



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

### Town of Jackson

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

### Joint Town/County

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

### Teton County

- ☐ Planning Division

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

### State of Wyoming

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

### Federal Agencies

- ☐ Army Corp of Engineers

### Utility Providers

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

### Special Districts

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

Date: August 30, 2024	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Conditional Use Permit for the Karns Meadow Master Plan, which includes a parking lot, picnic shelter, bathroom, 1+ mile loop 10'-wide paved pathway, and two bridges, at the properties listed below:</p> <p>Track 1, Track 2, Track 3, Track 4, Track 5, Track 6, Track 8, and Well #5 parcel</p> <p>For questions, please call Tyler Valentine at 733-0440 x 1305 or email the address provided. Thank you.</p>
Item #: P24-130	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
<b>Owner</b> Town of Jackson PO Box 1687 Jackson, WY 83001  <b>Applicant</b> Teton County/Jackson Parks & Recreation PO Box 811 Jackson, WY 83001	

**RESPONSE:** For departments not using SmartGov, please send responses via email to [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov)



**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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 CUP  
Physical Address: Karns Meadow Park, Karns Meadow Dr. Jackson WY 83001  
Lot, Subdivision: See Attached PIDN: See Attached

**PROPERTY OWNER.**

Name: Town of Jackson Phone: 307-733-3932  
Mailing Address: PO Box 1687, Jackson WY ZIP: 83001  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: Teton County/Jackson Parks and Recreation Phone: 307-732-8485  
Mailing Address: PO 811, Jackson WY ZIP: 83001  
E-mail: mmoran@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](http://www.townofjackson/200/Planning)

**Use Permit**

\_\_\_\_\_ Basic Use  
☒ Conditional Use  
\_\_\_\_\_ Special Use

**Relief from the LDRs**

\_\_\_\_\_ Administrative Adjustment  
\_\_\_\_\_ Variance  
\_\_\_\_\_ Beneficial Use Determination  
\_\_\_\_\_ Appeal of an Admin. Decision

**Physical Development**

\_\_\_\_\_ Sketch Plan  
\_\_\_\_\_ Development Plan  
\_\_\_\_\_ Design Review

**Subdivision/Development Option**

\_\_\_\_\_ Subdivision Plat  
\_\_\_\_\_ Boundary Adjustment (replat)  
\_\_\_\_\_ Boundary Adjustment (no plat)  
\_\_\_\_\_ Development Option Plan

**Interpretations**

\_\_\_\_\_ Formal Interpretation  
\_\_\_\_\_ Zoning Compliance Verification

**Amendments to the LDRs**

\_\_\_\_\_ LDR Text Amendment  
\_\_\_\_\_ Map Amendment

**Miscellaneous**

\_\_\_\_\_ Other: \_\_\_\_\_  
\_\_\_\_\_ Environmental Analysis



**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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 #: P23-079 Environmental Analysis #: P23-006  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

**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](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

- NA **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://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](http://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

Name Printed

Date

Title

PID	Owner	Lot, Subdivision
22-41-16-33-2-00-031	Town of Jackson	PT SE1/4NW1/4, SEC 33, TWP 41, RNG 116.
22-41-16-33-1-00-033	Town of Jackson	T. W1/2NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 2 (T-46D)
22-41-16-33-1-00-035	Town of Jackson	PT. W1/2NE1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 4 (T-46D)
22-41-16-33-1-00-034	Town of Jackson	PT. SW1/4NE1/4, PT. SE1/ENW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 3 (T-46D)
22-41-16-33-2-00-026	Town of Jackson	PT. SE1/4NW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 1 (T-46D)
22-41-16-33-2-00-011	Town of Jackson	PT. SE1/4NW1/4 & PT. NE1/4SW1/4 SEC. 33, TPW. 41, RNG. 116 (WELL #5)
22-41-16-33-2-00-028	Town of Jackson	PT. SE1/ENW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 5 (T-46D)
22-41-16-33-2-00-027	Jackson Hole Land Trust	T. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116

#### **Jackson Hole Land Trust**

690 S Highway 89, Suite 101  
Jackson WY 83001

PO Box 2897  
Jackson WY, 83001

[info@jhlandtrust.org](mailto:info@jhlandtrust.org)  
307-733-4707

#### **Town of Jackson**

PO Box 1687  
Jackson WY 83001  
307-733-3932



# Karns Meadow Masterplan Development Conditional Use Permit

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Appendix A – Karns Meadow Conservation Tract Uses

Appendix B – Karns Meadow Park Management and Use Recommendations

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## Introduction/Background

Karns Meadow is a 41-acre parcel of mostly undeveloped land surrounded by single-family residential areas to the south and east, multi-family and commercial areas to the north, and industrial areas to the west. The property surrounds a meandering section of Flat Creek and encompasses eight separate lots, each with a distinct conservation easement held by the Jackson Hole Land Trust. The eight parcels are managed as a single entity and are collectively referred to in this document as “Karns Meadow” or “The Property.”

The Karns family sold the property to the Town of Jackson in six separate parcels from 2003 to 2009 and collaborated with the Jackson Hole Land Trust to establish conservation easements that define the conservation values and permitted uses for each parcel. On December 4th, 2023, the Jackson Town Council approved the Karns Meadow Zoning Map Amendment P23-079 to further align the property zoning with the intentions of the conservation easements.

Originally completed on May 28th, 2019, and preceded by an addendum on July 11th, 2024, an Environmental Analysis was prepared for Teton County Parks and Recreation by EcoConnect Consulting to evaluate the developmental impacts of park amenities in Karns Meadow. The environmental assessment, as required by the Town of Jackson Land Development Regulations, includes the impact assessment of the development of specific park features and park uses outlined in this Conditional Use Permit.

The purchase of Karns Meadow Park by the Town of Jackson and the accompanying conservation easements, specifically tailored for 'Natural Park' uses, highlight the intention to provide limited park amenities that will enhance public access while preserving the natural resources of the property. Since the official purchase of the Karns parcels, several design iterations have been evaluated with a range of recreational and non-recreational uses.

In the Early 2010s Karns Meadow development plans included fishing decks, playground facilities, sand volleyball courts, and a nearly 3.5-acre combined transit center and 100+ space parking facility. While all approved uses in the conservation easements, these amenities were vocally opposed by members of the community and wildlife advocates, establishing a consensus among the public and staff that the range of allowed uses in conservation easements may not go far enough to protect the character and environmental value of Karns Meadow. In the late 2010s, additional design iterations were produced and again, allowed conservation easement uses, such as Nordic skiing, illuminated pathways, and winter usage, were deemed too detrimental to the park’s ecology to be pursued.

The current development plans for the park, outlined in this document, represent the evolution of years of park design iterations that focus on creating low-impact amenities that protect natural resources while providing convenient and safe community access. The general park uses and amenities proposed in this plan were established under the direction of a 2022 town council workshop and have been shaped through design iterations involving Parks and Recreation staff, Town/County Pathways, and feedback from environmental consultants. These design changes, including alterations of pathway

alignments to avoid sensitive wetlands and stream setbacks, as well as restrictions on winter and nighttime usage, demonstrate a concerted effort to balance ecological preservation with the growing community need for accessible recreational spaces.

## Deed Restrictions on Use

Distinct conservation easements held by the Jackson Hole Land trust define the specific uses of the property. The purpose of the conservation easements are to preserve the conservation values “including, but not limited to, the public recreational values of the Property, and to restrict the use of the Property to those uses, that are inconsistent with such values and interests” (CE 1-6). While each individual tract easement varies in allowed uses, all maintain the grantor the right to establish and maintain a “Natural Park” as defined below.

*“The term “Natural Park” shall refer to a public park the use of which is limited to informal and limited public recreation use including fishing, hiking, biking (limited to the pathway reserved in subsection IIC.2.(a)), cross-county skiing, handicapped access, picnicking, and other informal recreational activities not requiring alteration of the existing natural condition of the Property such as kite flying, and playing catch or frisbee” (CE 1-6)*

A summary of the distinct allowed uses of each tract parcel outlined by the conservation easements are provided in **Appendix A**.

## Zoning

Tracts 1, 2, 3, and 6 are currently zoned (P) for Park & Open Space. Tract 4 is a split zone with a 24,000-sf portion of the land adjacent to Flat Creek Drive zoned (NL3) Neighborhood Low Density 3, and the remainder of the parcel zoned (P) Park & Open Space. Tract 5, adjacent to Karns Meadow Drive, is zoned (P/SP) Public/Semi-Public.

## Project Description

### Overview

This proposed plan provides improved access to the property in the form of clustered ADA compliant amenities near Karns Meadow Drive including a parking lot, restroom facility, picnic shelter, and 1.36-acre recreational lawn. Around the perimeter of the property, an accessible 1+ mile paved loop, inclusive of 2 bridges spanning flat creek, provides a unique natural park experience in the densifying urban Midtown Jackson area.

This development plan proposes a winter closure (December 1 – April 30) coinciding with the USFS closure on Snow King ridge to the south of the meadow and restricted in-season park hours of dawn to dusk.

### Picnic Shelter

Adjacent to the parking facility on Tract 6 will be a covered picnic shelter containing two day-use picnic tables. As outlined in the Management and Use Recommendations (**Appendix B**), the shelter will not be



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available for reservation and will be made available for drop-in use only. An ADA-compliant pathway connecting the parking lot to the shelter will be provided.

### **Public Restroom**

A restroom building shall be placed on Tract 6, adjacent to the Tract 5 parking lot. The restroom shall be sized to accommodate park users and will retain an architectural character consistent with the meadow and facilities located on similar Parks and Recreation properties. The restroom will be ADA-compliant, with ADA pathways connecting to the adjacent parking lot.

### **Recreation Lawn**

On Parcel 6, surrounding the picnic shelter and restroom building, the department intends to maintain a 1.36-acre area of landscaped lawn. This area, bordered by the pathway loop to the east, the ADA sidewalk to the south, the Karns Meadow Drive sidewalk to the west, and the northern pathway connector (referred to in the EA as Spur Loop) to the north, will provide an accessible, comfortable space for traditional recreational activities in an otherwise entirely natural state park setting.

Recreational activities are explicitly allowed use outlined in Section C9 of the Tract 6 easement. Removal of existing vegetation “as necessary for the construction and maintenance of the improvements” is also a protected use under the Rights Reserved by Grantor (CE Tract 6).

### **Parking**

Off-street parking will be provided on tract 5 aligned in parallel to Karns Meadow Drive. The off-street parking shall be one-way circulation and provide 13 spaces, and 1 ADA space. Of the 14 total parking spaces, 30% or (4) shall be Electric Vehicle Supply Equipment Capable, and 5% or (1) space shall have Electric Vehicle Supply Equipment Installed. Camping and overnight parking will be prohibited. Parking spaces will not be plowed during the seasonal closure.

The town of Jackson LDRs do not specify minimum required parking spaces for non-programmed recreational areas. It is desired that Karns Meadow serve the residents of the surrounding and growing neighborhoods. There is an expectation that most users will access the park by walking or biking, as seen in several in-town parks. Available parking spaces have been intentionally set low to reinforce the expectation of non-vehicular access the park amenities and to preserve land available for recreation and wildlife. An additional area set aside for a future parking expansion, if needed, will be made available west of the proposed driveway circulator.

Parking will be limited to passenger vehicles and vans. Equestrian use is allowed on the property, however no specific dedicated improvements are made for the use. No horse trailer parking will be developed due to the proximity of the fairgrounds parking.

Dedicated bicycle parking will be provided at the Karns Meadow Drive parking area in accordance with Town regulations.

