.C the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs.*

Complies. Staff finds that the proposed request to be consistent with the purpose and intent of the LDRs.

The purpose of the P zone (LDR Section 4.2.2) is “to designate land which is owned by the Town, County, State or Federal agencies, or special districts, and whose primary purpose is to provide public recreational opportunities for residents, tourists, and visitors. The P zone provides for active recreational facilities or open space opportunities in these areas.” As such, the Town of Jackson qualifies as a legitimate P landowner and intends to later use the P-zoned tracts for passive recreational use and open space for the public (i.e., pathway and picnic shelter) in line with the conservation easements.

The purpose of the P/SP zone (LDR Section 4.2.1) is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, the Town of Jackson qualifies as a legitimate P/SP landowner that intends to later use the P/SP-zoned tract for public facilities (i.e., parking lot) to serve and support the nonmotorized pathway and picnic shelter.

Finally, the purpose of the NL-3 is “to allow the development of single-family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.” Since Karns Meadow is a Stable area and not intended for increased density, staff finds that NL-3 is appropriate because 1) it maintains the same density as the current NL-1 zone (1 primary unit + 1 ARU), 2) it is consistent with the allowed uses in the conservation easement and in the purchase and sale agreement, and 3) it has a smaller minimum lot size of 7,500 sf which would allow 3 residential lots to be created within the 24,000 sf area designated to the Town for housing.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

N/A. Per a recent Wyoming Supreme Court case, this finding is not applicable until further notice.

3. *Is necessary to address changing conditions or a public necessity.*

Complies. The rezone is intended to facilitate the development of certain improvements within Karns Meadow that are consistent with the conservation easements and consistent with the Town Council’s

direction at the October 17, 2022, meeting. The P, P/SP, and NL-3 zones are the appropriate zones to facilitate the desired future uses in each tract.

4. *Is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

Fiscal Impact.

None.

Staff Impact.

The amount of staff time to review, research and write this report including future work to send final letters and obtain signatures for the plat was not untypical of a subdivision plat of this size and was 25-30 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **recommend approval** of a Zoning Map Amendment (P23-079) to rezone the Karns Meadow Tracts listed below, based upon the findings as presented in the staff report, the departmental reviews, and subject to this staff report dated June 21, 2023:

- **Tract 1** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 2** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 3** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 4** – Neighborhood Low Density-1 to Park & Open Space and Neighborhood Low Density-3 (24,000-sf portion of land adjacent to Flat Creek Drive)
- **Tract 5** – Neighborhood Low Density-1 to Public/Semi-Public
- **Tract 6** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 8** – Neighborhood Low Density-1 to Park & Open Space



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: Karns Meadow Masterplan Development
Physical Address: Karns Meadow Dr, Jackson, WY 83001
Lot, Subdivision: see attached PIDN: see attached

PROPERTY OWNER.

Name: Town of Jackson/ Jackson Hole Land Trust Phone: 307-733-3932/ 307-733-4707
Mailing Address: PO Box 1687/ P.O. Box 2897, Jackson, WY ZIP: 83001
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 #: P22-267 & 268 Environmental Analysis #: P23-006
Original Permit #: _____ Date of Neighborhood Meeting: 3/9/23

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?

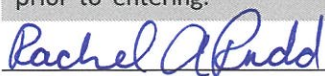
N/A **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

Rachel Rudd

Name Printed

4/12/2023

Date

Park Planner

Title

Legal Descriptions:

- PT. SE1/4NW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNs MEADOW TRACT 1 - 22-41-16-33-2-00-026
- PT. W1/2NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116 KARNs MEADOW TRACT 2- 22-41-16-33-1-00-033
- PT. SW1/4NE1/4, PT. SE1/ENW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNs MEADOW TRACT 3- 22-41-16-33-1-00-034
- PT. W1/2NE1/4 SEC. 33, TWP. 41, RNG. 116 KARNs MEADOW TRACT 4- 22-41-16-33-1-00-035
- PT. SE1/ENW1/4 SEC. 33, TWP. 41, RNG. 116 KARNs MEADOW TRACT 5 - 22-41-16-33-2-00-028
- PT SE1/4NW1/4, SEC 33, TWP 41, RNG 116. KARNs MEADOW TRACT 6- 22-41-16-33-2-00-031



Karns Meadow Park
Zoning Map Amendment Narrative
Tracts 1, 2, 3, 4, 5, & 6

Karns Meadow is located on Karns Meadow Dr. in the Town of Jackson, Wyoming. This 41.6 acre undeveloped park consists of 6 Tracts and is bordered by roads on all sides with sidewalks on the southern, and a portion of the eastern sides. The Flat Creek runs diagonally through the site, from the northeast to the southwest. All of Karns Meadow is within the Natural Resources Overlay and provides habitat for many species and ecosystem services for the Jackson community.

Presently, all Karns Meadow Park Tracts are zoned Neighborhood Low Density (NL-1), which is inconsistent with the present and desired future use of the park. We are asking for consideration of a rezone of Karns Meadow Park Tracts 1, 2, 3, and 6 to the Park and Open Space (P) zone. Tract 4 would also be rezoned to the Park and Open Space (P) zone, with the exception of approximately 24,000 ft² on the eastern side of the park, which is reserved for housing and would be rezoned to NL-3, which is the most consistent zone for the conservation easement allowed use (See Attached Map). Tract 5 would be rezoned to Public/Semi-Public. A rezone to P and P/SP for these Tracts will also be consistent with the allowable uses found in the conservation easements (See Attached Map).

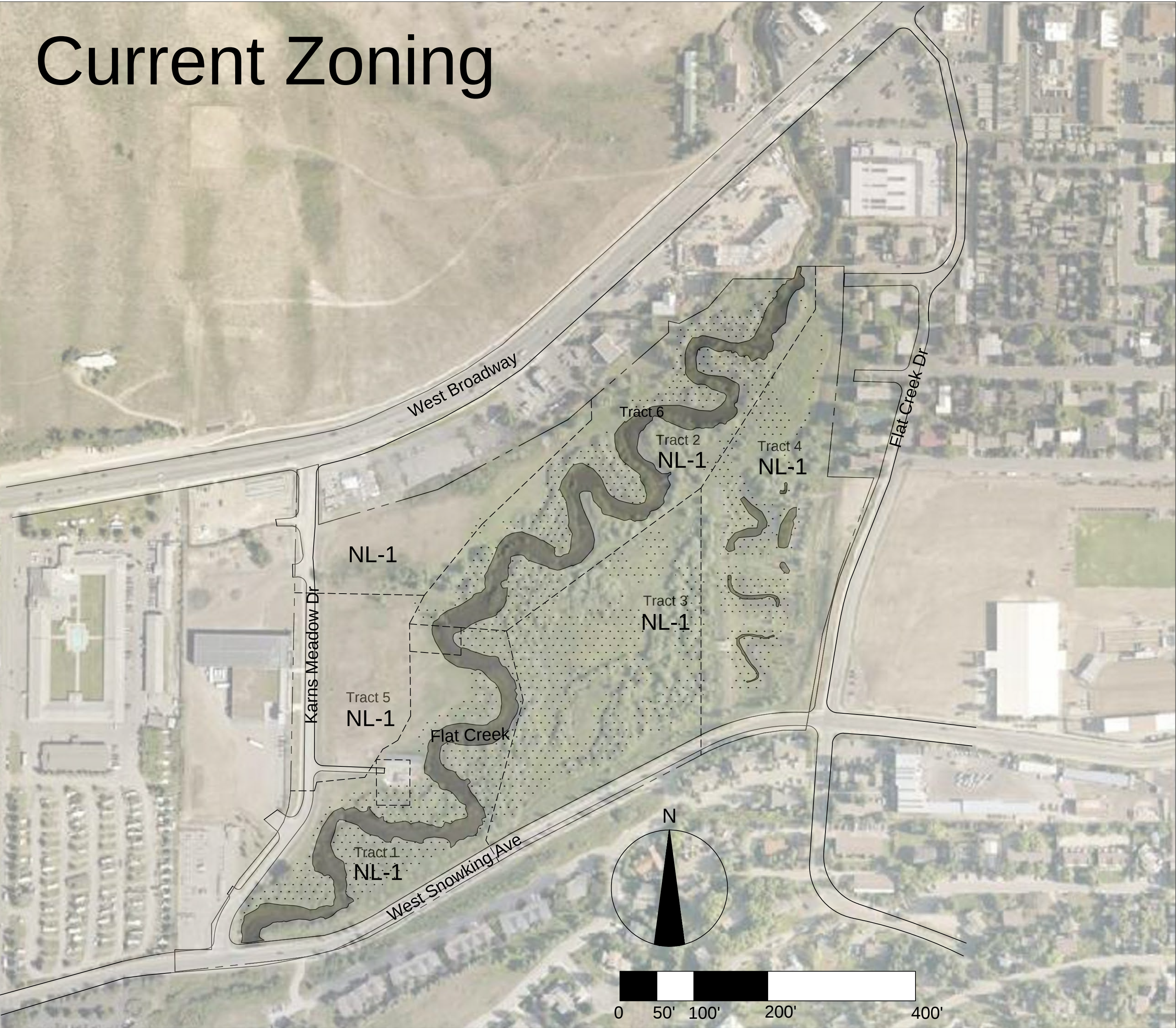
A neighborhood meeting was held on March 9th and 10th, 2023, to familiarize the community with the proposed ZMA and also the allowed uses directed by Town Counsel. Public opinion on the project was collected through a Public Input survey, March 9-31 (see attached).

Findings for Approval

1. Is consistent with the purposes and organization of the LDRs;
 - Complies- The Town of Jackson Land Development Regulations Div. 1.3 Purpose and Intent states that focus is on the Community Vision and Implementation of the Common Values of Community Character. The proposed rezone of Karns Meadow Park Tracts 1, 2, 3, 4, 5, and 6 will align with these as it is a step toward the Park contributing to the Community Vision and Character.
2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;
 - Complies- A rezone to P will align with the Comprehensive Plan Illustration of Our Vision as it states that wildlife use and recreational opportunities will need to be carefully balanced in Karns Meadow, moving forward. Rezoning these Tracts will allow for this balance.
3. Is necessary to address changing conditions or a public necessity; and
 - Complies- Complete Neighborhoods require Quality Open Space. The Midtown Subarea is dependent on Karns Meadow Park to fill this role and the rezone to P or P/SP (Tract 5) is the first step in allowing it to function as a Quality Open Space.
4. Is consistent with the other adopted Town Ordinances.
 - Complies.

