

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
October 16, 2024**

The Planning and Zoning Commission met in a regular session on October 16, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:30 pm. This meeting was held in-person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Abigail Petri, Thomas Smits, and Laura Bonich appeared in person. Stephanie Wise appeared via Zoom.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL of MINUTES:

A motion was made by Abigail Petri and seconded by Thomas Smits to approve the September 18, 2024 regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor and the motion carried.

PLANNING COMMISSION:

PM24-130 Karns Meadow CUP

STAFF PRESENTATION: Tyler Valentine

Staff reviewed the history of the Karns Meadow area, presented the design submitted by Teton County Parks and Recreation, and introduced key policy questions for the Planning Commission to consider.

QUESTIONS FOR STAFF AND APPLICANT:

The Commission asked clarifying questions regarding seasonal & nighttime closures, wildlife activity, the history of the conservation easements, easement access from Broadway and the Sagebrush Apartments, and the reasoning behind choosing a paved path.

PUBLIC COMMENT:

Pete Karns made comment regarding the Karns Family's wishes.

Katherine Dowson with Friends of Pathways made comment regarding user created paths and sustainable trails.

Max Ludington with Jackson Hole Land Trust made comment regarding the plan's adherence to the conservation easement.

Kevin Krasnow with JH Conservation Alliance made comment via Zoom regarding the ecological diversity and sensitivity of the area.

Les Peak made comment in support of the proposed CUP.

COMMISSION DISCUSSION:

Commission discussed the location of the proposed parking and RV parking options. Max Moran and Steve Ashworth with Teton County Parks & Recreation addressed the parking concerns with Staff and Commission. Commission agrees that the CUP will not address RV parking options directly, but can be addressed through appropriate signage at the parking lot.

Commission discussed e-bikes on the pathway. Commission agrees that e-bikes should not be prohibited on the pathway.

Commission discussed nighttime and seasonal closures. The Commission agrees that nighttime closures are appropriate. Four of out the five Commissioner recommended allowing winter daytime use of the park.

Commission discusses key policy question #1 regarding the Environmental Analysis recommendations. Commission agrees to incorporate item 4 regarding field fit pathway and infrastructure alignment and item 5 regarding a limit on special events into their recommendation but not the other recommendations.

MOTION:

A motion was made by Katie Wilson and seconded by Thomas Smits to recommend approval of Item P24-130 to the Town Council for a Conditional Use Permit for the Karns Meadow Master Plan to allow Outdoor Recreation uses within Karns Meadow Park, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated October 16, 2024. The Commission is open to exploring daytime winter use in designated areas. Katie Wilson called for the vote. The vote showed Commissioners Wilson, Petri, Smits, and Wise in favor and Commissioner Bonich opposed and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

Staff updates the Commission on the moratorium amendment before the Town Council and recommendations before the Council regarding large building design. Regulatory reduction bills were in front of the State legislature and Staff provided a brief overview of those bills. The Virginian project is moving forward and the traffic study was discussed. The exemption for Change of Use will be heard by the Town Council on Monday, October 21, 2024.

Adjourn: A motion was made by Thomas Smits and seconded by Abigail Petri to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:11 pm.

minutes:mt