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## **Circulator Pathway**

Explicitly listed as an allowed use in all six conservation easements is the development and maintenance of a paved “combination bicycle, pedestrian, and cross-country ski pathway, not to exceed ten feet” (CE Tract 1-6). Figure 1 outlines the layout of this proposed paved pathway, which is intended to highlight and provide enhanced accessibility to the natural features of the park while preserving the critical ecological features. The proposed location of this pathway was established both through locations identified in the conservation easements (CE Tract 2 & 4) and through on-site alignment adaptations to avoid wetlands. The proposed pathway alignment will avoid delineated wetlands; however, it will cross through the Town of Jackson’s 30-ft wetland buffer and 50-ft stream buffer. Public pathways are a permitted use within stream and wetland buffers (TOJ LDRs 5.1.1.d.2.g).

The proposed pathway will be paved, 10 feet in width, and will be designed to encourage slow speeds for non-pedestrian uses through speed-appropriate horizontal curves, chicanes, and other features as appropriate. A paved pathway, as opposed to gravel, provides an accessible surface for users with mobility aids such as wheelchairs or strollers, and offers additional durability and longevity. In the low wetland topography of Karns Meadow, a paved pathway will provide a low-maintenance alternative that can withstand foot and cycle traffic and varying weather conditions with minimal erosion or displacement concerns.

To avoid redundancy, the existing Snow King Avenue sidewalk to the south of the property, which is currently non-compliant with Town detached sidewalk standards, will join with the proposed pathway to create a new combined sidewalk/pathway alignment that meets Town engineering standards and establishes a wider vegetation buffer from the roadway. Where the pathway and sidewalk join, the surface will transition to a 10-foot-wide concrete sidewalk that meets ADA standards. Currently, the sidewalks on Snow King Avenue are 4 feet in width.

Per town ordinance, dogs are not permitted in the park with the exception of the paved concrete sidewalk along the south, along Snowing Ave and the proposed sidewalks along Karns Meadow Dr.

## **Bridges**

The proposed 1.0-mile combined-use pathway features two bridges spanning Flat Creek. The bridges will maintain the typical 10-foot pathway width and provide a wearing surface suitable for pedestrians, cyclists, and accessible users. The proposed structures will conform to applicable Town of Jackson engineering standards and shall provide sufficient span lengths to not impede the natural movements of Flat Creek.

The northern bridge is situated at the northern end of Tract 2, with the eastern abutment located near the West Hansen Avenue pedestrian access and the western abutment south of the Sagebrush Apartments. At this location, the plan proposes a prefabricated single-span structure spanning the field-verified bank-full width (approximately 40 feet) at this location.

The proposed southern bridge is located on Parcel 1 at the southwestern section of the Karns Meadow property. Characterized by dense willow and low-elevation wetlands, this bridge will incorporate gradual elevated approaches intended to minimize disturbance to the wetland soil and seasonal high-water

flow. The overall elevated structure will be approximately 190 feet in length, with the main spanning superstructure consisting of a 40-foot single-span bridge across flat creek. As indicated in the EA addendum, this southern bridge, considered an essential crossing, will require habitat mitigation at a two-to-one ratio where wetland areas are disturbed. Habitat mitigation is required to include a monitoring program to ensure the completion of mitigation efforts.

The Environmental Analysis report describes bridge height considerations to accommodate wildlife travel under the structure. It is the intention of the design to balance the structure height with pathway accessibility and approach ramp disturbance areas.

### **Drainage and Grading**

The existing drainage pattern of Karns Meadow is a natural surface drainage system, with Flat Creek serving as the primary drainage channel. Nearly all ground cover is classified as impervious, with small portions classified as disturbed impervious (e.g., gravel parking, irrigation ditches, small structures). On the eastern side of the park, Tract 4 contains a wetland stormwater detention area serving approximately 27% of the Town of Jackson.

The proposed plan preserves the existing drainage patterns of the property. The addition of impervious surfaces from pathways and sidewalks will not change the rate of stormwater runoff, increase erosion, or lead to increased sediment accumulation in Flat Creek. The proposed parking lot, the largest concentrated addition of impervious surface, will be managed through stormwater best management practices (BMPs) and will not contribute to additional stormwater runoff to adjacent properties.

Prior to construction, the proposed plans will require an Erosion and Sediment Control Plan. Erosion control measures shall include both permanent and temporary measures to reduce erosion and pollution during construction. Construction plans shall accompany a Plan Level grading permit prepared by a licensed professional engineer in the State of Wyoming and reviewed by the Town of Jackson.

### **Existing Uses**

The Mercer Cabin will be removed from the Karns Meadow property. The land use previously proposed for the Mercer Cabin relocation along the inner pathway loop will remain as existing and/or be reclaimed as necessary.

The Town of Jackson owns and operates a municipal water well and solar array system located on an inholding parcel within Tract 1. This inholding parcel is not encumbered by a conservation easement and contains a town water supply pump house. Access to these facilities is granted via an access easement across Tract 5. The proposed parking area along Karns Meadow Drive will replace the existing gravel parking area across Tract 5, and the area shall be reclaimed.

## **General Operations**

### **Operations, Administration and Maintenance**

Karns Meadow Park shall continue to be managed and maintained by the Parks and Recreation Department. The property will be open from dawn to dusk daily, with a seasonal winter closure



mirroring the December 1 – April 30 USFS Winter Habitat closure on Snow King Ridge. Daytime use hours eliminate the need for lighting anywhere within the park. A full list of Management and Use Recommendations is included in Appendix B.

### **Signage**

At the Karns Meadow Drive entrance, signage will identify the critical wildlife activity and the management practices that protect the watershed and wildlife corridor.

Signage restricting dogs per the town ordinance will be posted at the Karns Meadow Drive entrance as well as at the W Hansen pedestrian access.

## **Parks and Recreation Responses to Environmental Analysis Recommendations**

Included in the July 11, 2024 Karns Meadow Environmental Analysis Addendum are a list of 8 design and use recommendations. The following responses and justifications have been curated by Parks staff:

### **1. Removal of the Northern Spur Pathway:**

Parks staff views the "Northern Spur Pathway," a 400-foot-long east-west section of the pathway at the northern end of Parcel 6, connecting the Karns Meadow Drive sidewalk with the greater pathway loop, as a necessary component of the Karns Meadow pathway system. In addition to providing a defined boundary for the Parcel 6 recreational lawn area, this section of the pathway offers users a shorter, accessible loop route within the park. Tract 6 provides the gentlest grade throughout the meadow and therefore may be utilized by mobility-limited individuals as a short and safe alternative to the greater loop.

### **2. Avoiding the installation of a landscaped lawn on Tract 6:**

The inclusion of 1.36 acres of maintained lawn area provides space for traditional informal recreational activities in an otherwise natural park setting. Park user surveys indicate a demand for informal accessible areas that can serve a diverse range of community members and uses. The recent and proposed development of high-density housing in the Midtown Jackson area surrounding Karns Meadow Park, including the 90-unit Sagebrush Apartments and the 200-unit Virginian development, further suggests a community need for accessible recreational space for residents living in dense, urbanized configurations.

### **3. Reduced/removal of parking lot:**

The proposed parking lot, featuring 14 total spaces including 1 ADA space, was established based on observations at similar urban neighborhood parks. The number of available parking spaces has been intentionally set below the standards established by the American Planning Association to reinforce the preference for non-vehicular access to park amenities and to preserve land for recreation and wildlife. The existing roadway configuration of Karns Meadow Drive, with its dedicated 12-foot travel lanes, does not allow for the inclusion of on-street parking without major design adjustments.

### **4. Field-fit pathway and infrastructure alignment:**

Parks staff intends to field-verify all pathway alignments and proposed infrastructure locations on-site prior to construction. Modifications to avoid sensitive vegetation, steep slopes, and existing wetlands, where feasible, will be incorporated without drastically altering the design intentions.

**5. Limitations on special events:**

Special event use on Parcels 5 and 6 shall remain in place as outlined within the conservation easement. Special events are limited in number and must be approved by the Jackson Town Council.

**6. Consideration of Gravel/Dirt Pathways:**

The primary justification for the proposed asphalt pathways is to provide the widest range of park accessibility for users. In its current state, Karns Meadow is defined by natural features and grade changes that pose obstacles to mobility-challenged users. In addition to its longevity and maintenance benefits, asphalt provides a smooth, stable, and consistent surface that accommodates a diverse range of ages and abilities.

**7. Exclusion Motorized Users (E-Bike & Scooters):**

It is the intention of Parks staff to maintain the pathway system within Karns Meadow under the same operating regulations established for the broader pathway system. Pathway regulations, as established in Title 8 – Pathways, state that Class 1, Class 2, and Class 3 electric bicycles may be used on all pathways owned and maintained by Teton County.

The Karns Meadow pathway loop will be designed to encourage slow speeds for non-pedestrian uses through speed-appropriate horizontal curves, chicanes, and other features as necessary. It is expected that electric bicycles will frequent the Karns Meadow pathway system; however, most cyclists are anticipated to prefer the dedicated cycle path on Snow King Avenue as the most direct cycling route.

**8. Removal of Southern Bridge:**

The overall intention of the Karns Meadow pathway loop is to provide an accessible, natural recreational pathway network that highlights the ecological value of Karns Meadow. While the property is surrounded by dense mixed-use zoning, the internal pathway loop offers a unique urban escape into a natural setting. Directing users to exit the park onto the existing, non-compliant, 3-foot sidewalk on the north side of the Snow King Avenue bridge does not achieve the objective of the pathway system. The design intention of the southern park bridge is to provide a distinctive elevated pathway experience that spans Flat Creek and the abutting wetlands.

## Conditional Use Findings

**Is compatible with the desired future character of the area:**

The development of Karns Meadow Park is consistent with the Jackson/Teton County Comprehensive Plan's stated goals to enhance natural features in the built environment to support the Complete Neighborhood concept.

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*“Karns Meadow, Flat Creek, Cache Creek, and Fish Creek are examples of important natural features that contribute to the character of developed areas. Such resources provide an opportunity to create a series of pathways and greenways that link parks and recreational amenities within a Complete Neighborhood and connect them to adjacent federally-managed lands such as the Bridger-Teton National Forest”*  
(2012 Comprehensive plan 3.2.f)

In addition, the proposed improvements to Karns Meadow are consistent with the following common values for growth management and quality of life. The proposed plan:

- (3.2.a) enhances the quality, desirability and integrity of Complete Neighborhoods by providing quality public space and “additional amenities” that will offer local recreation opportunities.
- (3.2.e) promotes quality public spaces in Complete Neighborhoods by improving the existing amenities at Karns Meadow to make them more accessible to people of various ages, ability and with different needs;
- (4.3.a) preserves and enhances the Stable Subarea by providing quality public space and a local park;
- (4.4.a) maintains and improves public spaces by enhancing accessibility and access and expanding the parks’ features to meet the needs to the community
- (4.4.d) enhances natural features in the built environment by linking recreational facilities to natural amenities.

**Complies with the use specific standards:**

Per the Town of Jackson’s Use Standards, Division 6.1, outdoor recreation use in the Park and Open Space and Parks zone requires a conditional use permit.

**Minimizes adverse visual impacts:**

Karns Meadow Park amenities will be attractively designed and landscaped among the existing trees and wetland shrubs, providing a unique natural environment. Additional tree screening will be provided along Karns Meadow Drive to further shelter the park amenities.

**Minimizes adverse impacts from nuisances:**

The proposed improvements to Karns Meadow will adhere to several aspects of the LDRs and address concerns regarding nuisances. These include provisions for:

- a. Light: The park is restricted to day use only. No supplementary lighting will be provided.
- b. Noise: Noise impacts from the new development are expected to be no greater than existing noise generated from traffic or other park and recreation activities.