Karns Meadow Zoning Map Amendment

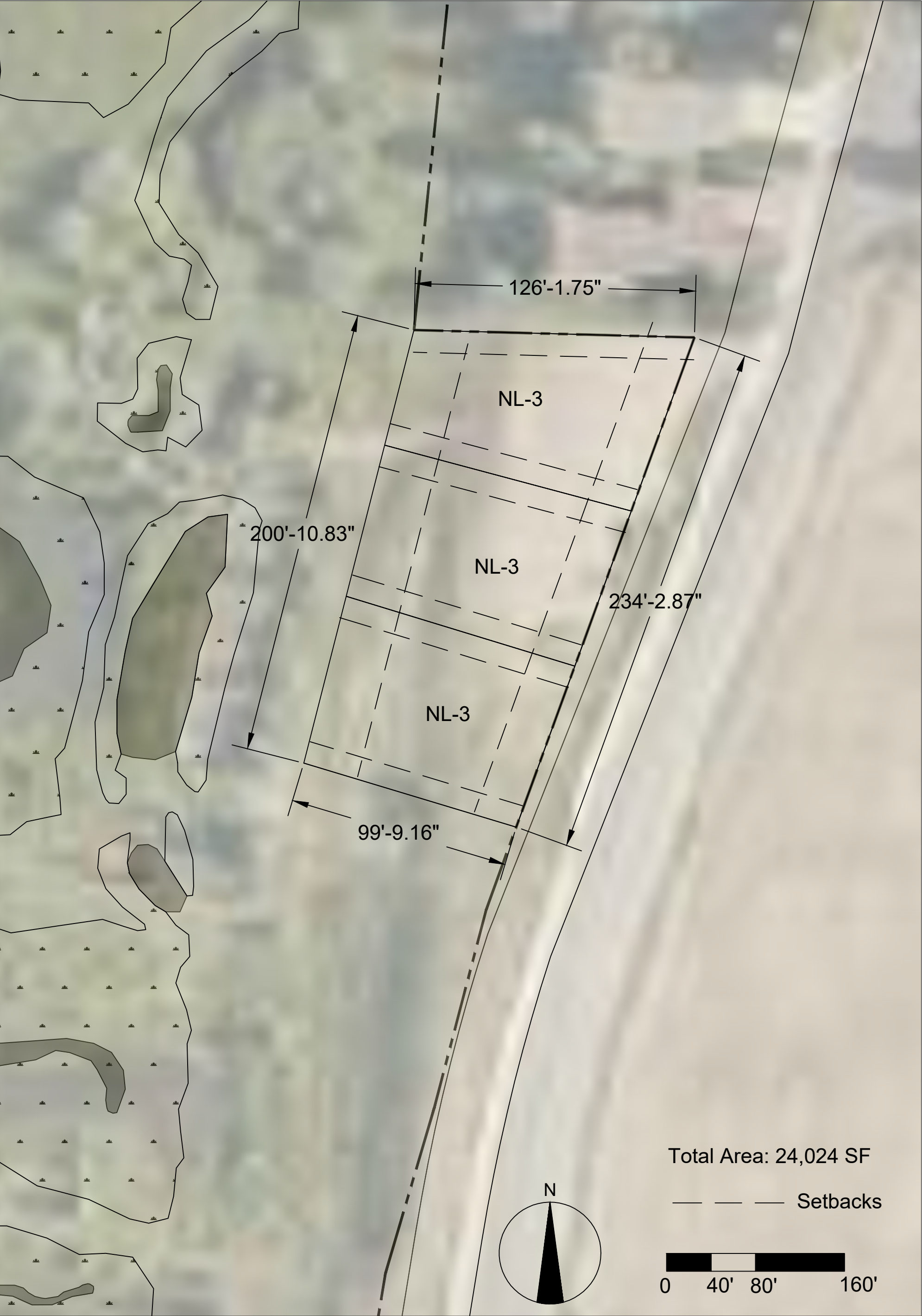
Current Zoning



Proposed Zoning



Tract	Current Zoning	Proposed Zoning
1, 2, 3, & 6	Neighborhood Low Density (NL-1)	Park (P)
4	Neighborhood Low Density (NL-1)	Park (P) & Neighborhood Low Density (NL-3) for approx 24,000 square feet
5	Neighborhood Low Density (NL-1)	Public/Semi-Public (P/SP)



Project: Karns Meadow ZMA	Address:	Date: 5/25/2023	Scale: 1"=40'	Sheet #: 1 of 1	For Information Only Not For Construction
Drawing Title: Housing Zone NL-3 Dimensions		Drawn By: RR	Version: 2		





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

Being duly sworn, deposes and says that Jackson Hole Land Trust is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: Karns Meadow Park, Karns Meadow Dr., Jackson, WY 83001

Legal Description: PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116, Parcel 22-41-16-33-2-00-027

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: rrudd@tetoncountywy.gov

Phone Number of Applicant/agent: 307-732-8485

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 ☐ Demolition Permit
☒ Other (describe) Zoning Amendment

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.

Property Owner Signature

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

STATE OF Wyoming)
COUNTY OF Teton) SS.



The foregoing instrument was acknowledged before me by Roxanne Rosales this 9th day of January. WITNESS my hand and official seal.

Notary Public

My commission expires: 3/31/2024



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

Tyler Sinclair, Town Manager

Being duly sworn, deposes and says that Town of Jackson, WY is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: Karns Meadow Tracts 1-6

Legal Description: See Attached

Please attach additional sheet for additional addresses and legal descriptions

Teton County/Jackson Parks & Recreation:

Steve Ashworth, Director

And, that the person named as follows: Name of Applicant/agent: Rachel Rudd, Park Planner

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

Email address of Applicant/agent: 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 ☐ Home Occupation ☐ Other (describe) _____

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.

Property Owner Signature

Tyler Sinclair Town Manager

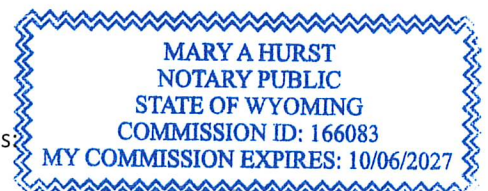
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
 COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Tyler Sinclair this 20th day of April 2023. WITNESS my hand and official seal.

Mary A Hurst
 Notary Public

My commission expires



- Additional Legal Descriptions:
- PT. W1/2NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116 KARNNS MEADOW TRACT 2-22-41-16-33-1-00-033
 - PT. SW1/4NE1/4, PT. SE1/4NW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNNS MEADOW TRACT 3-22-41-16-33-1-00-034
 - PT. W1/2NE1/4 SEC. 33, TWP. 41, RNG. 116 KARNNS MEADOW TRACT 4-22-41-16-33-1-00-035
 - PT SE1/4NW1/4, SEC 33, TWP 41, RNG 116. KARNNS MEADOW TRACT 6-22-41-16-33-2-00-031

Karns Meadow Park Plan

Project Engagement

VIEWS	PARTICIPANTS	RESPONSES	COMMENTS
1,418	468	12,685	569

In which county do you live?

91%	Teton County, WY	401 ✓
3%	Other	14 ✓
3%	Teton County, ID	12 ✓
3%	Lincoln County, WY	12 ✓
0%	Sublette County, WY	1 ✓
0%	Not Sure	1 ✓

440 Respondents

I am against development for human recreation in Karns Meadow. It needs to be left to the critters, so they can make it across town.

18 days ago

I've been a resident for 30 years and like my neighbors have observed the unmitigated growth of the Jackson sprawl.

18 days ago

Lovely idea, a bike pathway would be useful. Thanks.

18 days ago

Lived in Jackson and come back to visit friends.

19 days ago

Born and raised in Jackson.

19 days ago

Teton county

19 days ago

I lived on the 6 bar k ranch as a kid. I am the oldest son of Donna Martin. Please make it for the wild life and the people. The ambitious can find other entertainments.

19 days ago

I am so disappointed that this land is being developed at all. It was GIFTED to the town of JH to be used as a public park by the Karns Family. It is disgusting to me that you all are trying to develop a gift! The things you are trying to do wasn't what was intended.

19 days ago

I grew up in Teton County.

19 days ago

leave it alone for now. finish what you have started already.

19 days ago

Boise, ID

20 days ago

We think it's a great idea. Keeping the developers away from that property will help preserve what little is left of the old jackson.

21 days ago

This area needs to remain as wild as possible. There is an issue with illegal camping, but it is the only area left in town for the animals. Before the huge Sage Brush condo,s the deer went there to water and have babies. Now, that little spot is all that is left of the other animals. PLEASE leave it alone. As more and more and MORE people move in, it becomes more and more important for the remaining wildlife. Those that are not killed by the increased traffic...

21 days ago

arapahoe

22 days ago

I live in Alpine and work in the Centennial Building which is adjacent to Karns Meadow

22 days ago

I have lived by Karns Meadow for 16 years and am so angry and sad that it will be developed!!! There is to much wildlife using this corridor to have pathways, or DOG parks, or any other improvements.

24 days ago

Everything needs to be done possible to protect wildlife and preserve the environment--this means Karns!

26 days ago

I Was a member of the JHLT when we protected Karns Meadow, with the expectation of creating a green space to benefit residents and visitors. I urge the Town to keep Karns Meadow as a green space affording residents and visitors a special place near the town center. T. A. Brooks

26 days ago

Do not develop Karns Meadow. It was meant to be preserved. Wildlife are continuously being pressured has humans develop more and more. Give this one to the wildlife for once!

26 days ago

Karns Meadow is a critically important and high quality wildlife, stream, wetland, and riparian resource in the Town. It is my opinion that future development and uses need to consider this irreplaceable resource. Is a pathway and groomed trails with lights compatible with crucial winter range, migration routes, and habitat? Let's make wildlife habitat and Flat Creek a priority in Karns Meadow and and human uses second, or not at all. Seasonal winter closures are a good start. Retaining high quality habitat and mitigating habitat should also be implemented. Avoidance of human impacts, both use and direct impacts, should be priority number one for this property.

I think the Town and County could repurpose the potential funds spent to build a pathway in Karns to a more meaningful connection to make it safer for cycle commuters somewhere else in the Town or County. There are real pathway connector needs to keep our children safe. A win- win situation would be to protect Karns Meadow for wildlife and water resources while improving pathway safety and connections for school kids around the intersection of High School Road and Hwy 89 leading to the schools.

28 days ago

First and foremost, we live in the Greater Yellowstone Ecosystem. It is our responsibility to preserve and protect wildlife and its habitat. Leave Karns Meadows for the wildlife, that should be the first priority. There should be no development, no pathway (we have enough), no picnic shelter, no parking, no restrooms and no dogs allowed.

28 days ago

I would like to see a passive park with minimal development.

29 days ago

Karns Meadow is meant to be a wildlife refuge in the center of town. Adding anything to it that interferes with that special habitat is simply selfish and against the intent of that protected zone. Adding bathrooms, benches.....a RIDING PATH???.....these are not needed by us, not needed by wildlife, and the arrogance of suggesting a riding path is shocking. Why would anyone go out of their way to bring a horse to town to ride around that tiny island of preserved space? God help us. Nothing should be added to Karns that is for people. Why can't we leave anything alone?

29 days ago

Limit is the key word when I read your intro. This is a good use for this parcel.....however our wildlife are getting squeezed to the 9th degree and we need to recognize that and stop simply pay that lip service. IMO the JH Conservation Alliance has some good input and ideas on this topic so I won't parrot all of those statements, however clustering any development towards the southern end of this property.....and keeping a bike path gravel or some sort of pervious surface so as to keep wildlife disturbance to a minimum should be part of any responsible plan here. And while we're talking.....let's have some enforcement around the illegal camping that happens here more and more every year, shall we?

29 days ago

I live in MN, but my brother lives on Hansen St. and is constantly sending me photos of wildlife in the meadow and spilling onto his back yard. I get great enjoyment seeing these wildlife photos. When I visit my brother we hike in the mountains and would hike in the meadow.

one month ago

yes I live in the town of Jackson with my husband Sid Karin. We are filling this out together

one month ago

This sounds like a great addition to the community. I like to fish the stream in the early part of the season, and it has always surprised me how inaccessible this area is, especially when it comes to parking.

one month ago

I lived on Flat Creek Drive near Karns Meadow for 17 years before moving to Victor in 2020.

one month ago

lived on karns meado for 14 years

one month ago

Preserve this park for wildlife.

one month ago

Harris County, TX

one month ago

Visit Jackson regularly

one month ago

Fortunately, I live in the townhomes that are right off the Karns Meadow area.

one month ago

Please minimize the impact to our wildlife neighbors by not building the park.

one month ago

I have lived in Teton Count since 1979, 44 years.

one month ago

The development of Karns Meadow should be minimal to avoid a negative impact on wildlife habitat and the movement corridor. Tread lightly.

one month ago

I believe the development of Karns Meadow should be minimal so there would be a negative impact on wildlife habitat and the movement corridor. Tread lightly.

one month ago

King Count,WA

one month ago

Mar s Meadow does not need any development. Less is more with this critical wetlands habitat. Keep it an untouched area

one month ago

Do you live in Jackson, WY?

75%	Yes	315 ✓
25%	No	106 ✓
0%	Not Sure	2 ✓

422 Respondents

What is your age?

25%	47-57	105 ✓
24%	58-68	103 ✓
19%	36-46	83 ✓
18%	69-79	77 ✓
10%	26-35	43 ✓
2%	>80	10 ✓
1%	19-25	5 ✓
0%	13-18	1 ✓
0%	5-12	0 ✓

427 Respondents

How will you get to Karns Meadow Park? (Multiple Selections)

62%	Bicycling	259 ✓
51%	Walking	216 ✓
42%	Personal Vehicle	178 ✓
10%	Not Sure	44 ✓
8%	Bus/Transit	33 ✓
7%	Carpool	28 ✓

420 Respondents

How often do you anticipate using Karns Meadow Park? (Multiple Selections)

31%	Weekly	128 ✓
26%	A few times a year	108 ✓
19%	Monthly	78 ✓
16%	Not Sure	66 ✓
11%	Never	44 ✓
7%	Daily	31 ✓

416 Respondents

How likely are you to engage in these summer activities in Karns Meadow?