**Minimizes adverse impacts on public facilities:**

The proposed amendments and enhancements pose minimal impact and strain on public facilities. Restroom facilities will require connection to the town sewer system and routine maintenance provided



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by Parks and Recreation. The landscaped lawn on Tract 6 will require maintenance typical of other town parks managed by Parks and Recreation.

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

This project complies with the standards outlined in the Town of Jackson Land Development Regulations, Division 8.4.2 Conditional Use Permit; Division 4.2.1 Public/Semi-Public and Division 4.2.2 Park and Open Space zone intents, use standards and allowed uses.

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

Approval of the Comprehensive Plan has positioned Karns Meadow to be an informal natural park, where uses such as pedestrian amenities and open space are encouraged. Previous design iterations, which did not progress to the CUP stage, proposed uses consistent with the conservation easements but were deemed too impactful on the critical habitat of Karns Meadow. The proposed additions to the park—the pathway loop, picnic shelter, restroom, and lawn area—are consistent with the evolution of the park’s uses over time and reflect the needs of the community.

**Table 1: Summary of Development Standards**

<b>1. Structure Location and Mass</b>	<b>(P/SP) LDR Standard</b>	<b>(P) LDR Standard</b>	<b>Karns Meadow Park (cumulation of Individual Parcels)</b>	<b>Complies?</b>
LSR	N/A	N/A	0.938	Yes
Lot Coverage (max)	N/A	N/A	0.001 (Picnic and Restroom Buildings)	Yes
Street Setback (min)	N/A	N/A	50' (Shelter to Karns Meadow Dr.)	Yes
Side Setback (min)	N/A	N/A	N/A	Yes
Rear Setback (min)	N/A	N/A	N/A	Yes
Height (max)	N/A	N/A	15' Shelter	Yes
Stories (max)	N/A	N/A	1	Yes
Stories (LO) (max)	N/A	N/A	N/A	Yes
FAR (max)	N/A	N/A	0	Yes

<b>2. Maximum Scale of Development</b>	<b>(P/SP) LDR Standard</b>	<b>(P) LDR Standard</b>	<b>Karns Meadow Park</b>	<b>Complies?</b>
	N/A	N/A	N/A	Yes

<b>3. Building Design</b>	<b>(P/SP) LDR Standard</b>	<b>(P) LDR Standard</b>	<b>Karns Meadow Park</b>	<b>Complies?</b>
	Design Review Required	Design Review Required	Restroom and Shelter plans to be submitted	Yes

<b>4. Site Development</b>	<b>(P/SP) LDR Standard</b>	<b>(P) LDR Standard</b>	<b>Karns Meadow Park</b>	<b>Complies?</b>
	N/A	N/A	N/A	Yes

<b>5. Landscaping</b>	<b>(P/SP) LDR Standard</b>	<b>(P) LDR Standard</b>	<b>Karns Meadow Park</b>	<b>Complies?</b>
	N/A	N/A	N/A	Yes

<b>6. Fencing</b>	<b>(P/SP) LDR Standard</b>	<b>(P) LDR Standard</b>	<b>Karns Meadow Park</b>	<b>Complies?</b>
	N/A	N/A	N/A	Yes

7. Environmental Standards	(P/SP) LDR Standard	(P) LDR Standard	Karns Meadow Park	Complies?
Flat Creek - South of Hansen Buffer	50' <sup>1</sup>	50' <sup>1</sup>	Varies – Pathway Exemption	Yes
Wetland Buffer	30' <sup>1</sup>	30' <sup>1</sup>	Varies – Pathway Exemption	Yes
Irrigation Ditch Setback	15'	15'	N/A	Yes
Natural Resource Overlay	EA Required	EA Required	EA Reviewed by Planning	Yes
<sup>1</sup> Per Town of Jackson Land Regulations, public pathways are a permitted use within stream and wetland buffers upon receipt of applicable permits (TOJ LDR Section 5.1.1.D.2.g., Buffer)				

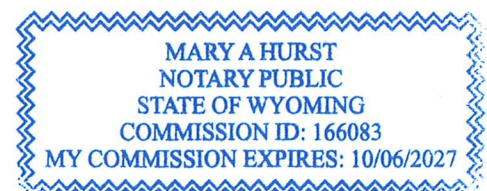
8. Scenic Standards	(P/SP) LDR Standard	(P) LDR Standard	Karns Meadow Park	Complies?
Exterior Lighting	N/A	N/A	No exterior lighting provided	Yes

9. Scenic Standards	(P/SP) LDR Standard	(P) LDR Standard	Karns Meadow Park	Complies?
Steep Slopes	Development prohibited >25%	Development prohibited >25%	Slopes >25% avoided	Yes
Unstable Soils	No Building in Unstable Soils	No Building in Unstable Soils	USGS Soil Survey Suitable Rating	Yes
Fault Areas	Comply with Seismic Code 3, Engineering Review Required	Comply with Seismic Code 3, Engineering Review Required	Structures Will Comply	Yes
Floodplains	Comply with Ch. 15.30 Flood Damage Prevention, Municipal Code of Jackson	Comply with Ch. 15.30 Flood Damage Prevention, Municipal Code of Jackson	Structures constructed within regulatory floodway shall meet provisions of 15.130. Specifically 15.30.160 – Non Residential Construction within Special Flood Hazard Areas	Yes
Wildland Urban Interface	Comply with Town Building Codes for WUI design standards when applicable	Comply with Town Building Codes for WUI design standards when applicable	Property not located within WUI Zone	Yes



10. Signs	(P/SP) LDR Standard	(P) LDR Standard	Karns Meadow Park	Complies?
	N/A	N/A	See narrative	Yes

11. Grading, Erosion Control, Stormwater	(P/SP) LDR Standard	(P) LDR Standard	Karns Meadow Park	Complies?
Grading	5.7.2 LDR Standards	5.7.2 LDR Standards	Will Comply and Require Staff Review During Development Plan	Yes
Erosion Control	5.7.3 LDR Standards	5.7.3 LDR Standards	Will Comply and Require Staff Review During Development Plan	Yes
Stormwater Management	5.7.4 LDR Standards	5.7.4 LDR Standards	Will Comply and Require Staff Review During Development Plan	Yes



<b>PID</b>	<b>Owner</b>	<b>Lot, Subdivision</b>
22-41-16-33-2-00-031	Town of Jackson	PT SE1/4NW1/4, SEC 33, TWP 41, RNG 116.
22-41-16-33-1-00-033	Town of Jackson	T. W1/2NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 2 (T-46D)
22-41-16-33-1-00-035	Town of Jackson	PT. W1/2NE1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 4 (T-46D)
22-41-16-33-1-00-034	Town of Jackson	PT. SW1/4NE1/4, PT. SE1/ENW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 3 (T-46D)
22-41-16-33-2-00-026	Town of Jackson	PT. SE1/4NW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 1 (T-46D)
22-41-16-33-2-00-011	Town of Jackson	PT. SE1/4NW1/4 & PT. NE1/4SW1/4 SEC. 33, TPW. 41, RNG. 116 (WELL #5)
22-41-16-33-2-00-028	Town of Jackson	PT. SE1/ENW1/4 SEC. 33, TWP. 41, RNG. 116 KARNS MEADOW TRACT 5 (T-46D)

**Town of Jackson**

PO Box 1687

Jackson WY 83001

307-733-3932





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: 8/13/2024

## 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: MAXWELL R. LUDINGTON Title: PRESIDENT

Being duly sworn, deposes and says that Jackson Hole Land Trust is the owner in fee of the premises located at: \_\_\_\_\_  
Name of legal property owner as listed on deed

Address of Premises: PID 22-41-16-33-2-00-027 Karns Meadow Park, Karns Meadow Dr. Jackson WY

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 Parks and Recreation

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

Email address of Applicant/agent: mmoran@tetoncountywy.gov

Phone Number of Applicant/agent: 307-733-5056

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) Conditional Use Permit

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

Maxwell R. Ludington  
Property Owner Signature  
PRESIDENT

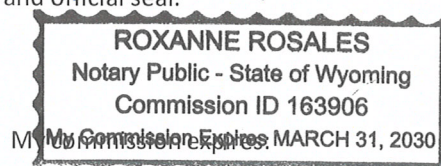
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming )  
 ) SS.

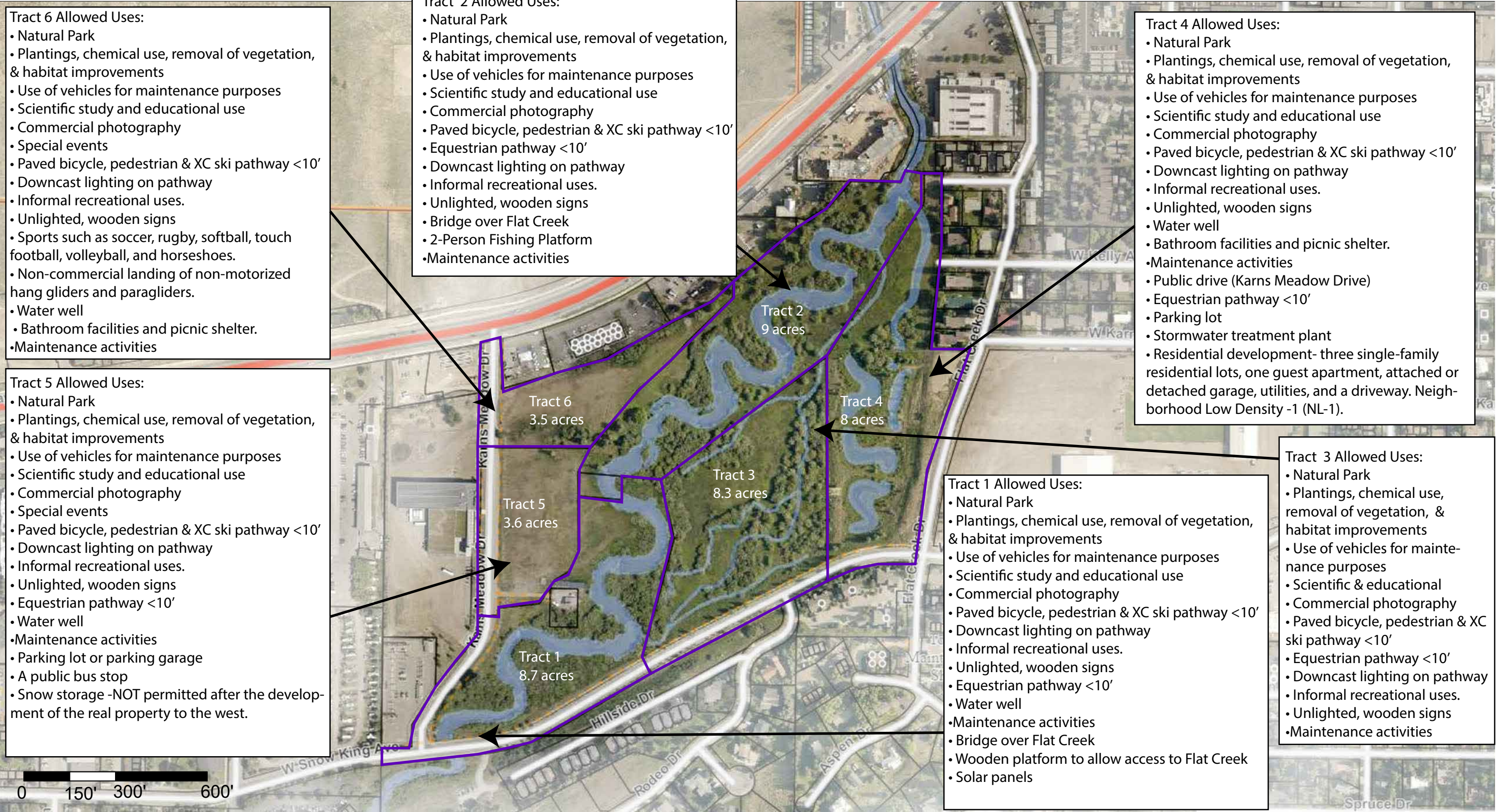
COUNTY OF Teton )

The foregoing instrument was acknowledged before me by Max Ludington this 13 day of August 2024. WITNESS my hand and official seal.

Roxanne Rosales  
Notary Public







Project:  
Karns Meadow Masterplan

Drawing Title:  
Tract Allowed Uses

Address:

Date:  
7/4/2022

Drawn By:  
RR

Scale:  
1"=300'

Version:

Sheet #:







## Karns Meadow Management and Use Recommendations

1. Karns Meadow Park shall adhere to the winter closure dates outlined in the [Greater Snow King Winter Closure](#) - All human activity is prevented from December 1st until April 30<sup>th</sup>.
2. Karns Meadow Park shall be considered open from dawn to dusk. No park lighting is provided.
3. Per the town ordinance, dogs are not permitted in the park with the exception of the paved concrete sidewalk along the south, along Snow King Ave. Signs shall be posted at all pedestrian access points indicating no dogs allowed citing town ordinance.
4. A park regulations and restrictions sign shall be placed within the park adjacent to the facility restroom.
5. Construction will be restricted from April thru June for all tracts except 5 and 6 to reduce impacts on amphibians when they are most vulnerable. In addition, P&R shall follow Wyoming Game and Fish recommendations for equipment cleaning for capital and maintenance work completed in parcel 1 thru 4 to prevent the spread of amphibian chytrid fungus”
6. Equestrian use is allowed on the property, however no specific dedicated improvements shall be made for the use. No horse trailer parking shall be developed due to the proximity of the fairgrounds parking.
7. Paraglide landing is permitted in the park within Track 5 (delineated by the red x).
8. Fishing and floating in Flat Creek is permitted per Wyoming Game and Fish regulations. No specific fishing access improvements shall be made. River access improvements shall be maintained in the northeast corner of the parcel, and are proposed to be added on the west side of the creek as identified by the ellipse.
9. The CUP application shall identify locations for benches and bear-resistant trash and recycling bins throughout the site as appropriate. No trash receptacles will be installed along or adjacent to the pathway



10. Access road to Town of Jackson infrastructure (on parcel 1 and 5) shall be gated and locked at Karns Meadow Drive to prevent public parking and/or public vehicle access within the park. No parking for Park access signs shall be installed at the northeast trail access.
11. Picnic shelter shall be for drop in use only (no exclusive reservations). The shelter shall accommodate a maximum of two picnic tables.
12. The Mercer Cabin shall be removed from the Karns Meadow property.
13. Special event use on parcel 5 and 6 shall remain in place as outlined within the conservation easement. Special events are limited in number and are required to be approved as a special event by the Jackson Town Council.
14. All vegetation on site shall be managed with a balance of ecological value and public safety. P&R shall maintain vegetation along trails, sidewalks, pathways and other public use areas per the standards of Crime Prevention through Environmental Design (CPTED) and International Society of Arboriculture (ISA).
15. Parks and Recreation shall evaluate opportunities to utilize existing water rights to irrigate and sustain cottonwood development and/or mitigation, as well as a source for grass/lawn irrigation.
16. P&R shall continue to work with Teton County Weed and Pest to maintain and evaluate opportunities to enhance the noxious weed program for the entire park.
17. Overnight camping, parking and general use shall remain prohibited.
18. P&R reserves the right to temporarily close or restrict trail and/or meadow access due to sensitive ecological activity. Such closures shall be discussed and approved by the Town of Jackson Town Manager.
19. Town of Jackson Public Works Department shall have priority access to parcels 1 & 4 for routine and capital maintenance of water system, thaw well, photovoltaic, stormwater and treatment wetland infrastructure. Town of Jackson Public Works Department shall also have priority access to the entire parcel for critical winter ice management for public safety and the protection of public and private infrastructure.

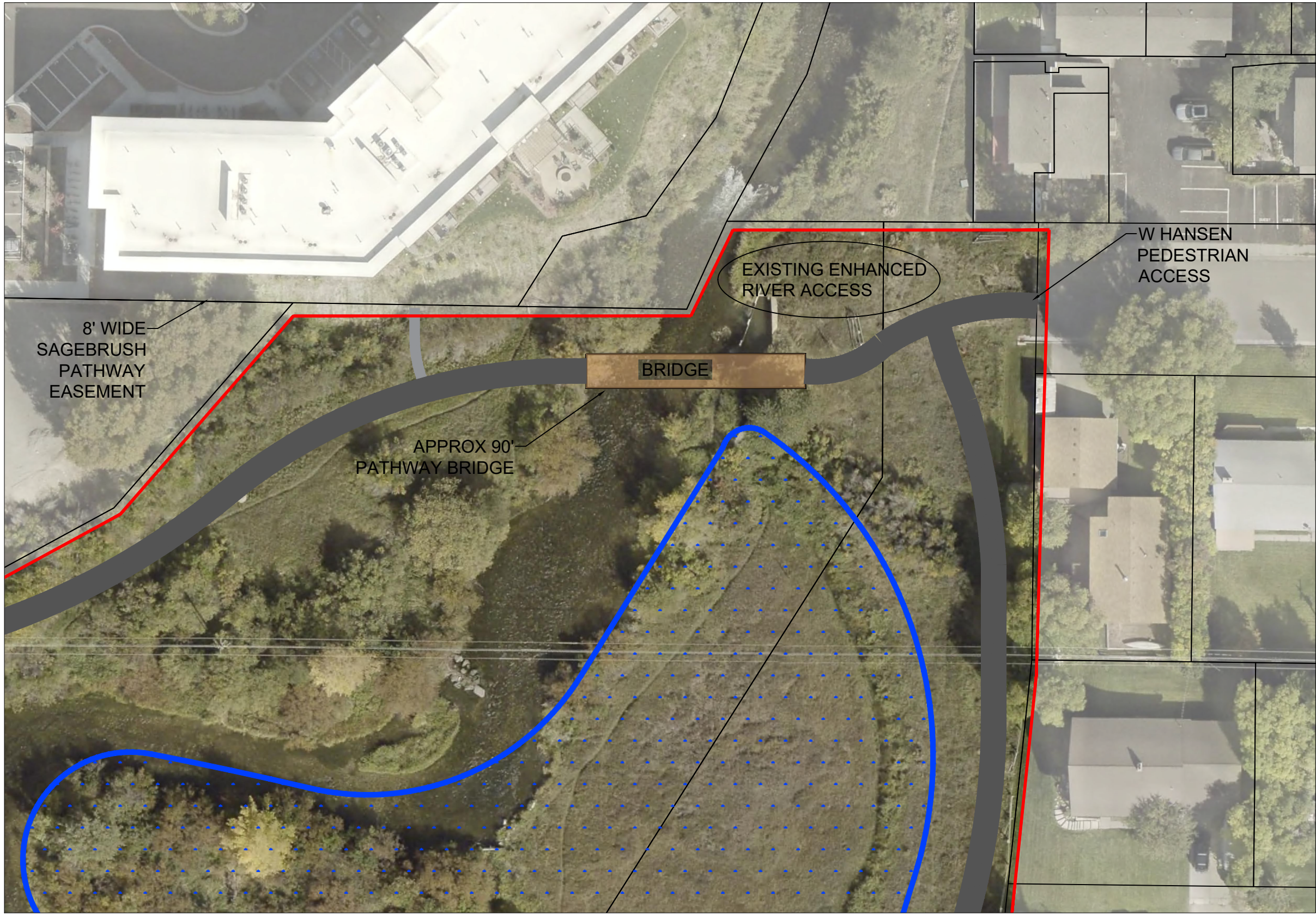








1 Karns Meadow Drive Proposed Park Amenities  
2.0 1:500 SCALE



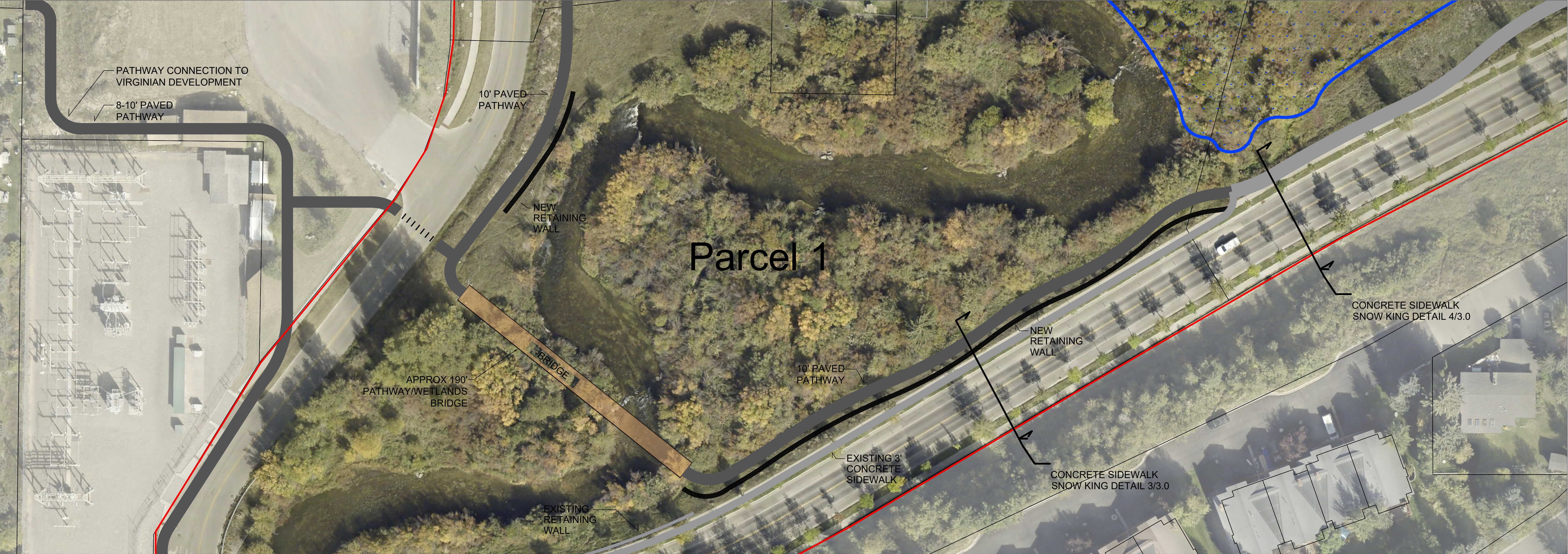
2 Karns Meadow Tract 2 Bridge  
3.0 1:500 SCALE



3 TRACT 2 BRIDGE OPTION  
2.0 NOT TO SCALE

Project Title: Karns Meadow V3 Development Plan	Address: 690 W Snow King Ave, Jackson, WY 83001	Date: 7/29/24	Scale: See Detail	Sheet #:  2 of 3		2.0
		Drawn By: MSM	Version: v3			
Drawing Title: Layout Plan		Checked By: SA				