	Not At All	Somewhat Likely	Likely	Very Likely
Walking/Jogging	16% Not At All	30% Somewhat Likely	25% Likely	29% Very Likely
Bicycling	30% Not At All	23% Somewhat Likely	22% Likely	26% Very Likely
Fishing	62% Not At All	19% Somewhat Likely	11% Likely	8% Very Likely
Wildlife Watching	15% Not At All	24% Somewhat Likely	31% Likely	31% Very Likely
Picnicking	32% Not At All	33% Somewhat Likely	21% Likely	14% Very Likely
Art/Photography	45% Not At All	28% Somewhat Likely	15% Likely	12% Very Likely
Education/Research	60% Not At All	24% Somewhat Likely	8% Likely	8% Very Likely
Gatherings/Events	36% Not At All	36% Somewhat Likely	18% Likely	10% Very Likely
No Activity in Spring, Summer, and Fall	74% Not At All	17% Somewhat Likely	4% Likely	6% Very Likely
Other	58% Not At All	17% Somewhat Likely	11% Likely	15% Very Likely
423 respondents				

A nice option in town.

17 days ago

I am opposed to human recreation in Karns Meadow.

18 days ago

Landing my paraglider.

18 days ago

I always visit open spaces in town and around town

18 days ago

Leave Karns Meadow for wildlife. we have enough.

18 days ago

cross country skiing in winter would be fun.

18 days ago

Keep in mind noise for locals, traffic on SK ave.

18 days ago

bad survey
stewardship.ecosyst/connectivity R impor
18 days ago

No pathways in Karen's Meadow Pathways
18 days ago

NA
18 days ago

Often
18 days ago

Just enjoying the habitat.
18 days ago

Thanks for small footprint. Prioritize wildlife!
18 days ago

There should be no developed trails & tent camps.
19 days ago

Keep the meadow as natural as possible
19 days ago

It would be great to have a low impact park
19 days ago

No further comment
19 days ago

Thanks!
19 days ago

I look forward to being able to walk from work.
19 days ago

Help Karns family wishes and values come to life.
19 days ago

Karns Meadow needs to be left for outdoor activiti
19 days ago

I will use in Spring Summer and Fall
19 days ago

I would love to be able to use this land as a park
19 days ago

If Nordic skiing was added, we would do that too.
19 days ago

I am an original Karns descendant.
19 days ago

This looks like a wonderful community resource.
19 days ago

Do not do a thing. Leave it as a wild open space

19 days ago

Our family enjoyed many activities in the meadow

19 days ago

I am in full support of this project.

19 days ago

Protect flat creek and the precious nature ❤️

19 days ago

It would be a boon for the community

19 days ago

dont touch it

19 days ago

Please follow through with this plan

19 days ago

The park should be horse friendly.

19 days ago

It would be nice to keep some wild space in town.

19 days ago

I like to fly my remote control plane in the field

19 days ago

Would urge wildlife study prior to development!

19 days ago

Leave it to the wildlife.

19 days ago

Leave it undeveloped.

19 days ago

This should not be developed. Leave it alone.

19 days ago

Do not allow campers living there

19 days ago

summer activities in Karns Meadow will be great.

19 days ago

no dogs allowed

19 days ago

Protect Karns Meadow & keep it light human use

20 days ago

I would prefer there not be a park in Karns meadow

20 days ago

Drive to Jackson daily, park would be great !

20 days ago

The town is over developed, with no room left.

21 days ago

We have enough parks...why develop wildlife space?

21 days ago

We need to preserve stormwater quality.

22 days ago

This has such wonderful potential!

22 days ago

A family friendly 9 hole disc golf course in town.

22 days ago

Keep Karns natural and minimally developed.

22 days ago

Leave Karns to wildlife, we hv enough trails etc

22 days ago

Paragliding!

22 days ago

Minimal change to natural condition of the Meadows

22 days ago

I believe Karns meadows should be left WILD.

22 days ago

Please groom trails for Nordic skiing

22 days ago

Keep it for the native undomesticated locals!

22 days ago

Open space is for the animals not for car parking

22 days ago

Wildlife should take top priority.

22 days ago

Pls allowdogs

23 days ago

Wasn't sure how to answer the "no activity in spri

24 days ago

Should be left alone

25 days ago

Leave it wild. Reinstate youth-only fishing regs.

25 days ago

Karns needs to be preserved for everything and all

26 days ago

Karns Meadows doesn't need summer activities

26 days ago

Oppose further development of this area.

26 days ago

Do not develop Karns Meadow.

26 days ago

Please keep the Meadow wild. No development.

28 days ago

Stop developing wildlife habitat.

28 days ago

Existing wetland willows prevents creek views

28 days ago

Wonderful addition for the Community

29 days ago

Passive park with minimal development.

29 days ago

Again, no new activity for Karns Meadow, please!

29 days ago

Excited for Karns to become a park the town enjoys

29 days ago

Would definitely walk the trail(s) often.

one month ago

-

one month ago

No development in Karns Meadow!

one month ago

Yes on Picnic, toilet by START bus. NO pathways!

one month ago

I am against creating a park in Karns Meadow.

one month ago

Karns is a natural gem and key wildlife area

one month ago

Looking forward to it!

one month ago

please incorporate historic cabin into the design

one month ago

Skiing! would it be groomed for Nordic!? I hope so

one month ago

no parking, access by town start bus only.

one month ago

Karns Meadow should have minimal development.

one month ago

Please no pathways in the riparian corridor.

one month ago

wildlife area keep it wild

one month ago

Best to preserve undeveloped area for wildlife.

one month ago

This is an underutilized piece of public land.

one month ago

Parking not needed - keep it green

one month ago

Packed snow pathways (noplow) pls in Karns Meadows

one month ago

Thank you!

one month ago

Keep it undeveloped for the sake of wildlife

one month ago

Do not develop Karns Meadow!

one month ago

Leave it alone!

one month ago

Please leave Karns Meadow alone.

one month ago

Please leave this area undeveloped.

one month ago

I'd prefer to see no human activity there.

one month ago

We have PLENTY of parks in and around town.

one month ago

This space is for wildlife, not people.

one month ago

Let the wildlife have this space.

one month ago

floating, paddling Flat Creek

one month ago

Preserve the meadow for wildlife. Top priority

one month ago

Would love any access to this great space!

one month ago

I would walk here more often if dogs are allowed.

one month ago

Preserve the Meadow as is for wildlife haven

one month ago

ok

one month ago

enjoying the waterway and willows etc.

one month ago

Must we ruin wintering wildlife's only corridor?

one month ago

I would not disrupt this fragile ecosystem

one month ago

I would never wonder into this wildlife habitat

one month ago

sounds like a good idea for all items..

one month ago

Keep wildlife corridor by RodeoDr easy for animals

one month ago

I live very close by and plan to use Karns often!

one month ago

We are surrounded by parks, leave this space alone

one month ago

Confusing. Wildlife and Activities incompatible.

one month ago

Karns meadow is a vital space for town wildlife

one month ago

Please keep this area wild/untouched.

one month ago

Only would be there if nature sanctuary

one month ago

Use will depend on layout and stuff

one month ago

No activities == more wildlife.

one month ago

Please leave the meadow as it is.

one month ago

I would be very likely to utilize Karns Meadow.

one month ago

Don't build the park. Year round wildlife needs it

one month ago

If you develop any of Karns Meadow wildlife will s

one month ago

No development. Should be a wildlife refuge.

one month ago

Presumption that Karns Mdws will be developed.

one month ago

Open space maximized. human minimized.

one month ago

Totally against this nature area development

one month ago

Parking is important in the area zoned for that!

one month ago

bike path along Snow King Ave. separated from rd.

one month ago

I would like Karns Meadow to remain wild.

one month ago

Are animals welfare being considered?

one month ago

I am concerned about the welfare of animals!

one month ago

Are you considering the welfare of the animals?

one month ago

Leave the meadow alone. Protect it for wildlife

one month ago

How are people supposed to answer "No Activity in

one month ago

Sounds like a great mid-town place to take kids!

one month ago

How likely are you to engage in these winter activities in Karns Meadow?

	Not At All	Somewhat Likely	Likely	Very Likely
Ungroomed Cross-country Skiing	53% Not At All	28% Somewhat Likely	10% Likely	9% Very Likely
Groomed Cross Country Skiing	35% Not At All	23% Somewhat Likely	19% Likely	23% Very Likely
Snowshoeing	69% Not At All	19% Somewhat Likely	8% Likely	4% Very Likely
Skate Skiing	64% Not At All	12% Somewhat Likely	11% Likely	13% Very Likely
Sledding	67% Not At All	17% Somewhat Likely	10% Likely	6% Very Likely
Wildlife Watching	23% Not At All	27% Somewhat Likely	23% Likely	26% Very Likely
Art/Photography	51% Not At All	25% Somewhat Likely	12% Likely	12% Very Likely
Gatherings/Events	54% Not At All	29% Somewhat Likely	12% Likely	6% Very Likely
Education/Research	64% Not At All	21% Somewhat Likely	9% Likely	7% Very Likely
No Activity in WInter	65% Not At All	14% Somewhat Likely	6% Likely	14% Very Likely
Other (Comment)	77% Not At All	9% Somewhat Likely	4% Likely	10% Very Likely
387 respondents				

How about a winter closure?

18 days ago

I always enjoy mtg friends in open spaces in town

18 days ago

Wonderful opportunity.

18 days ago

Keep in mind noise for local neighbors & traffic.

18 days ago

human impact on wildlife
habitat
winter closure

18 days ago

No pathways in Karns

18 days ago

A

18 days ago

Please cater to ecological value/habitat first.

18 days ago

Karns Meadow should be closed to public in winter.

19 days ago

No further comment

19 days ago

Will use daily.

19 days ago

This WAS our childhood playground.Keep it that way

19 days ago

Please, keep area wild accessible & no motor vehic

19 days ago

Sorry - I didn't see the winter section. ;)

19 days ago

Sounds great!

19 days ago

Yes to more nordic trails

19 days ago

dont touch it

19 days ago

I would love to be able to go to the Karns meadow

19 days ago

They could groom in a sweet snow bike route

19 days ago

Wildlife only in winter.

19 days ago

This is pristine animal habitat, leave it alone.

19 days ago

I am over 80, so my needs at Karn's Meadow are,

19 days ago

Winter activities will be great for all here.

19 days ago

Winter closure would be wise.

19 days ago

passive park #1. Groomed nordic #2.

19 days ago

I advocate for lowest amount of human use possible

20 days ago

I would prefer there not be a park in Karns meadow

20 days ago

I'm STRONGLY opposed to any pathways. Enough now!

20 days ago

Would love groomed XC in winter

20 days ago

Let the wildlife have their space, stop developing

21 days ago

Let the wildlife have their space! Stop developing

21 days ago

This is critical habitat for wildlife.

22 days ago

Please consider this central, yet quiet rec space.

22 days ago

Minimum change to natural conditions of meadows

22 days ago

should be left to the animals.

22 days ago

It should be left to animals, birds.

22 days ago

A big negative on winter use, protect the animals

22 days ago

WILDLIFE should take top priority.

22 days ago

Pls allow dogs

23 days ago

I am firmly against any development at Karns.

24 days ago

There should be NO WINTER ACTIVITY

24 days ago

Should be left

25 days ago

Leave it alone and leave it wild.

25 days ago

Karns Meadow doesn't need winter activities

26 days ago

Keep this for wildlife. Do not develop Karns Meado

26 days ago

This land was set aside to be USED by people!

28 days ago

Please keep the Meadow wild. No Development.

28 days ago

Stop developing wildlife habitat.

28 days ago

There should be a winter winter wildlife.