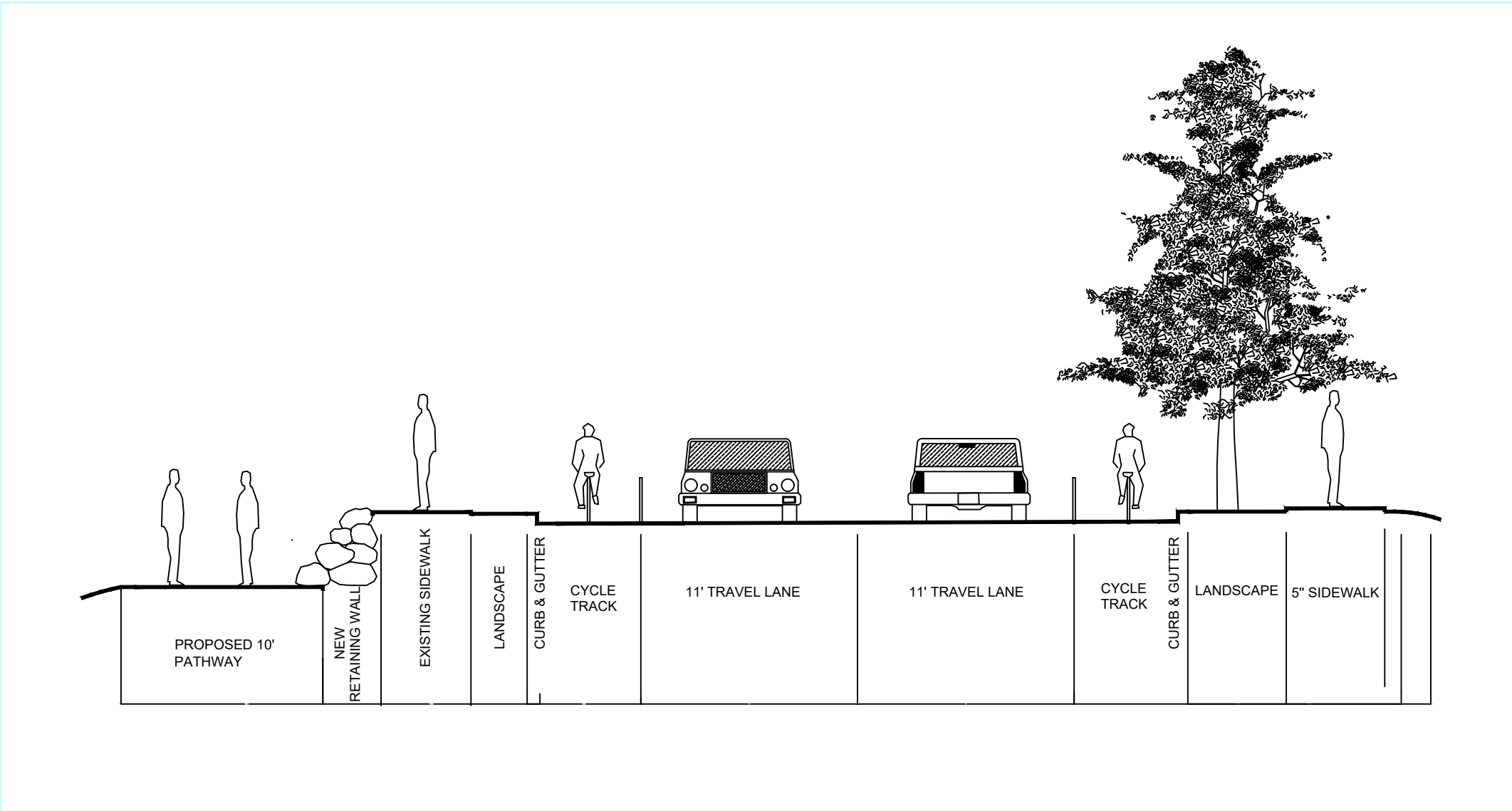




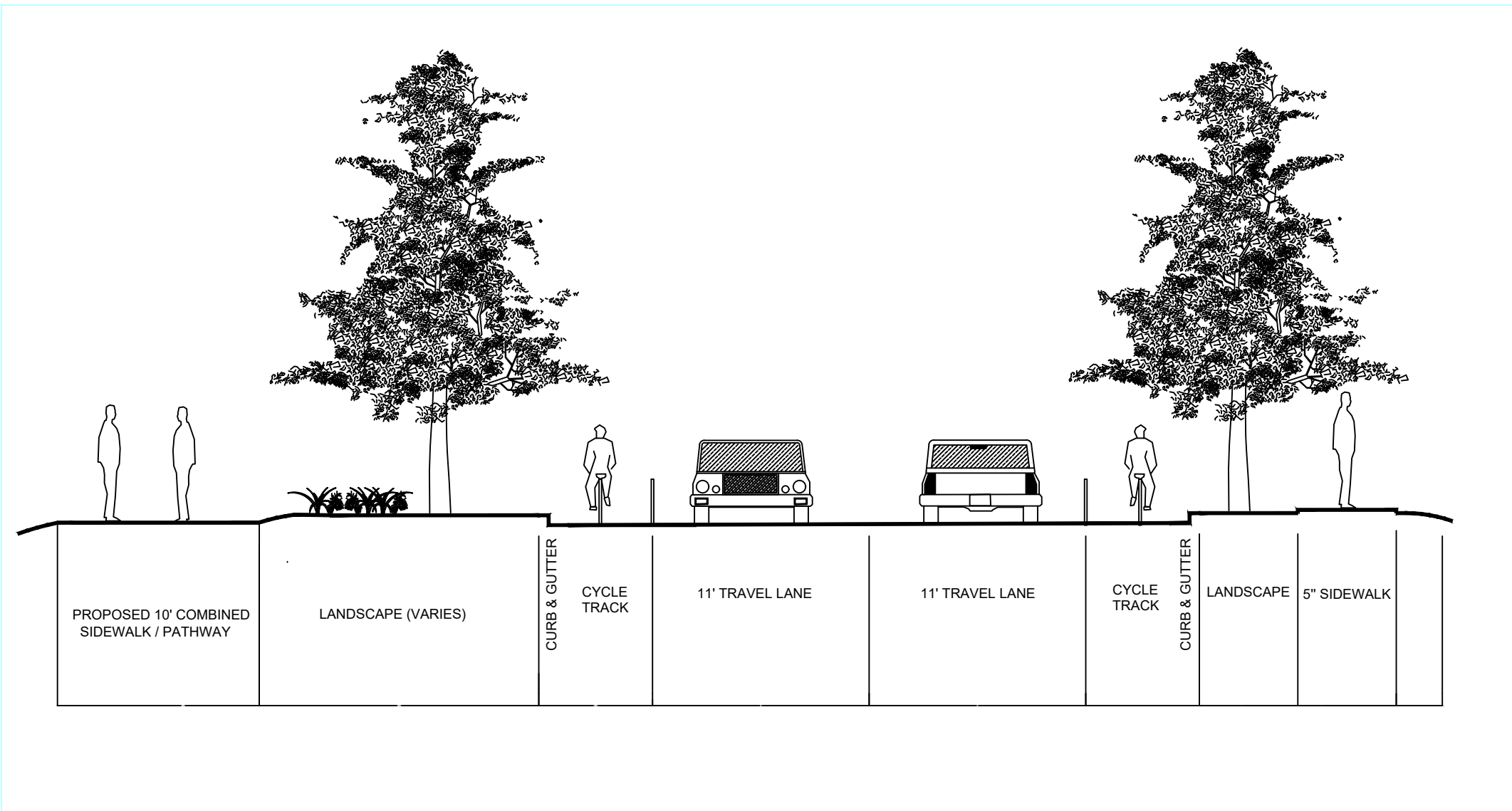
1 SNOW KING CONCEPT DETAIL B  
3.0 1:400 SCALE



2 TRACT 1 BRIDGE OPTION  
3.0 NOT TO SCALE

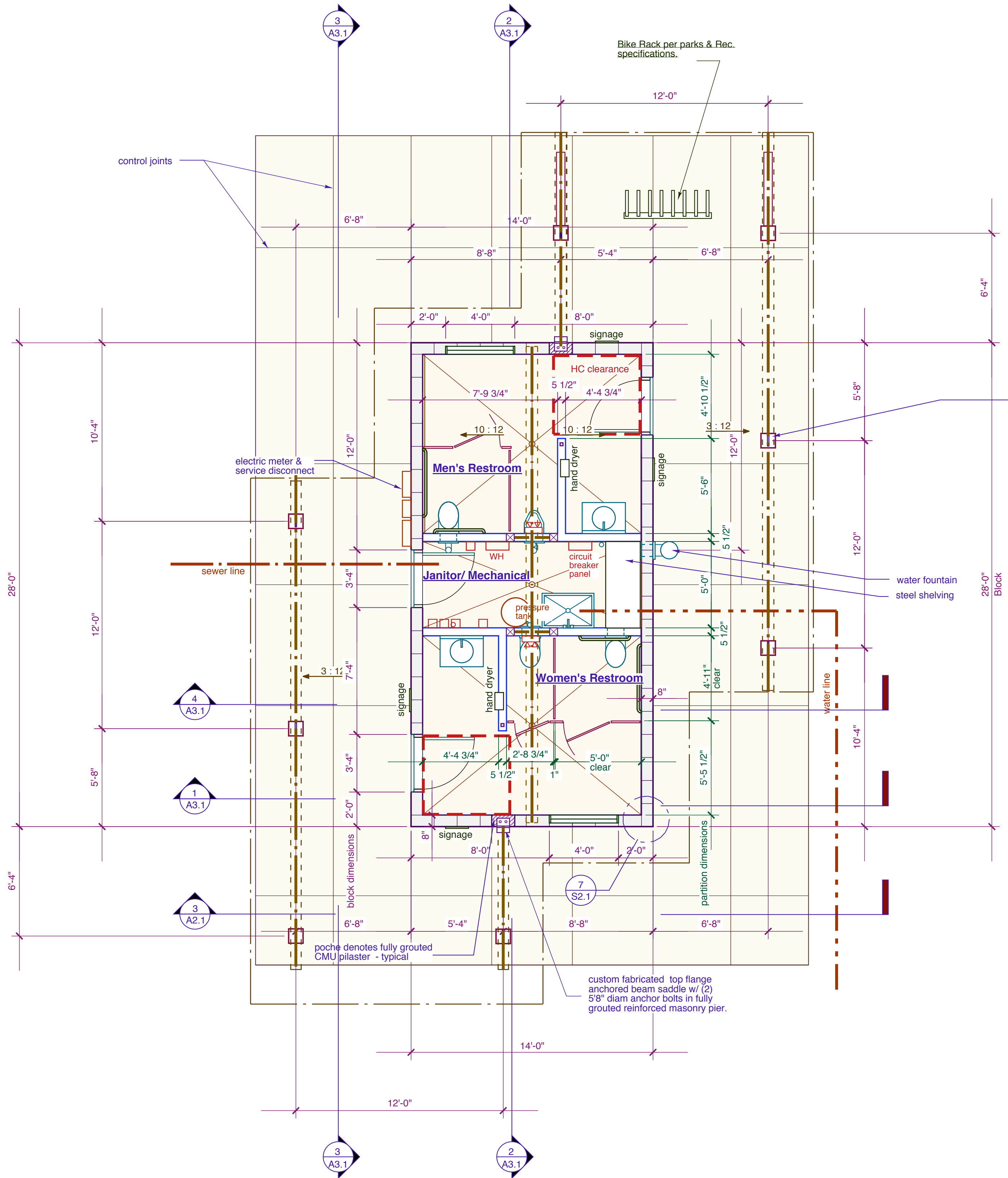


3 SNOW KING AVE SECTION LOOKING EAST  
3.0 NOT TO SCALE



4 SNOW KING AVE SECTION LOOKING EAST  
3.0 NOT TO SCALE





Owner Approval Status: \_\_\_\_\_  
Phase: \_\_\_\_\_ Date: \_\_\_\_\_  
  
Signature: \_\_\_\_\_

Issue dates prior to full release: \_\_\_\_\_  
date: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_

Release Status of this drawing:  
The Release Status of this drawing is indicated by the statement following the lowermost box in which a mark has been placed.  
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by: \_\_\_\_\_ date: \_\_\_\_\_  
☐ Partial Release. Only to the extent noted hereon, parts of the drawing are released for only the purposes listed above or below.  
by: \_\_\_\_\_ date: \_\_\_\_\_  
☐ Full Release. This drawing is hereby fully released for the purpose of construction of this project only.  
by: \_\_\_\_\_ date: \_\_\_\_\_

Revisions after full or partial release: \_\_\_\_\_  
Mark: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_

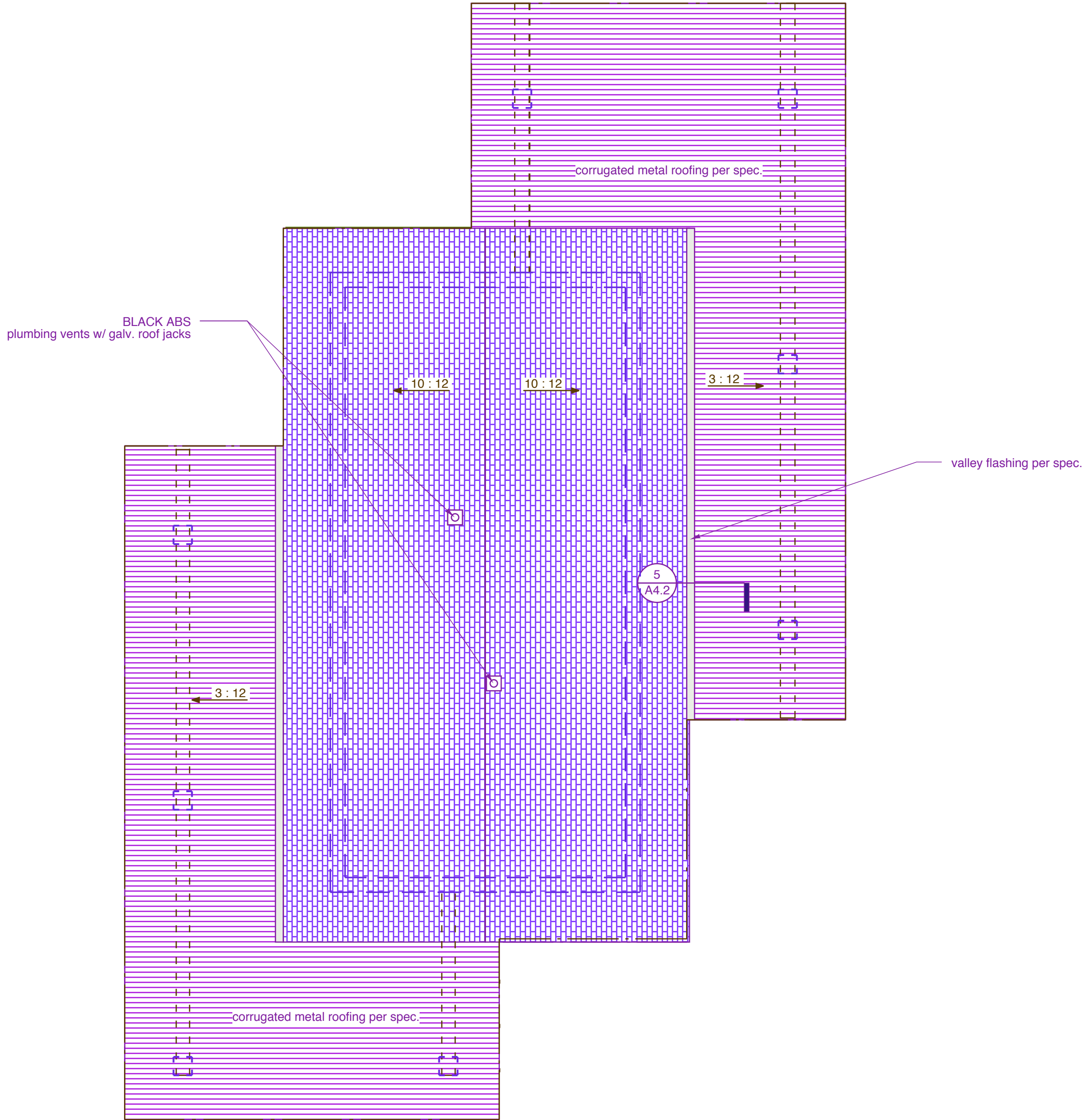
## 2 Stall Restroom Prototype

### Floor Plan

**HandsOn Design**  
P.O. Box 956 Wilson, WY 83014  
(307) 732-1645, ph 732-1646 fax  
handson@onewest.net

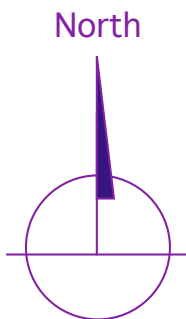
Issue date: 1/4/08  
  
Dwg.no. **A1.1**

**Note:**  
HandsOn Design architectural drawings represent design intent only. Refer to individual structural drawings for beam sizes, connection details, foundation reinf., etc. Refer to individual Site Plans for orientation, paving, signage etc.



**Roofing Notes**

1. Typical underlayment = 30 lb roofing felt.
2. Provide 3'-0" ice & water shield @ ridge & valleys, and 3'-0" up from eaves - typical.
3. Provide galvanized roof jack @ plumbing vent penetrations & cover seams w/ 6" min. ice & water shield covering.
4. Provide painted valley flashing per spec to match corrugated roofing & siding, as well as inside & outside corner flashings at siding corners and endwall connections.
5. Provide painted roof edge & endwall flashings to match corrugated roofing & siding at canopy shed roof per spec.



1

**Roof Plan - Restroom Structure**  
1/4" = 1'-0"

**Note:**

HandsOn Design architectural drawings represent design intent only. Refer to individual structural drawings for beam sizes, connection details, foundation reinf., etc. Refer to individual Site Plans for orientation, paving, signage etc.

Owner Approval Status: \_\_\_\_\_  
Phase: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Issue dates prior to full release: \_\_\_\_\_

date: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_

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- ☐ **Full Release:** This drawing is hereby fully released for the purpose of construction or this project only.
- by: \_\_\_\_\_ date: \_\_\_\_\_

**Revisions after full or partial release:**

Mark: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_



**2 Stall Restroom Prototype**

**Roof Plan**

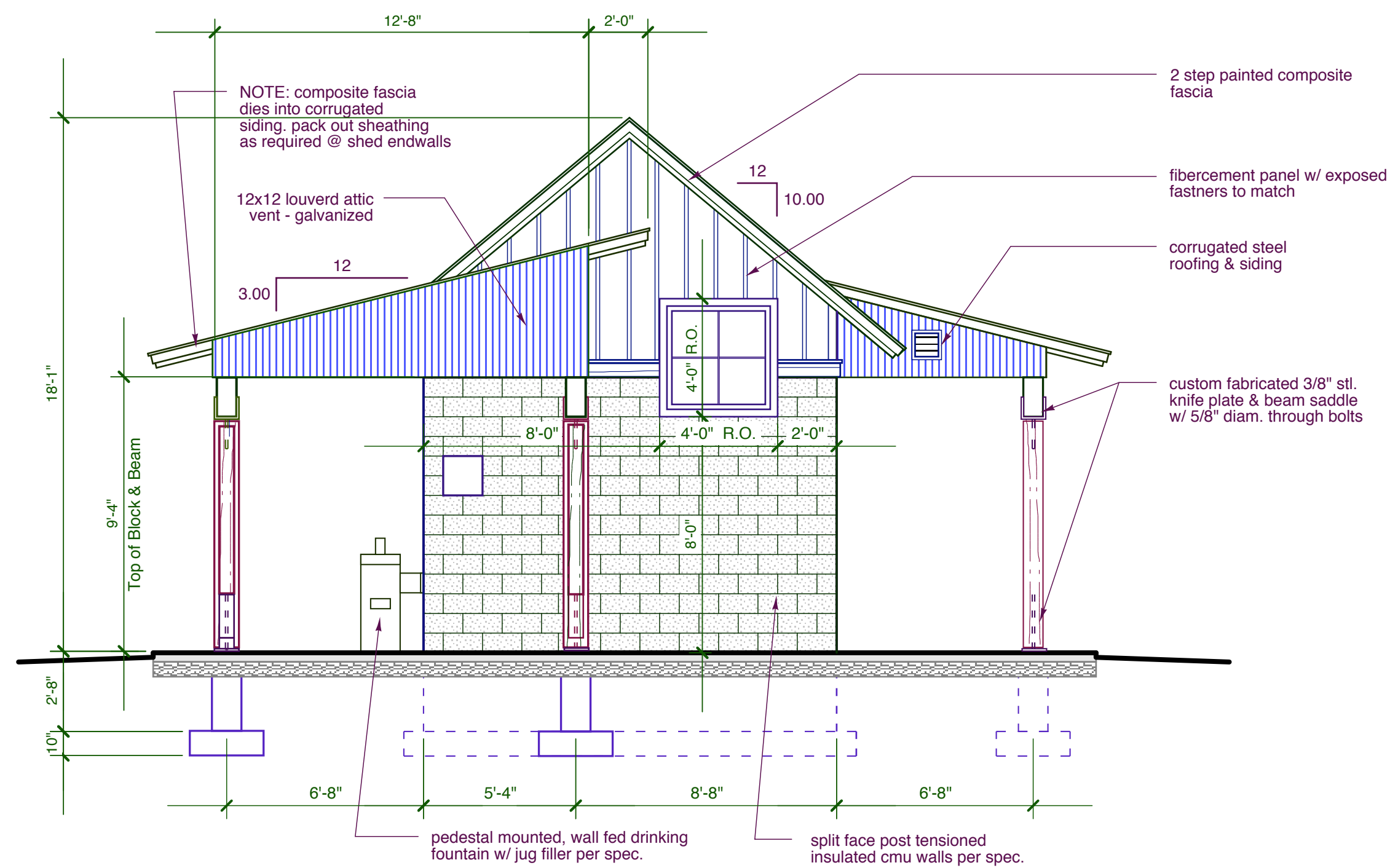
**HandsOn Design**

P.O. Box 956, Wilson, WY, 83014  
(307) 732-1645, ph 732-1646 fax.  
handson@onewest.net