28 days ago

Meadow is a safe food source for many mammals

28 days ago

Winter is a safe food source for many mammals

28 days ago

Yahoo more space to recreate outside, our passion

29 days ago

No activity.

29 days ago

Fat biking

one month ago

Fat Biking?

one month ago

-

one month ago

like knowing a place for wildlife without people

one month ago

No development in Karns Meadow!

one month ago

No winter activity should be permitted here.

one month ago

no further comments

one month ago

please make this a wildlife winter closure area.

one month ago

Already lots of otherplaces for winter activities.

one month ago

no winter use

one month ago

)

one month ago

Fat Biking too! Pls don't plow any pathways!Unsafe

one month ago

Prefer winter closure. Can ski elsewhere.

one month ago

-

one month ago

Leave this area alone.

one month ago

Let wildlife and wildlife alone, use this area!

one month ago

Preserve the area for wildlife.

one month ago

This space should be designated for wildlife.

one month ago

Prefer no winter activities to protect wildlife

one month ago

Sounds amazing!

one month ago

Again, I am more likely to use if dogs are allowed

one month ago

should be closed in winter for wildlife

one month ago

Skiing would be great

one month ago

the area is best left alone in winter

one month ago

None! SO MANY OTHER BETTER OPTIONS.

one month ago

The wildlife are most stressed in winter.

one month ago

This park should be closed in winter for wildlife.

one month ago

Fatbiking, commuter biking and regular walking

one month ago

Seeing what animals winter in park

one month ago

It would be amazing to use the park in winter!

one month ago

Please leave this space natural for wildlife

one month ago

Crucial Swan Winter Habitat!!

one month ago

Please keep it safe for wildlife.

one month ago

Activities stress wildlife. Wildlife viewing only

one month ago

Winter fire pit for gathering would be nice

one month ago

No activity == more wildlife's

one month ago

No activity == more wildlife.

one month ago

Critical winter wildlife habitat.

one month ago

The Karns family should not have a say in this

one month ago

I'm opposed to ant development in this area.

one month ago

Presumption of development.

Poorly written surge

one month ago

No winter use should be allowed.

one month ago

Leave this area to the wildlife only

one month ago

Keep it wild

one month ago

I keep seeing posts that animals are starving!

one month ago

Are the animals being cared for properly?

one month ago

I am concerned about the animals welfare!

one month ago

Leave the meadow alone. Humans have lots of space

one month ago

How important are the following to you regarding the design for Karns Meadow?

	Not At All	Somewhat Important	Important	Very Important
Recreational Amenities	32% Not At All	26% Somewhat Important	20% Important	22% Very Important
Accessibility	23% Not At All	27% Somewhat Important	24% Important	25% Very Important
Parking	43% Not At All	28% Somewhat Important	18% Important	11% Very Important
Preserving Ecological Functions and Habitat	3% Not At All	6% Somewhat Important	14% Important	78% Very Important
Other (Comment)	53% Not At All	8% Somewhat Important	8% Important	32% Very Important
393 respondents				

Birding and wildlife viewing. Enjoying coexistence

17 days ago

Leave it for the critters.

18 days ago

All aspects of the design are vital

18 days ago

A quiet space for nature and people to gather.

18 days ago

Be mindful of locals in area & traffic on SK ave!

18 days ago

address concerns raised in the EA and incorporate,

18 days ago

issues r nuanced so impossible to answer in format

18 days ago

Just one place in town that's really natural!

18 days ago

Can't wait!

18 days ago

Karns Meadow should be kept as-is for wildlife.

19 days ago

Groomed xc & skate skiing.

19 days ago

Keep any pathway on the perimeter and do not make.

19 days ago

It's Important that wildlife + people can coexist

19 days ago

None

19 days ago

Maybe allow dogs only on leashes.

19 days ago

Allow all to enjoy my heritage gift of Karns Park!

19 days ago

Keeping it wild with minimal human interaction ide

19 days ago

best to keep this area for wildlife & minimal huma

19 days ago

Supporting the creek and the wildlife around it

19 days ago

Why is track 6 now showing as the Karns Meadow?

19 days ago

Do not do anything. Leave it as a wild open space.

19 days ago

Do not do a thing. Leave it as a wild open space

19 days ago

Do the right thing!!

19 days ago

leave it be

19 days ago

Make the park horse friendly.

19 days ago

Leave it to the wildlife.

19 days ago

I do not think there should be development

19 days ago

Keeping Karns Meadow an ecological spot can be don

19 days ago

Karns Meadows should remain UNTOUCHED!!!!

19 days ago

Use Karns to help improve Flat Creek H2O quality

20 days ago

I would prefer there not be a park in Karns meadow

20 days ago

Wish we could "Leave It As It Is" Teddy Roosevelt

20 days ago

Winter dog park across from bus building.

20 days ago

PLEASE think of the few animals we have left.

21 days ago

Wildlife>Human recreation

21 days ago

This should stay undeveloped.

22 days ago

Connecting trails across flat creek is good

22 days ago

Minimum change to natural conditions in meadows

22 days ago

Wildlife animal crossing on Broadway.

22 days ago

NO night lights on the trail if it goes in!

22 days ago

Wildlife is top priority. They were here first.

22 days ago

do not build housing at eastern edge of karns

22 days ago

restrict dogs & cats - fence lg. apt complex adjo

22 days ago

Pls allow dogs

23 days ago

We do not need another manufactured park.

24 days ago

Leave it alone the way it is

24 days ago

Should be left alone

25 days ago

Leave it alone and leave it wild.

25 days ago

Wildlife,wildlife,wildlife,wildlife, wildlife!!!!

26 days ago

Karns Meadow doesn't need recreational anything

26 days ago

Development pressures an already stressed wildlife

26 days ago

Protecting the wildlife that use and travel thru.

27 days ago

This was always meant to be for people to use

28 days ago

Please keep the Meadow wild. No development.

28 days ago

Stop developing wildlife habitat.

28 days ago

Access to KM should be limited to western edge.

28 days ago

Just don't do it.

29 days ago

How about dog walking?

29 days ago

isn't the meadow part of the wildlife corridor ?

29 days ago

Please do not allow dogs in Karns Meadow.

29 days ago

Keep it simple, limited parking with paths

29 days ago

Do not disturb the wildlife!

one month ago

The original plan for a loop pathway trail is need

one month ago

Parking should occur on street, not on site.

one month ago

-

one month ago

No development in Karns Meadow!

one month ago

Leave room for wildlife please!

one month ago

Consider the no park option or reducing park featu

one month ago

Karns is already accessible by being right in town

one month ago

quiet, tranquility. think the LRP goals.

one month ago

Wildlife need this space more than humans do.

one month ago

Please preserve ecological function and habitat.

one month ago

Utilize existing cabin on Karns in park design

one month ago

TOJ is surrounded by park land for rec use.

one month ago

The preservation and reuse of the Mercer Cabin

one month ago

Don't need parking - keep all parks green

one month ago

Please don't plow any pathways - grooming is fine

one month ago

Don't provide trash pick-up or recycling.

one month ago

Leave Karns Meadow alone.

one month ago

We don't need any more parks in town!

one month ago

Preserve the habitat for wildlife.

one month ago

Space for wildlife, not for people.

one month ago

Rodeo grounds& Wildlife Ln TH parking r good;

one month ago

Karns attracts deer over roadways! death ensues!

one month ago

Wildlife is top priority

one month ago

Mercer Cabin? I do not see on plan.

one month ago

Depends on what the amenities are.

one month ago

I live nearby and I know preservation is important

one month ago

Park should be a balance of public rec and habitat

one month ago

other parks offer recreation amenities

one month ago

Is this going to be a winter wildlife closure?

one month ago

This seems a pointless, heartless endeavor.

one month ago

Last natural wildlife habitat in Jackson.

one month ago

Prioritize wildlife needs over human wants.

one month ago

Human presence and wildlife habitat are symbiotic.

one month ago

Keeping willows and growth by creek for wildlife

one month ago

I just want to be able to enjoy it!

one month ago

Limit nodes of activity near cleaner Flat Creek

one month ago

Same as above

one month ago

Easy and safe for elderly. No wheels, dogs etc.

one month ago

Minimal development/use to protect wildlife.

one month ago

There is no need for development. Keep it wild

one month ago

Don't build it!

one month ago

Consider the many dogs that will hurt wildlife

one month ago

I'm opposed to any development. Save wildlife!

one month ago

Is development inevitable? Wildlife's last bastio

one month ago

Open space and wildlife habitat is priority.

one month ago

Open space and wildlife habitat is primary concern

one month ago

Please do not ruin the area!

one month ago

Preserve the meadow as is. Lots of places for folk

one month ago

We need habitat more than parks

one month ago

Other? No camping

one month ago

unpaved walkway -sidewalk already provides paved

one month ago

one month ago

Respect the original vision of the karns family

one month ago

Please share any additional thoughts and comments about this project.

Karns Meadow is a remarkable, still natural place, which is increasingly rare in the Town of Jackson. The combination of Flat Creek and associated wetlands, the still-abundant wild birds, plus the capacity to offer habitat for mule deer and other species is critical

17 days ago

Don't do it. There's plenty of town accessible recreation.

18 days ago

I am in full support of the plans Pete Karns and his sisters had in mind for this space. I agree that the wildlife there should not be disrupted, but a walking path, preferably unpaved, and cross country ski trails in the Winter, are highly recommended and supported.

18 days ago

I live in teton village. I very much enjoy and visit these open spaces in town .

18 days ago

A legacy project preserving an ecosystem!

18 days ago

Please make as minimal impact in all aspects of this project. Protect the green space and habit of animals first.

18 days ago

The design of this survey is highly unsatisfactory.

There is no reference to the components and recommendations of the EA prepared by Eco-Connect and so no way to address those issues and concerns or for you to assess the level of support in the community for the issues raised by the EA

The Comp plan community value of ecosystem stewardship is missing in this solicitation. It should be included in any survey

18 days ago

Wildlife watching and development are incompatible! leave Karns Meadow as it is. It provides critical habitat for mule deer and nesting areas for waterfowl. We need to protect undeveloped green spaces in town. Bikers already have a safe way to commute in this area.

18 days ago

You can't have wildlife watching and biking, skiing etc.. leave Karins Meadow as is! It provides critical habitat for mule deer and nesting areas for waterfowl. We need to protect undeveloped green spaces in town. Bikers already have a safe way to commute in this area. There are already plentiful spaces for in town recreation.

18 days ago

xyz

18 days ago

The Karns family wants it to be a park. You should follow their wishes. This can be a park and recreational space without destroying habitat. Please implement this plan.

18 days ago

Paving and adding lots of infrastructure to this space would be horrible! Please preserve the one place in the town of Jackson that's actually the way it's meant to be

18 days ago

I don't like the potential for development in Tracts 4, 5. It will squeeze the habitat. Light amenities (restroom, shelter, outer pathway) are great. Leave it at that. We are choking out the inhabitants that were here before us and compromising the Creek's ability to sustain itself.

18 days ago

Need to provide access to nature and outdoor activities within access to the over built downtown area.

18 days ago

I like the idea of a trail along the outside to allow use of a natural space. I don't like the idea of a parking space as the park is already next to a bike path and it will only encourage more driving in our congested town. I imagine the space more like Russ Garaman Park in terms of amenities - just trails and maybe a shelter.

18 days ago

I like the idea of a trail along the outside edge of the park to allow for enjoyment of a natural space. I don't think there should be bathrooms or a parking area. A parking area would just further encourage people driving in our congested town. I'm imagining it more of a space like Russ Garaman park in terms of amenities - trail and maybe a shelter but parking seems like too much considering it is close to east and west Jackson. Since it is along the bike path it should still be very accessible.

18 days ago

I am opposed to installing lighting in the meadow.

18 days ago

Please do not develop Karns Meadow. It is heavily used by wildlife year-round and is critical in the winter months. Please remove tent camps that occur in the meadow during the summer.

19 days ago

This area should not have lights, pavement or excessive infrastructure to maintain the natural feel and wildlife habitat value. Mule deer use this property to connect from the south facing butte to snow king mtn and it provides good cover for movement in an otherwise urban surrounding. Ideally a wildlife crossing on Broadway as envisioned in the master planning document would be part of the planning of this space. Humans have many other similar spaces to recreate in the area. Josie's, Garman's , etc. Gravel trails seem more appropriate if needed.