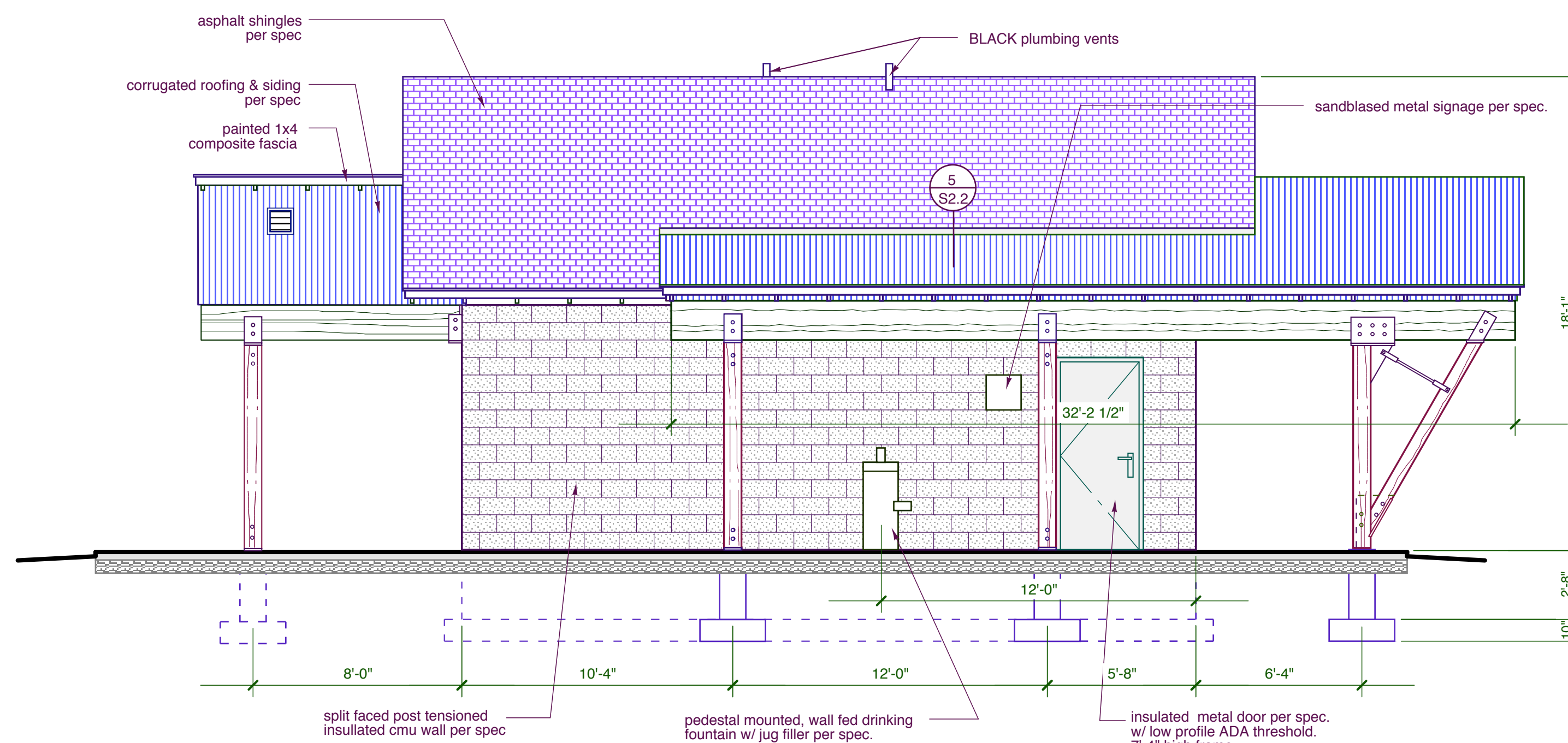
Issue date: 1/4/08

Dwg.no. **A1.2**

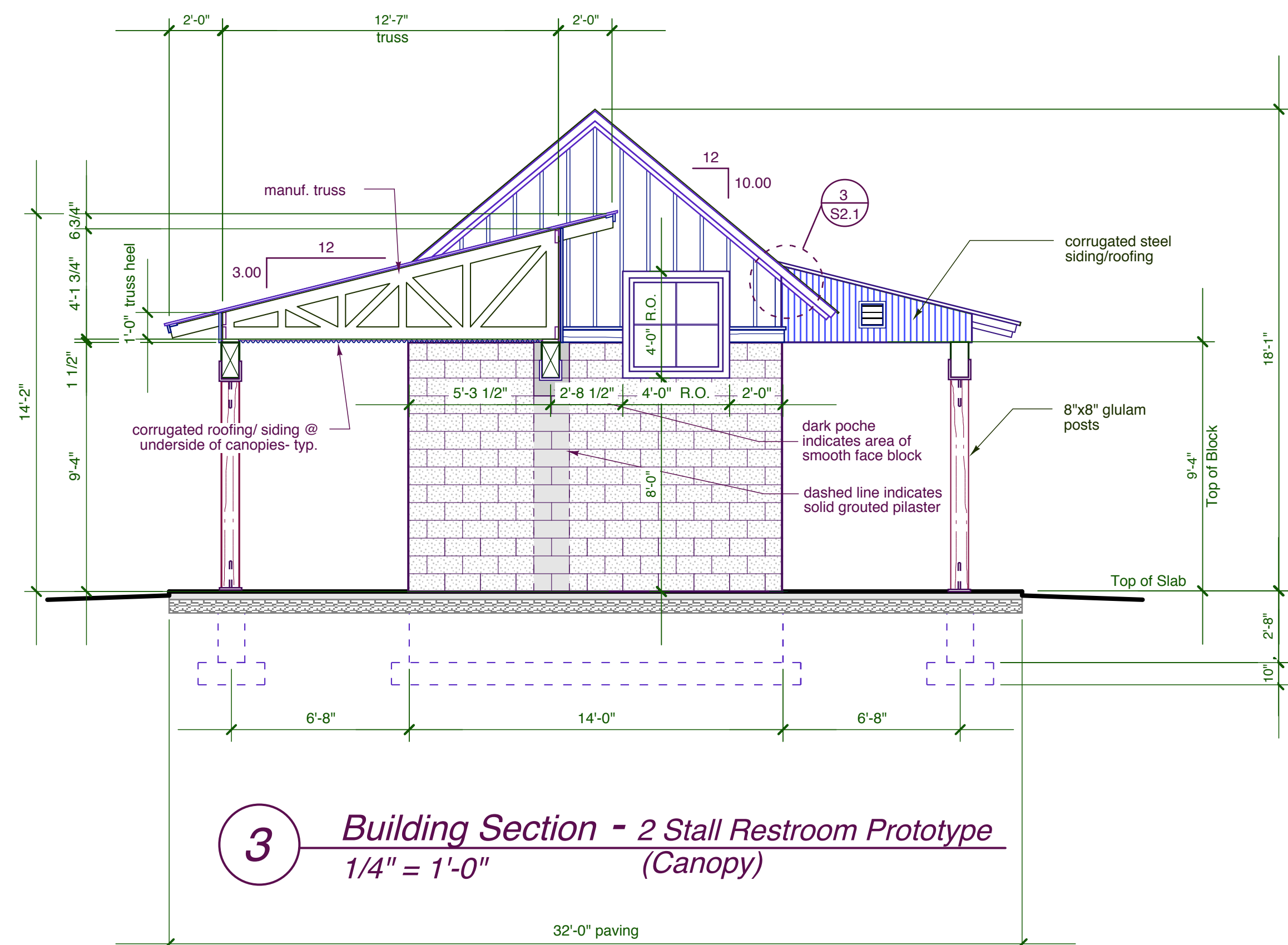




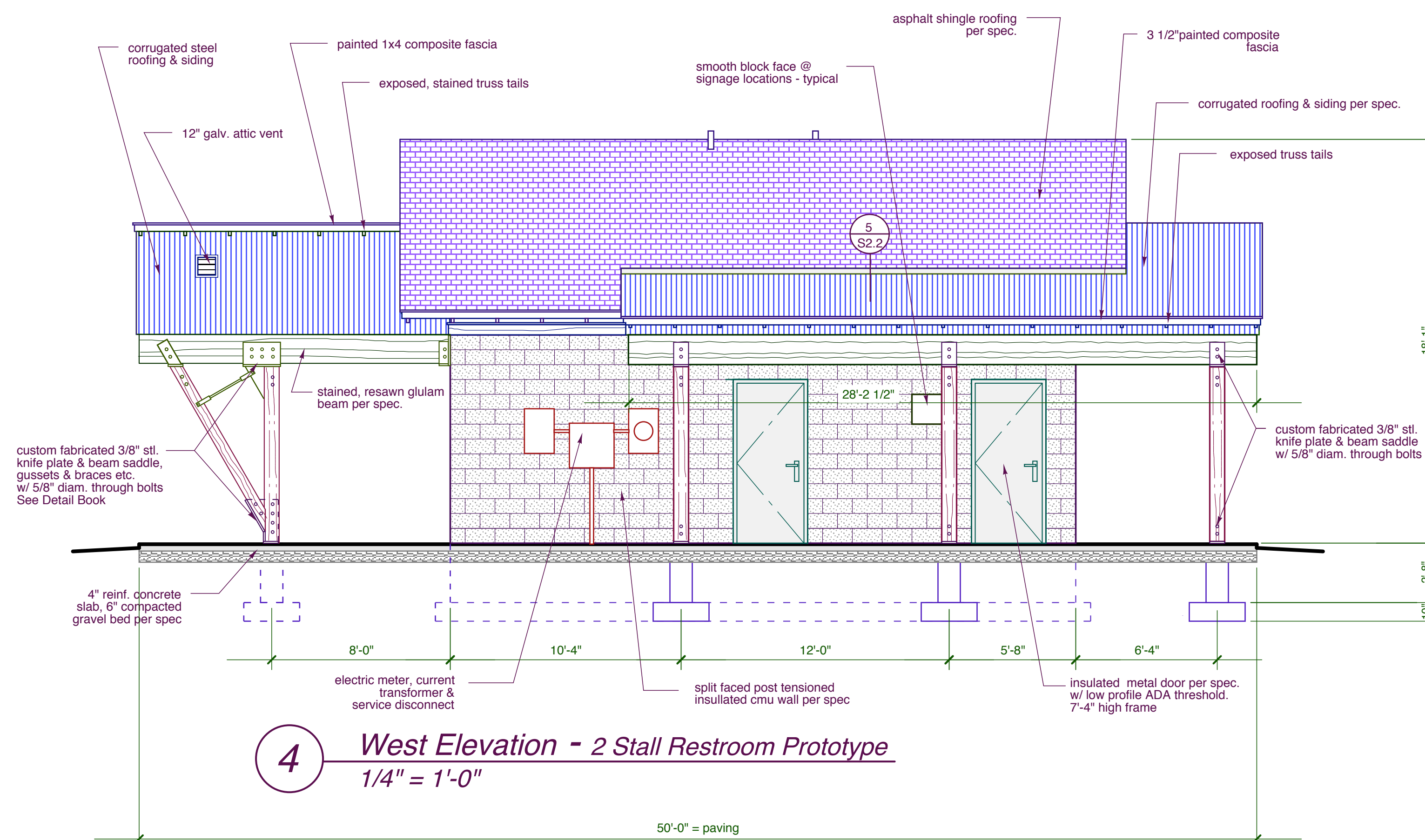
1 North Elevation - 2 Stall Restroom Prototype  
1/4" = 1'-0"



2 East Elevation - 2 Stall Restroom Prototype  
1/4" = 1'-0"



3 Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0" (Canopy)



4 *West Elevation - 2 Stall Restroom Prototype*  
1/4" = 1'-0"

Owner Approval Status: \_\_\_\_\_  
Phase: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Issue dates prior to full release:

date:	issued to:	restrictions:
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Release Status of this drawing:

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*Progress Print: No part of this drawing is released for construction purposes.*

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Partial Release: Only to the extent noted hereon, parts of the drawing are released for only the purposes listed above or below.