19 days ago

Keep the meadow natural. We are already overdeveloping everywhere with more people living here and encroaching on wildlife habitat. Can't we have one place we don't mess with???

19 days ago

Parking at rodeo grounds?

Hopefully dogs will not be permitted and there will be clear signage at every entry point.

19 days ago

19 days ago

Please don't build trails, parking or bathrooms. The wildlife needs the area more than we do.

19 days ago

Do not overbuild!! There is enough of that already!!!

19 days ago

The Karns Meadow was my back yard growing up in Jackson Hole. 45 acres of wild lands that my siblings, friends, neighbors and family worked, explored and ran around in..Played among the willows, fished and floated Flat Creek, rode horses, cross country skied, built forts, foraged, studied nature, witnessed wildlife and immersed ourselves in a type of "Narnia"..for years! My childhood was unlike many others. I am who I am by and large from that experience and coming of age in and around the Karns Meadow.

When my grandparents passed away, our family had to sell/pay inheritance taxes on prime undeveloped land in Jackson Hole. Instead of selling or developing it, we opted to work with the government and have it turned into a Town Park, so that ALL OF YOU could experience the magic of the meadow the way we did when it was our families' ranch, private property, nature park and homestead for over 100 years!!

For 20 years now it has been my father and aunts' legacy and wish to have a pathway built around the perimeter, picnic tables, wildlife viewing areas/blinds, parking areas and access. The Town of Jackson, Parks and Rec, Land Trust and several other organizations have had a plan, yet they continue to postpone, while environmental groups fight and fight against any development and other Town projects take precedent. It's not going to be condos, shopping malls or highways for goodness sakes! The deer and fox and fish have plenty of room to migrate, wander and coexist, while people get to enjoy nature right in the heart of the town of Jackson. Please fill out this survey and ENCOURAGE our town planners to follow through with our family wishes for the Karns Meadow to connect to the pathways and be enjoyed by all!

19 days ago

I grew up adjacent to the meadows. It WAS our childhood playground and I would not have wanted it any other way. Ha I g this in town spot to be able to enjoy nature is vitally important to our community.

19 days ago

IT'S a diamond in the ruff. Do it right . Thanks

19 days ago

Please keep the original legacy alive!

19 days ago

Being able to ski or hike thru area is nice but leaving it wild for wildlife habitat to coexist with humans is more important

19 days ago

Keep it wild for wildlife. Parking lot sufficient in size for limited visitation 4 season like LRP. Parking lot size limits park capacity.

19 days ago

I love that this has the potential to be the Central Park of Wyoming.

19 days ago

Big kudos to the Karns family for their vision.

19 days ago

i was born and raised in jackson, and continue to reside in jackson. what better way to support this community than to create a space for all to enjoy!

19 days ago

Check the proposal. Track 5 'parking garage'. The town is starting their nibbles, just like the rodeo grounds. How long until they want employee housing?

19 days ago

I hope it happens. We need more space like this in our communities around the world. Thank you!!

19 days ago

Please keep any development to a minimum. Where are the deer and foxes going to go? What about the songbirds and ducks in there? Do we have to impose a human presence on every square foot of Jackson?

19 days ago

My family enjoyed the meadow for 20+ years. It would be a shame not to be able to continue.

19 days ago

I am part of the Karns Family and I would like to see the Town of Jackson follow through with the agreement that we had when we sold the Karns Ranch 20 years ago!

19 days ago

If there is a picnic area parking will be important though street side is fine

19 days ago

I love low-amenity parks like this design and May Park (which in my opinion should remain minimally developed.) Walking biking paths around and adjacent to natural features like streams and vegetation are the best places for both kid and adult recreation. They foster a relationship to nature and give us all a chance to practice sports like learning to ride a bike or rollerskate or skateboard. They also allow moderately good habitat for birds and deer, etc. It's a win-win design. Let's make it happen instead of building stuff like pickleball courts and butterfly gardens, etc.

19 days ago

No more building, leave this for the community

19 days ago

I think it's really important that the town use this land for what it was gifted for. Our county is surrounded by a million acres of national forest, there is plenty of space in the park and outside of it for wildlife.

19 days ago

It would be great to be able to use the park to exercise horses. The arena is just across the road and the preservation of our western heritage is important. If you are offering trails for bikes you should also have trails for horses.

19 days ago

Keep the cabin! Please don't pave any land or use any more of it for parking cars. Create natural surface universally accessible trails only and maintain the runway for the paragliders. Thanks

19 days ago

Often development is NOT progress.

19 days ago

Wildlife study! Don't develop if it would disrupt. Also have you considered the number of people who campout there illegally? You need to address that when planning...

19 days ago

This land should only be used as parkland. No housing.

19 days ago

Please do not develop this piece of land. The animals are already being squeezed out of habitats. Please just leave it alone.

19 days ago

Please protect the wildlife corridor that is Karns meadows. We do not need more play and park walking areas in town.

19 days ago

I think Karns should be closed in winter and limited activity in other months. Too important an area for wildlife in town

19 days ago

Please and thank you for protecting this open space in town. Not only is it very important for us people residents, but it's a nice little sanctuary for our animal friends to have to help them feel safer and more comfortable right in town. Those two details are extremely valuable in making this place as special to live in as it is.

19 days ago

Opening Karns Meadow for more/easier recreation activities will be beneficial for all. We can preserve it while letting the public enjoy it in harmony with our abundant wildlife.

19 days ago

This habitat should be conserved, not trampled by humans, bikes and pets

19 days ago

Karns is a valuable wildlife habitat. i would prefer it be monitored and left alone. Given taht some development will happen, my primary interest is in a groomed nordic track.

19 days ago

Please ensure this is open for fishing, especially for kids.

20 days ago

Thank you Karns family. I hope we can protect this land further for wildlife and water quality.

20 days ago

I would prefer there not be a park in Karns meadow. It's one of the few less-disturbed, open, green areas that remains in Jackson. I prefer that we don't touch it. We have a lot of good parks. If you want to build a park, tear down a luxury hotel and build one there. If you're going to build anything on Karns, build affordable, deed-restricted housing.

20 days ago

If some development has to happen, PLEASE NO PATHWAYS. We have so many options already. The meadows need protection for wildlife--humans have dominated every. Let the meadows be.

20 days ago

Karns Meadow should be adapted for people to use. Wildlife has extensive habitat in Teton County, and besides, Pinedale's town parks, which are developed to a certain extent, are moose and deer habitat, especially in the open grassy areas. Two winters ago, there were 5-6 moose in the Pinedale American Legion Park for significant periods, and there are moose there every winter. Just because you take out willows and put in grass for people to use, does not mean that wildlife will leave the park. In fact, I would bet that deer and moose would be better off in the winter if the Karn's Wildlife Preserve was transformed into a proper town park that people could enjoy, aka Pinedale's town parks.

20 days ago

Somewhere along the line didn't this community agree that wildlife is of the number one importance in the vision for this community? I do believe that may still hold true today so why would we as a community do anything to interfere with that?

I understand the Karn's families vision for this parcel though if the majority of the community were behind the more responsible vision of "leaving it to the wildlife" I would hope they would be on board. If not return the parcel to them, save a considerable amount of tax payer money and let them develop it, maintain it and accept the consequences.

21 days ago

I agree with the Conservation Alliance. They advocate for minimizing the negative impact on wildlife habitat and movement corridors (through development and human use). I also encourage the following actions:

A pathway that does not encircle the meadow.
Minimizing impermeable (paved) surfaces.
Contain as much infrastructure as possible next to the bus barn (parking area, public bathroom) rather than on the meadow parcels.
Instate a winter closure of the interior of the meadow (area between Flat creek and Broadway).
Town enforcement of a no camping policy in the meadow during summer.
No dogs allowed in the park to reduce wildlife conflict.

21 days ago

Don't do it. Leave it alone. Just patrol more to keep the illegal campers out.

21 days ago

Don't pave more of our paradise!

21 days ago

This is an essential space for mule deer, birds, etc. Jackson has SO many parks that have been developed for human use. Safe, human-free spaces in town are getting less and less, especially for mule deer in the winter. This development is NOT NECESSARY.

21 days ago

We are loving JH to death. Back off. Do nothing. People and wilderness are incompatible and everything around here seems to offer more amenities that bring more people.

22 days ago

This should stay undeveloped, natural resource for wildlife habitat.

22 days ago

Connecting trails across flat creek is good

22 days ago

Paragliding

22 days ago

Once we wreck this area for human use, we'll never get the animals who call this home. Let's be wise... it's an amazing parcel.

22 days ago

I wholly support Karns Meadow being used for passive recreation! The location of this area should be Jackson's "Central Park." I am excited to see things moving in that direction!

22 days ago

I feel the deer and birds in town need a natural place to live. Please don't put people/dogs/bikes in this pristine area. I thought it would always be a safe place for wildlife.

22 days ago

This land is quite sensitive and an important natural wildlife habitat in an otherwise busy urban area. Limit disturbances by keeping the proposed pathway away from the riparian habitat and do not provide a parking lot! This is a dense urban area that will only get denser (according to the master plan) no new parking except for ADA only spots

22 days ago

This represents the last eco-habitat friendly area in town and it is critical for our wildlife. Moose, deer, fox use this area as a refuge for it is free from the intrusion of people and tourists.

22 days ago

Wildlife is top priority. Taking their land for more recreation is silly; if it "must" be done, do it in a way that minimizes impact on wildlife the least.

22 days ago

I would love to see Karns Meadow park developed for public use, although I don't know how it can be done without being overrun by a million dogs. It doesn't take an environmental impact study to deduce that large numbers of dogs will disturb the deer population and other wildlife. The town needs a designated dog park for the spring, summer, and fall months or this is going to be a problem.

22 days ago

fence to restrict dogs & cats, but not wildlife. fence large apt complex on Broadway from pet access to meadows.

22 days ago

It's wishful thinking, but the true success story here would be to leave Karns Meadow completely alone as a haven of natural habitat for the wildlife that depend on it.

24 days ago

I would like to see Karns Meadow stay wild. There are plenty of opportunities in our area to recreate in the ways mentioned above. The wildlife need refuge and this area can continue to provide that.

25 days ago

We have enough parks and pathways already. This is one of the very last pieces of habitat that provides wildlife connectivity through town. Please limit the amount of development and human activity in this area in the design and keep human activity to the periphery. This area should be closed in the winter.

25 days ago

Leave it alone and leave it wild.

25 days ago

No Pathway inside W boundary of Tract 1!!

26 days ago

no other sixth extinction

26 days ago

We really do NOT need any more buildings or structures. Let's try to keep SOMETHING in Jackson as it currently is if we can't remove what has been placed there already. Thank you for the opportunity to comment.

26 days ago

Why does everything have to be developed? There are some places, especially sensitive wetlands that does need human activity. Keep it pristine-no people necessary!!!

26 days ago

Leave the parcel alone. Preservation was the intent when purchased from the Karns Family. Don't go back on your promise!

26 days ago

It has taken far too long for the town to move forward with a plan to make this land accessible and usable for our WHOLE community. Two or three neighbors screaming about wildlife is ridiculous.

28 days ago

Karns Meadow is a critically important and high quality wildlife, stream, wetland, and riparian resource in the Town. It is my opinion that future development and uses need to consider this irreplaceable resource. Is a pathway and groomed trails with lights compatible with crucial winter range, migration routes, and habitat? Let's make wildlife habitat and Flat Creek a priority in Karns Meadow and human uses second, or not at all. Seasonal winter closures are a good start. Retaining high quality habitat and mitigating habitat should also be implemented. Avoidance of human impacts, both use and direct impacts, should be priority number one for this property.

I think the Town and County could repurpose the potential funds spent to build a pathway in Karns to a more meaningful connection to make it safer for cycle commuters somewhere else in the Town or County. There are real pathway connector needs to keep our children safe. A win- win situation would be to protect Karns Meadow for wildlife and water resources while improving pathway safety and connections for school kids around the intersection of High School Road and Hwy 89 leading to the schools.

28 days ago

We should focus on preserving/protecting wildlife/habitat in the Greater Yellowstone Ecosystem. Leave Karns Meadow Park alone. Stop developing wildlife habitat.

28 days ago

KM should not be disturbed due to dense willows that provide a safe habitat for wildlife. No dogs should be allowed in the area since so many residents do not obey leash laws. I suggest a small enclosed blind for quiet viewing into a small overlook of the creek and no more access. Excess noise for routine gatherings will disturb this quiet zone for wildlife in the city.

28 days ago

How did we get here? So sad, so sad.

29 days ago

Dog walking or Dog park?

29 days ago

As I understand it, the Kearns family wanted the land to remain a refuge for wildlife, with some incidental use by humans, but not to be paved over and broken up by trails and picnic areas.

29 days ago

Leave it natural without any development

29 days ago

It would be nice to see Karns developed in a wildlife friendly manner. There is already rogue camping and filth. Please help clean it up and keep it wild.

29 days ago

It's a great resource that needs protecting
maybe some visual screening of the bus barn

29 days ago

We are lucky to live in a community where local families have donated lands for the benefit of the entire community. Jackson has done a good job balancing the importance of wildlife protection and community enhancement and this project should continue the city and Karns's family legacy. We have spent many summers fishing from the banks of flat creek through Karns but have not spent time there in the past few years with safety concerns. We have personally cleaned Karns during spring clean up and it is sad to see the current state of the open space. Hopefully re-engaging this plan will activate the space and bring it back to a cleaner and safer environment for families in our city to enjoy.

29 days ago

Karns Meadow is beautiful. The Fairgrounds is a noisy, dusty, polluted eyesore used only by a small segment of our community. The Fairgrounds should be transformed partly into natural wildlife habitat, and partly into a public park and green space that will quietly and peacefully benefit the whole community, along with Karns Meadow.

one month ago

I look forward to a future when Karns Meadow is a more accessible for people to enjoy. I believe that a well-designed Park and pathway can improve access while maintaining the natural and wild qualities of the area.

one month ago

Let's pause before we build in Karns Meadow. Once built we can never go back. There is so much movement and ideas taking place in Wyoming regarding recreational activities. I don't think we necessarily require parking lots and picnic tables. We can use our experiences to consider human/wildlife interfaces. We don't need another Miller Park. We don't need access until we can think through our new options. Increasingly the character and demographics of Jackson are changing. What do the permanent residents want? How much of an impact will tourists have on our town's Karns Meadow? Do we want tourists to have more impact on our treasured places? I do not. My husband does not. How will future (the next 5 years) residents and visitors feel about the loss of this town treasure. Yes. The Karns family wanted the parcel to be used for recreation. Can recreation be a virtual concept; to enjoy knowing we keep Karns Meadow as a wildlife, wetland, botanical preserve? I derive a great amount of pleasure and satisfaction thinking about Karns Meadow as it is. I love to bicycle by and drive my car on existing roads. I do not need to access it physically.... it is in my mind. I think and wonder what treasures are hidden from me in that "wild" place. There is a recreational concept we have not explored. What is the recreational character of our town, of our desires? Let's pause. There should be no hurry. If we act now we will lose this virtual opportunity. I think instead of paths we can have audio, video, educational, a look into the parcel without actually being there. Who indeed is living there and who will be displaced? What an opportunity to revise our conceptual thinking.

one month ago

I am a business owner on South Glenwood. I have staff housing on site. We feel this project could be a wonderful community asset and we look forward to following this project as it progresses.

one month ago

-

one month ago

Love the existing layout! This is well designed to both protect core habitat used by wildlife and birds, and allow for running/walking/biking around the exterior the meadow. I live in town and if this gets built I would regularly use this as an addition to my running loop. I disagree that the paths will impact deer any more than the existing highway. Deer may change their time of day usage, but will still access the meadow after dark, and individuals that are more tolerant of humans (e.g. the deer that winter in town) will likely hardly change behavior due to addition of trails on the Park's perimeter. Would love to see more invasive species control here. Also - park has been used (especially the area behind the gas station) as a refuge for homeless during summer. Surprised this is not more a part of the conversation. This should probably be taken into account and local shelter space ensured. Gotta have courage to fight the NIMBYs though! Once/if sufficient shelter space is available, camping/dog leash/dog poop restrictions should all be enforced if possible. And insane amount of dog poop from the 15% of people who don't pick up poop is already washing into the creek here and at other locations along the creek.

A good compromise with "environmentalists" would be to not have XC skiing (focus grooming on existing pathways) and to enforce dog leash laws with citations especially in winter.

Lastly, consider working with Trout Unlimited to determine if fish habitat could be improved? This goes for all of Flat Creek through Town. Seems like amount of "holding water" could be improved.

one month ago

Karns Meadow is of immense importance for our ecosystem. One of the last vestiges of open space in town, it serves as a critically important corridor for numerous species. Given the crisis faced by the Jackson Hole ecosystem as a result of human activities, this proposal to expand the human footprint in Karns Meadow is utterly reckless and irresponsible.

one month ago

Please keep in mind how much Jackson has been developed over the last decade alone. Wildlife are running out of safe spaces in our town. Please consider their needs too when building this park. I am all for another green space in town, but there are a lot of deer and birds and other wildlife that call that area home or at least pass through it regularly. We need to consider them in this plan moving forward or we will face more wildlife/human conflict over time. The wildlife is part of what makes this town so special. Thank you!

one month ago

If a park is approved, consider minimal improvements. This is the last piece of habitat left in the town of Jackson. It should be preserved.

one month ago

We already have plenty of bike paths right around town, this area should be preserved as a natural space for wildlife, with minimal footpaths to allow for quiet, unobtrusive viewing. It's location right in town means there does not need to be additional parking.

one month ago

Repurpose existing log cabin for infrastructure needs - celebrate the historic value (Karns homestead) in addition to ecological value/natural resources

one month ago

Please incorporate the historic cabin into the design.

one month ago

I'm very excited for this. I wonder if dogs would be allowed? I've noticed there are tons of dogs at May park and they really make it hard to skate/ski there. . but I know dog owners would love another place to walk the dogs. Is there a lot of wildlife that uses that area? I hope the wildlife will be taken into account. I am very excited about this, thank you!

one month ago

Karns Meadow is a valuable and unique ecological refuge, in the middle of town. it is critical for the deer crossing from east Gros Ventre Butte, over to Flat Creek. it has importance to many other species-- remember the fox family that could be seen from Snow King Ave?

it also has importance as a refuge for folk. Nowhere else in town has such a tranquil area, shielded with trees and other vegetation, and Flat Creek.

The conservation easement would be fulfilled by a few short paths, some benches or other viewing platforms, and maybe a few signs that highlight the ecological importance of Karns Meadow. I would like to see a survey of the flora and fauna that live in, or use this precious mid-town gem.

I am very opposed to putting in parking lots, as this is a small area which would be made smaller by parking lots, and goes against the town and county encouraging alternative transportation.

Access should be by the town street bus, not by encouraging car driving. some bike parking stands could also encourage access by bike (but NOT bike paths in the meadow).

I am opposed to any other development, such as bike paths, groomed winter trails, horses and dogs (too small) and even structures for picnics. town has a number of parks that serve these purposes, not to mention the forest trails (hike and bike) on nearby Snow King.

Don't blow this by trying to make this a multi-activity area, which would destroy the essence of a small urban ecological refuge for both wildlife and people.

one month ago

I don't agree with this project at all. The additional bike/walking paths are indirect routes which aren't needed. We should be protecting the wildlife habitat. Every winter I see numerous mice, deer, foxes, etc using this area as a safe haven. Our town has enough public land for recreating, this is fluff.

one month ago

This is a very important wildlife corridor that has already been constrained by all of the past and recent development right along the river. Please keep it an open space and migration corridor. We have plenty of bike paths and other recreational amenities already.

one month ago

This area is critical habitat for deer and moose in the winter and should not be developed. I lived on Flat Creek Drive for 17 years and in the winter frequently observed moose and many deer there along Snow King Avenue and around the ponds along Flat Creek Drive. And they often travel in and out of this area from the Butte to the north. (That is why there have been so many auto/deer collisions on the Highway 89). Karns Meadow is also frequently traveled wildlife corridor between the Butte and Snow King Mountain. It is extremely unique to have this inside the Town limits. Why can't it be left as is as an undeveloped park? Or minimally developed with just a few summer trails? For a community that claims to care so much about wildlife, it is unconscionable that nordic trails have to be built here. Are these 1-2 km of nordic trails more important than protecting wintering wildlife? This is completely unnecessary. Based on my 17 years of observing wildlife there, from the sidewalk or from my window, I believe the area should be closed to humans during the winter until May 1.

one month ago

development by the bus barm could be an option.

one month ago

Please leave Karns as is.

one month ago

The preservation and reuse of the Mercer Cabin should be a high priority. I understand that the cabin was placed there temporarily, but it is now the Town's responsibility to preserve and reuse it on site, not relocated it to some other place. To suggest that it cannot be restored and reused as a park structure, whether restrooms or shelter, or other public use, is an unacceptable failure of design imagination. This building is historically and architecturally significant dating back to the 1930's and should remain in public view; incorporating it into the park design is a perfect solution.

one month ago

please don't encircle with a path and don't make asphalt/paved surfaces

one month ago

Extend Garaman Pathway to Wildlife lane and across to Karns. Get bikes off the streets where possible.

one month ago

This is an important wetland and place for wildlife. Please do not disturb this ecosystem.

one month ago

Thank You for adding another park - with so many people here now - we need more and more open/green places for people and don't need places for parking in the park - this will make people use non-motorized methods to get there and keep the air cleaner and less vehicles on our roads

one month ago

I'd prefer if this park was left for wildlife habitat. How about giving this park to the wildlife? To much human intervention everywhere you look.

one month ago

Pete and his family envisioned a cross country ski training area. please follow the Karns family gift designation. thank you

one month ago

There are many public parks and pathways for groomed skiing and biking. Karns Meadow is special due to the creek, the meadows, and the wildlife. It should be designed for slow recreation (walking, fishing, wildlife watching, art), not as a high speed pass through. Gravel walking paths, no dogs, no lights, winter closure.

one month ago

Put PERMANENT electronic & enhanced flashing "Wildlife Crossing" signage on Snow King Ave. so the already beleaguered DEER will be spared some further carnage!

one month ago

We don't need anymore parks in town. Leave this area alone and let wildlife have a place and some peace.

one month ago

Karns meadow is an island of safety for wildlife that manage to survive crossing Snow King or Broadway. Let's leave it that way. Seriously, we have tons of space to recreate in and around town. Building housing and parks at the fairground makes way more sense. Please leave Karns Meadow undeveloped.

one month ago

It should remain 100% wild and untouched by development. It must have connectivity to other wild areas.

one month ago

Most important: preserving the wildness of Karns Meadow Park. Minimal to zero infrastructure. No pathways for walking or bike or skiing that would cut into, bisect, or circle the space. This space is surrounded by roads and bike paths. Keep that traffic out of park interior. Let this space be truly for wildlife. Maybe at some point we can connect this land with the butte to the north and the hill sides of Snow King with wild life overpasses and begin to restore some of the wild life corridors.

one month ago

Please allow the wildlife to continue to remain undisturbed in this space. They have already been disrupted enough. We have record numbers of wildlife being hit and killed by cars in the county and this sort of development is part of the cause. Please be kind to them and preserve their habitat - it is theirs, not ours. Thank you.

one month ago

I'd like to have non-motorized access to K Meadow from the four corners at least, doesn't have to be paved; even better would be an X pathway instead of one that circumscribes the Meadow.

one month ago

Good job

one month ago

The original intent for Karns' meadow when sold to TOJ at a bargain sale under conservation easement by the Karns family was for the space to be a community park. Currently the space is not managed for that purpose, and the TOJ has been influenced by private home owner neighbors to ignore that original intention for their own personal interests and gains. Karns Meadow is public property and should be managed as such. TOJ has an obligation to create a development and management plan for responsible use that balances community access and wildlife-friendly recreation.

Additionally, TOJ has an obligation to review the developable lots on the Eastern border of the Meadow and leverage that land already owned by the Town for affordable/workforce housing opportunities. This is a sensible solution to one of our community's largest problems that is again being blocked by private land owner neighbors.

one month ago

Protect our wildlife and wild places!

one month ago

Please incorporate Mercer Cabin in plan. It is important to preservation of our community

one month ago

I feel protecting winter habitat for wildlife should take priority but would immensely enjoy developed pathways for late Spring, Summer and early Fall. (similar to Elk Refuge open and closing dates)

one month ago

Thanks. Lots of birds, deer etc use this area

one month ago

Keep the Meadow for wildlife as is

one month ago

The public access and wetland habitat in Karns Meadow are both extremely important. I like the design of the pathway as currently proposed because it avoids wetland infringements and allows much better public access. While I appreciate the mule deer use in the park, the development around the park has isolated it to the point of making it deadly for deer to attempt to cross into the park. We should keep the focus on wetland and creek health in the park.

one month ago

I'd like to see the natural area maintained. Due to flooding, creek gorging, and other geotechnical issues, a paved pathway makes little sense to me. A bark or gravel surface would encourage people to go slowly and enjoy the place rather than racing through. Paved sidewalks and a bike lane exist nearby.

one month ago

Didn't an ecological study advise against any/all development? Why is this being pursued? Even if it was 'developed' why create parking? Picnicking? Isn't town trying to encourage bike lanes, in out flat, easily and eminently bikeable valley? It would also seem that a wintering wildlife closure should be an important part of this conversation.

one month ago

Developing Karns meadow is a bad idea all around. It is the last natural habitat in Jackson and needs to be protected at all costs for the wildlife living in and passing through the meadow. We have excellent established pathways on all side of the meadow and a pathway through the meadow adds nothing for Jackson recreationists. Keep this land safe for wildlife.

one month ago

I do not have any criticisms of the proposed plan, and I would be perfectly satisfied with this proposal. I know that there is a lot of pushback from organizations like the Conservation Alliance. This is unfortunate that they take specious science and attack recreation. The mule deer that frequent Karns meadow cross a five lane highway, two bike paths, two sidewalks, an office center, raft company, gas stations, and so on. A walk and bike path is of no consequence to them. That said, my strongest suggestion is to make a path from the end of Kelly Avenue connect to virginian lane by bisecting the virginian hotel property. This would be a huge improvement to the hotel guests as it would give them easy access nature access and it would give the residents a way to cross town, either on foot or bike, without having to deal with the high traffic intersections on Flat Creek ave, Snow King ave, and Virginian Lane. This would be a huge benefit in the Winter time when the bollards are gone and snow king ave gets downright hostile to bicyclists. I do no see a strong need for the second bridge and the other pathways (yellow and red) but I have no opposition to them. The blue pathway, while perfectly fine where it is would be far cheaper, easier to construct, and less likely to stir the ire of antirecreation organizations, if it was constructed more directly to the end of Kelly Ave.

My hope would be for keeping the Karns Meadow a year long walking and biking route through town, and hopefully someday a pathway would go from the high school to dairy queen so we can promote nature based transportation that this beutiful place deserves Adding improved infrastructure for winter cycling gives the residents another important option for transportation as the Start bus is limited, walking is slow, and cars should be a last resort instead of a first. Fat ebikes with appropriate studded tires are an amazingly effective tool for navigating the town of Jackson and their usage should be subsidized and encouraged whenever possible. For the most part, the Town should pride itself on taking steps in this direction by plowing the Russ Garaman trail in the winter time.

one month ago

This plan was made in a prior era here in Jackson when groomed winter trails and pathways were scarce. This plan should be modernized with a conservation lens and truly balance human use and wildlife habitat conservation. Let's consider plans that close the park in the winter and don't encircle the meadow with a paved pathway. Let's not allow dogs in the park, minimize impermeable surfaces, and locate any new infrastructure close to the bus barn.

one month ago

Listening to coyotes in Karns meadow, seeing foxes, birdwatching, having opportunities for animals to overwinter is more important to me than a highly groomed park.

one month ago

Please, please, please do something soon. It's been years since the land was donated and I have been waiting for a long time to be able to enjoy the scenic, quiet space that it is walkable or rideable from my home. Compared to other neighborhoods, this particular part of JH has so little to offer as far as scenic, quiet spaces that are easily accessible - instead we have the dusty/dirty rodeo grounds, crazy busy Snow King, and crowded Phil Baux.

one month ago

This project is unnecessary it is home to a wildlife and with respect should be left alone! Please stop overbuilding the community, we LOVE open spaces that's why we moved here 40 years ago. Leave JH Wild

one month ago

Please review activity vs wildlife docs by Bruce Thompson:people,bikes,speed,dogs, proximity, off trail use all affect migration corridors, wildlife refuge, flyway, critical habitat and Flat Creek degradation ie town watershed. Please take this into consideration.

one month ago

This key corridor and important wildlife habitat in the center of Jackson needs maximum protection. Have required public use focus on the rare quiet opportunity to observe, appreciate and understand the ecological value of this "nature sanctuary": Wetlands, Flat Creek, fish, many birds, moose, deer, bear, badger, beaver, (all seen there) and critical connection to habitat/natural areas north and south. There is no need for a pedestrian or biking loop trail as there are already pathways north and south, and an interior loop trail will disturb wildlife needing critical resting sites and water in winter, and resting/feeding areas for mammals and nesting habitat for birds in summer, not to mention fish and other aquatics. Have 2-3 strategic small viewing platforms/blinds (for instance on west side and from south side) for people to stop, walk in a bit, and view wildlife, but do not have lengthy trails, loops (certainly not paved), picnic area, or restroom. Minimum parking. Quiet zone would have particular appeal to elders as well as families with children who wish to have an intimate, safe connection to local birds, small mammals etc. amidst increasing development and commotion - an oasis. The current "park" parcel could accommodate a short trail.

This opportunity for quiet enjoyment in natural habitat is not found elsewhere in the heart of Jackson. Don't allow dogs, wheels of any kind except wheel chairs...No restroom needed if no picnic shelter. These added facilities are unnecessary, expensive, and require ongoing maintenance. Other urbanized areas now appreciate the value to the public of such low key "nature sanctuaries." Already there are plenty of other recreational options (including pathways!), and access to nearby local town parks with picnic shelters as well as extensive trail systems on national forest lands. Most of our population can access them easily, while the very young and elderly cannot. Keep development to a minimum while adhering to the strictures of the easement. Karns Meadow is not needed for human recreation; however, it is essential for wildlife moving north and south and along Fish Creek and for localized species. It is a valuable wetland habitat and flood control. With minimum development, it can be a wonderful quiet nature park/sanctuary for public enjoyment.

one month ago

I would like to see the park continue to be a haven for wildlife especially in the winter.

one month ago

It's a perfect place for an outdoor/nature based summer camp which would help serve working families in Jackson

one month ago

Less is more, go light on the land, critters need space, too.

one month ago

Leaving the Meadows undeveloped is the best option for wildlife, preservation, and peace and tranquility in Jackson.

one month ago

This survey was written with the presumption that Karns Meadows will be developed. No room for those of us concerned about development to respond.

one month ago

If wildlife is a high priority in our county, then a no development policy needs to be in place.

one month ago

Please only cluster any development near the Start bus parking area. Minimize any human needs. Bathroom only. No picnic area, no facilities, no parking. We have many parks with picnic facilities, not necessary here. Strict Winter wildlife closure with absolutely no grooming or winter trails. Summer walking/bike path should be minimal and possibly gravel. Must maintain open space. Wildlife habitat and water protection are priorities and human recreation needs come last.

one month ago

Plan is well done. Would like to see separate bike path along Snow King Ave.

one month ago

Interesting in protecting wildlife throughout the year.

one month ago

I am afraid through progress the beauty and the animals may loose!

one month ago

The creation of paved pathways should really be limited. It's very important to me that any pathway does not fully encircle the meadow, allowing free wildlife movement. Winter skiing and snowshoeing should be limited to established pathways. Limited public parking and restrooms such as those found at Rendezvous Park should be located as near as possible to the bus barn. Town or County Law Enforcement should ticket and/or arrest those who defy regulations for no camping and no dogs in Karns Meadow, where there should never be a need to use mutt mitts (which are so often left behind).

one month ago

What is the length of the path? Just curious

one month ago

Karns Meadow is a refuge for wildlife and should remain as undeveloped as possible

one month ago

Already places for humans. Leave meadow for wildlife. No pathways thru/around meadow.

one month ago

I'm opposed to this project. I live on the Karns hillside and I constantly see how many animals use this area as the last area in town for them to migrate thru and live in. As humans, we have many options but our wildlife has become incredibly limited within town limits. Please don't take this last resource from them. Thank you, Pamela Stockton

one month ago

I am not opposed to the current plan for a pathway, shelter, bathroom and parking lot. It appears the majority will remain a wetlands area.

one month ago

This is a treasured riparian wetland area and undisturbed habitat should be a priority. Isn't that what our community supported as a #1 priority with the revised Comp Plan?

one month ago

The plan made for this park is 20 years old and should be revised. Times have changed and the community's need and support for a park have waned. Undisturbed habitat here is much more valuable than a park. This riparian corridor should be conserved, not heavily used by humans.

one month ago

Finally there is some attention to this area, town continues to violate the conservation easements. This survey is not well.

Site plan, south creek crossing could be connected to existing bridge, because it will have less impact to natural resources.

Is there an actual study of the winter deer/moose use or just casual observations.

one month ago

oops! meant to say lots not adjacent to riparian zone.

one month ago

I see that current zoning is residential. I would much rather see thoughtfully developed park that emphasizes appreciation of nature in this location. Housing could make more sense in places like the rodeo grounds or other lots adjacent to riparian zone.

one month ago

one month ago

How likely are you to engage in these winter activities in Karns Meadow?

	Not At All	Somewhat Likely	Likely	Very Likely
Walking/Jogging	40% Not At All	20% Somewhat Likely	20% Likely	20% Very Likely
Bicycling	56% Not At All	22% Somewhat Likely	11% Likely	11% Very Likely
Fishing	78% Not At All	11% Somewhat Likely	- Likely	11% Very Likely
Wildlife Watching	33% Not At All	33% Somewhat Likely	22% Likely	11% Very Likely
Picnicking	89% Not At All	- Somewhat Likely	- Likely	11% Very Likely
Art/Photography	56% Not At All	11% Somewhat Likely	22% Likely	11% Very Likely
Education/Research	78% Not At All	11% Somewhat Likely	- Likely	11% Very Likely
Gatherings/Events	67% Not At All	22% Somewhat Likely	- Likely	11% Very Likely
No Activity in WInter	86% Not At All	14% Somewhat Likely	- Likely	- Very Likely
Other (Comment)	50% Not At All	- Somewhat Likely	17% Likely	33% Very Likely
10 respondents				

Close in winter to support wildlife
one month ago

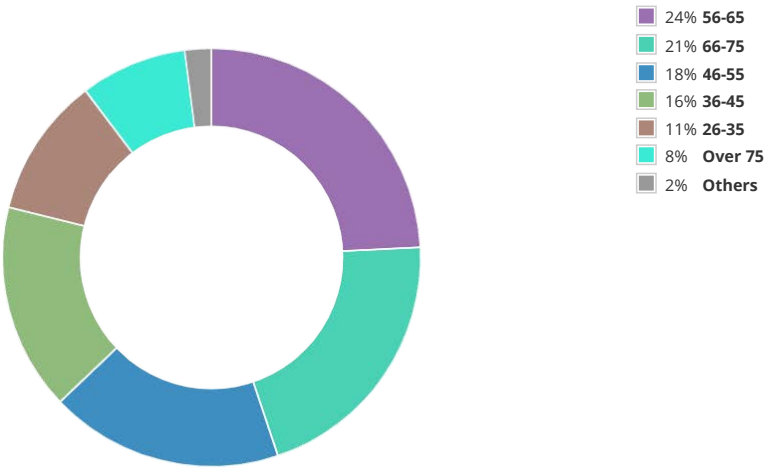
There should be NO grooming or skiing
one month ago

should be closed in the winter for wildlife.
one month ago

one month ago

xctry skiing
one month ago

What is your age?



194 respondents

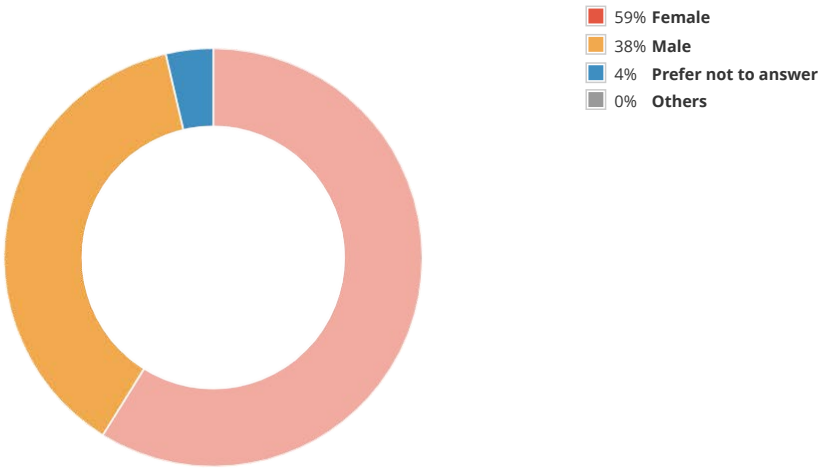
What is your race/ethnicity?

91%	White	175 ✓
7%	I prefer not to answer	13 ✓
2%	Hispanic, Latino, or Spanish	4 ✓
1%	Asian	1 ✓
1%	Other	1 ✓
0%	Black or African-American	0 ✓
0%	American Indian or Alaska Native	0 ✓
0%	Native Hawaiian or Other Pacific Islander	0 ✓

192 Respondents

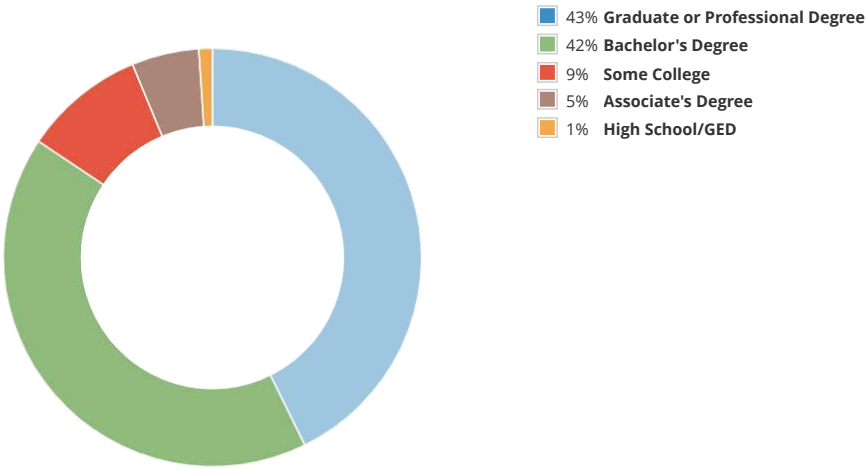
Teton County - Report Creation

What is your gender?



192 respondents

What is your highest formal education level?



192 respondents

Loading more report objects...

NOTICE OF NEIGHBORHOOD MEETING

March 9, 2023, 5pm-7pm

March 10, 2023, 1pm-3pm

Location of Meeting: Teton County Library, 125 Virginian Ln,
Jackson, WY 83001

A neighborhood meeting will be held to inform interested
parties about:

REQUEST: Zoning Map Amendment (ZMA)

PROPOSAL: Karns Meadow Park Tracts Zoning Change

For information regarding this meeting, please contact:
Rachel Rudd at (307)732-8485
Posting Date: 2/27/2023



PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P22-267 & 268
Date of Conference: 01/04/22
Planning Staff: Tyler Valentine

PROJECT.

Name/Description: Karns Meadow Masterplan Development – Rezone Track 5 to Public /Semi-Public, Tracks 1-3 & 6 to Park & Open Space, and Track 4 to Park & Open Space and NL-3
(this request includes The JH Land Trust parcel and Well #5 owned by the Town)
Physical Address: No address
Lot, Subdivision Tracks 1-6 of Karns Meadow PIDN: _____
Zoning District(s): Tracks 1-6 are zoned Neighborhood Low Density-1 (NL-1)
Overlay(s): Natural Resource Overlay (NRO)

STAKEHOLDERS.

Applicant: Teton County Park & Recreation – Steve Ashworth
Owner: Town of Jackson & JH Land Trust
Agent: _____

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
Neighborhood Meeting	Required for all Zoning Map Amendments	n/a
Zoning Map Amendment (ZMA)	Required to change the zoning to P/SP, P, & NL-3	n/a
Environmental Analysis (EA) – can run concurrently with the ZMA	Required prior to physical development or use within Karns Meadow	n/a
Conditional Use Permit (CUP)	Required for all uses in the P/SP & P zones	n/a
Grading Pre-App	Required prior to Building Permit for site disturbance greater than 3,000 sf or required at Town Engineer discretion.	n/a

Building Permit	Required for all physical development	TBD
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MEETING ATTENDEES:

Name	Company	Phone/Email
Tyler Valentine	Town Planning	(307) 733-0440 x1305
Tanya Anderson	Ecosystem Stewardship Administrator	307-734-4419
Rachel Rudd	Parks & Recreation	307-732-8485

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Neighborhood Meeting			Must be done prior to submittal of ZMA
ZMA EA	14 days	Town Council	90-120 days after sufficiency
CUP	14 days	Town Council	90-210 days after sufficiency
Grading Pre-App	1 week	Town Engineer	3-4 weeks
Building Permit		Building Official	First round review is typically 4 weeks.

Checklist Key.

✓ **Required.** Applicant must demonstrate compliance with this requirement.

n/a **Not Applicable.** Review requirement is not applicable to this project.

General Information

Requirement

Notes

✓ **Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.

✓ **Notarized Letter of Authorization.** See “Permit and Applications” section on Planning Department website for copy of form.

Required if the applicant is different than the owner.

√	Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.
n/a	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Waived for Town and County applications.
n/a	Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	
√	Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide digital copy with application.
√	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	This checklist serves as a guideline for process, but has additional concerns/recommendations throughout.
n/a	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	
√	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
√	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.	The ZMA, EA, and CUP each have their own findings that need to be addressed in writing in the application submittal.
√	Proposed Development Program. Provide a table that summarizes the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).	
√	Site Plan. Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	Please provide a site plan for the EA and CUP. Not required for the ZMA.
n/a	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
√	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Required for the ZMA.
√	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: Public/Semi-Public (Sec. 4.2.1.) & Park and Open Space (Sec. 4.2.2.)

Applicable LDR Section: Sec. 4.2.1. & 4.2.2.

PHYSICAL DEVELOPMENT. *Please see Subsection B in applicable Zone District for specific standards.*

Requirement	Notes
√ Structure Location and Mass (setbacks, height, FAR, etc.)	Show structures, setbacks, height, details, etc.], as part of the EA and CUP if any structures are proposed. Structures are defined as anything taller than 4'.
n/a Maximum Scale of Development (individual building size)	
n/a Design Review (Design Guidelines and Design Review Committee)	
√ Site Development (Driveway and Access limits)	
√ Landscaping (see Div. 5.5 for more information)	
√ Fencing (see Sec. 5.1.2 for more information)	
√ Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	An EA is required. As staff understands it, the EA was already completed but has not yet gone through the Town's EA review process.
√ Scenic Standards (see Div. 5.3 for more information) • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	Provide exterior lighting worksheet with building permit submittal, and provide manufacturer cut sheets.
√ Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	Only if applicable
√ Signs (see Div. 5.6 for more information)	Signage should be shown with the CUP.
√ Grading, Erosion Control, Stormwater (see Div. 5.7 for more information) • Grading • Erosion Control • Stormwater Management	Grading pre-app will be required. All grading info will be included in the building permit.

USE STANDARDS. *Please see Subsection C in applicable Zone District for specific standards.*

Requirement	Notes
√ Allowed Uses (see Div. 6.1 for more information)	
√ Parking (see Div. 6.2 for more information)	Any parking proposed along Karns Meadow?

___n/a___ **Employee Housing** (see Div. 6.3 for more information)

___n/a___ **Maximum Scale of Use**

___√___ **Operational Standards (see Div. 6.4 for more information)**

- Outside Storage
- Refuse and Recycling
- Noise
- Vibration
- Electrical Disturbances
- Fire and Explosive Hazards
- Heat and Humidity
- Radioactivity

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement

Notes

___n/a___ **Allowed Subdivision and Development Options** (see Div. 7.1 and 7.2 for more information)

___n/a___ **Residential Subdivision Requirements** (see Div. 7.4 and 7.5 for more information)

- School and Parks Exactions

___√___ **Infrastructure (see Div. 7.6 and 7.7 for more information)**

- Transportation Facilities
- Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement

Notes:

n/a

Division 1.9, Nonconformities

- 1.9.2 Nonconforming Physical Development
- 1.9.3 Nonconforming Uses
- 1.9.4 Nonconforming Development Options and Subdivisions
- 1.9.5 Nonconforming Signs

ADDITIONAL COMMENTS

1. The portion of land along Flat Creek Drive within Track 4, which the Master Plan calls out as 3 future single-family home lots, should be rezoned to NL-3. The current NL-1 zoning has a minimum lot size of 1 acre which does not align with the master plan. The appropriate zone is NL-3 which has a minimum lot size of 7,500 sf and allows no more than 1 single-family home per lot. The area to be zoned NL-3 should be at least 22,500 sf in order to obtain 3 future lots.

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

Agency

Required for:

✓

Building Official

✓

Town Attorney

✓

Town Engineer

✓

Title Company – for subdivision plat

✓

County Surveyor – for subdivision plat

✓

Jackson Hole Fire EMS

✓

Housing Authority

Integrated Solid Waste & Recycling

National Park Service

☒	Parks and Recreation Department
☒	Pathways Coordinator
☐	Public and Environmental Health
☒	Police Department
☐	Teton Conservation District
☐	Teton County School District
☐	Teton County (required when subdividing land within one mile of the Teton County)
☐	U.S. Forest Service (if adjacent to or accessing through forest service lands)
☐	Wyoming Department of Environmental Quality
☒	Wyoming Department of Game & Fish
☐	Other

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-079		ENGINEERING DEPARTMENT COMMENTS	Zone Map Amendment Approved P23-079 ADDRESS: Karns Meadow Dr. OWNER: Town of Jackson / Jackson Hole Land Trust APPLICANT: Teton County / Jackson Parks and Rec May 11, 2023 Jeff Silliman, 733-3079 DATE OF SUBMITTAL: 4/19/2023 DATE OF MATERIALS: REVISION NO.: The engineering division has reviewed your application for a ZONING MAP AMENDMENT submitted on and with application materials as dated above. *Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and are required for sufficiency. No Comment.		
P23-079		PC PUBLIC NOTICE	PC Proof of Publication		
	04/19/2023	PARKS AND RECREATION DEPARTMENT COMMENTS		ALANGLEY@JACKSONWY.GOV	
	05/11/2023	PATHWAYS DEPARTMENT COMMENTS		JSILLIMAN@JACKSONWY.GOV	05/11/2023
	06/07/2023	INITIAL REPORT		ALANGLEY@JACKSONWY.GOV	
		TOWN COUNCIL 1ST READING			
		PC KEY ISSUES			
		FINAL LETTER			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		BUILDING DEPARTMENT COMMENTS			
		TOWN COUNCIL MEETING			
		TOWN COUNCIL 3RD READING			
		LEGAL DEPARTMENT COMMENTS			
		POLICE DEPARTMENT COMMENTS			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PLANNING DEPARTMENT COMMENTS			
		PC ROUGH DRAFT			
		FIRE DEPARTMENT COMMENTS			
		TC PUBLIC NOTICE			
		TOWN COUNCIL 2ND READING			
		START DEPARTMENT COMMENTS			
		COMPLETENESS REVIEW			
		FINAL REPORT			
		COMPLETE REPORT			
		PC FINAL DRAFT			
		DETERMINATION OF SUFFICIENCY			