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by: \_\_\_\_\_ date: \_\_\_\_\_

Revisions after full or partial release:

Mark: issued to: restrictions:



## 2 Stall Restroom Prototype

## Elevations

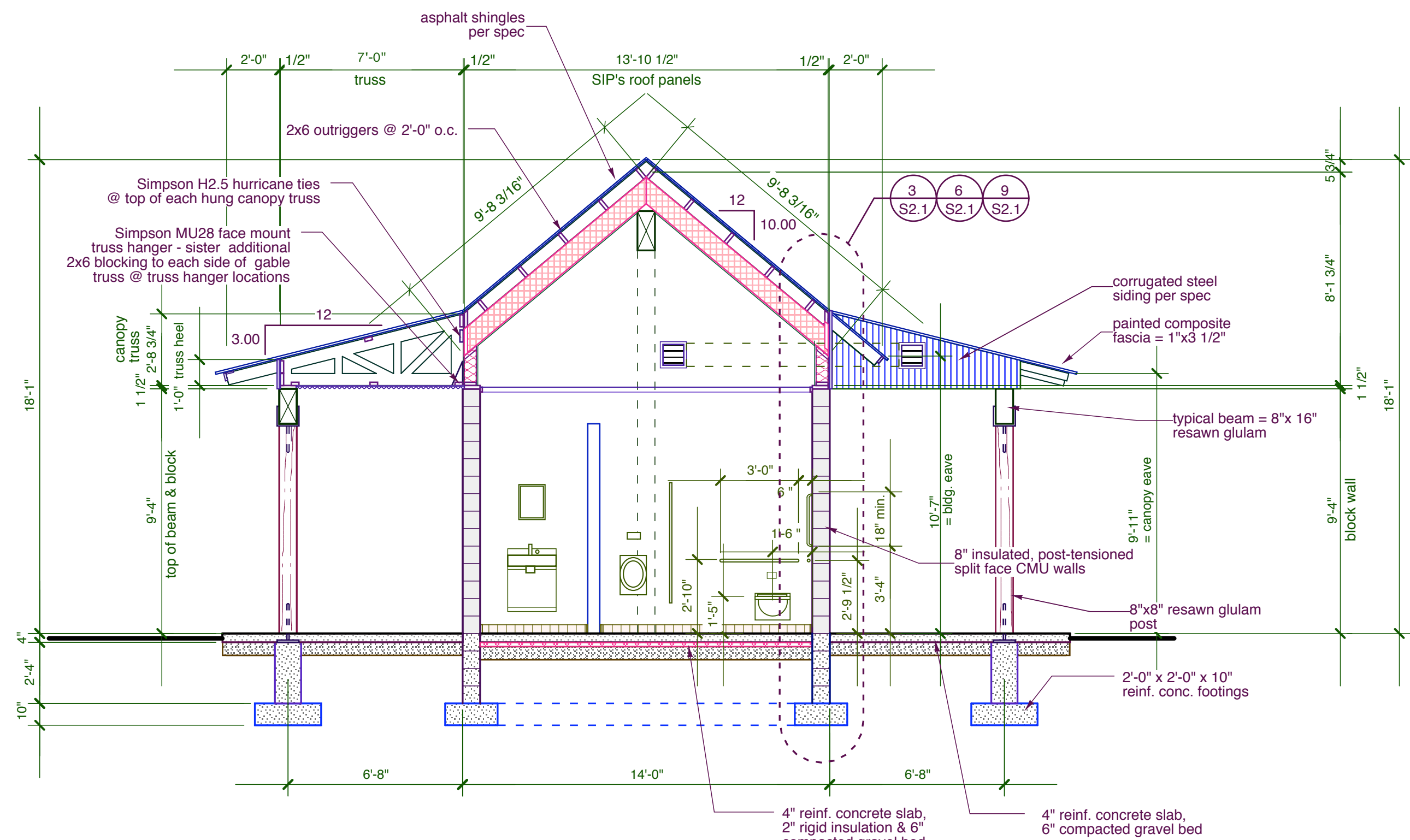
## HandsOn Design

P.O.Box 956, Wilson, WY, 83014  
(307) 732-1645, ph 732-1646 fax.  
handson@onewest.net

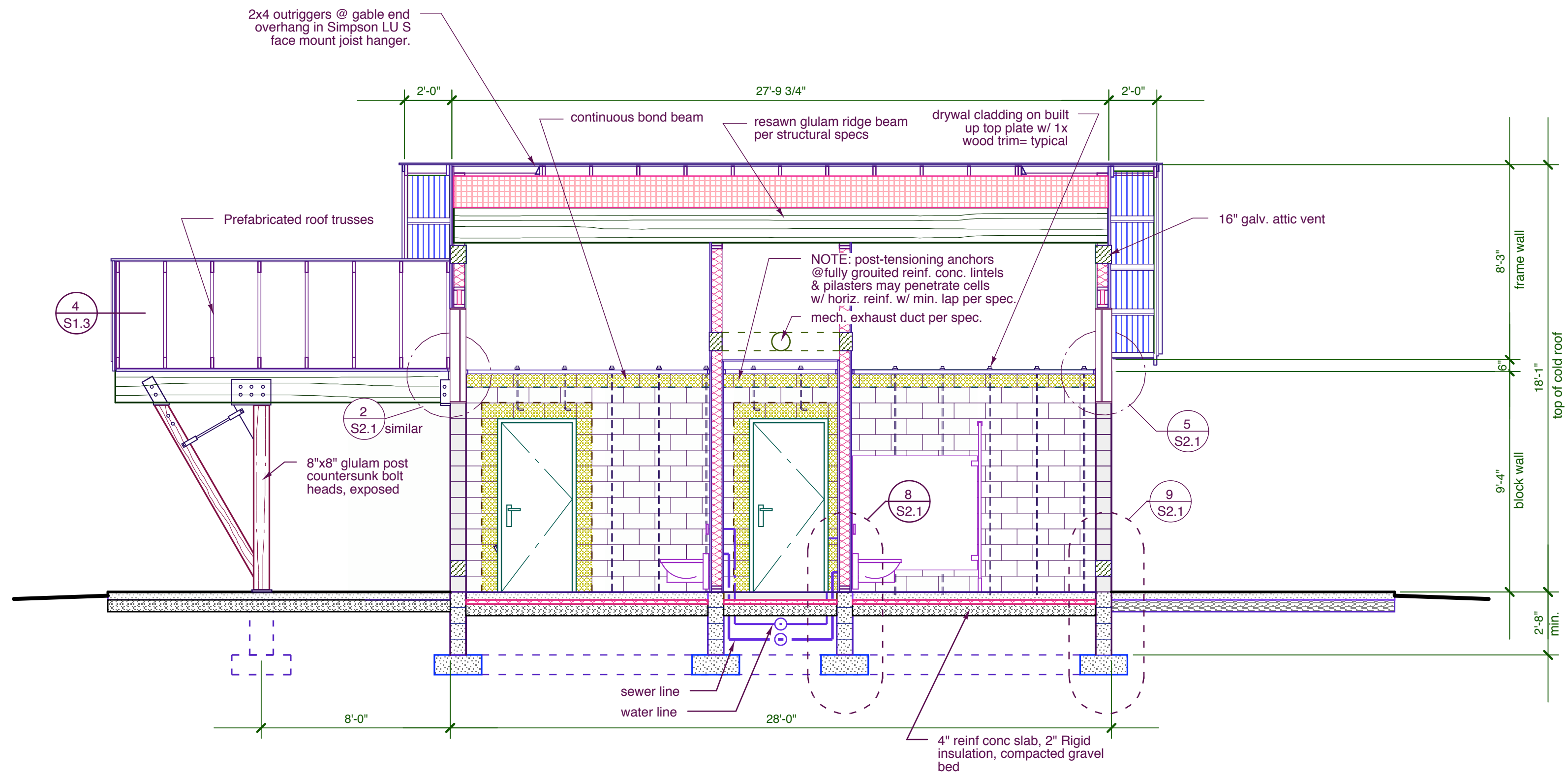
Issue date: 1/4/08

Dwg.no. **A2.1**

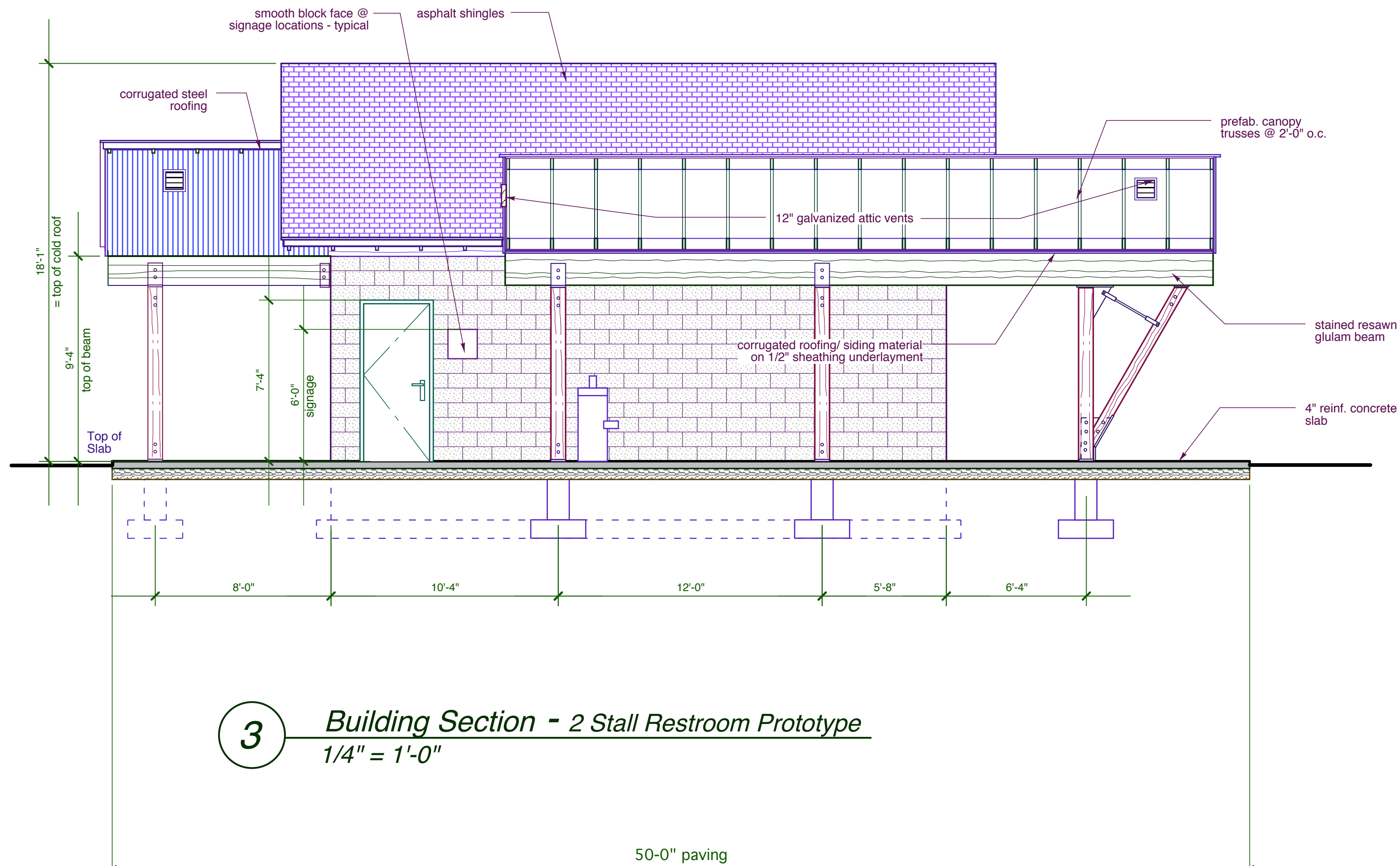




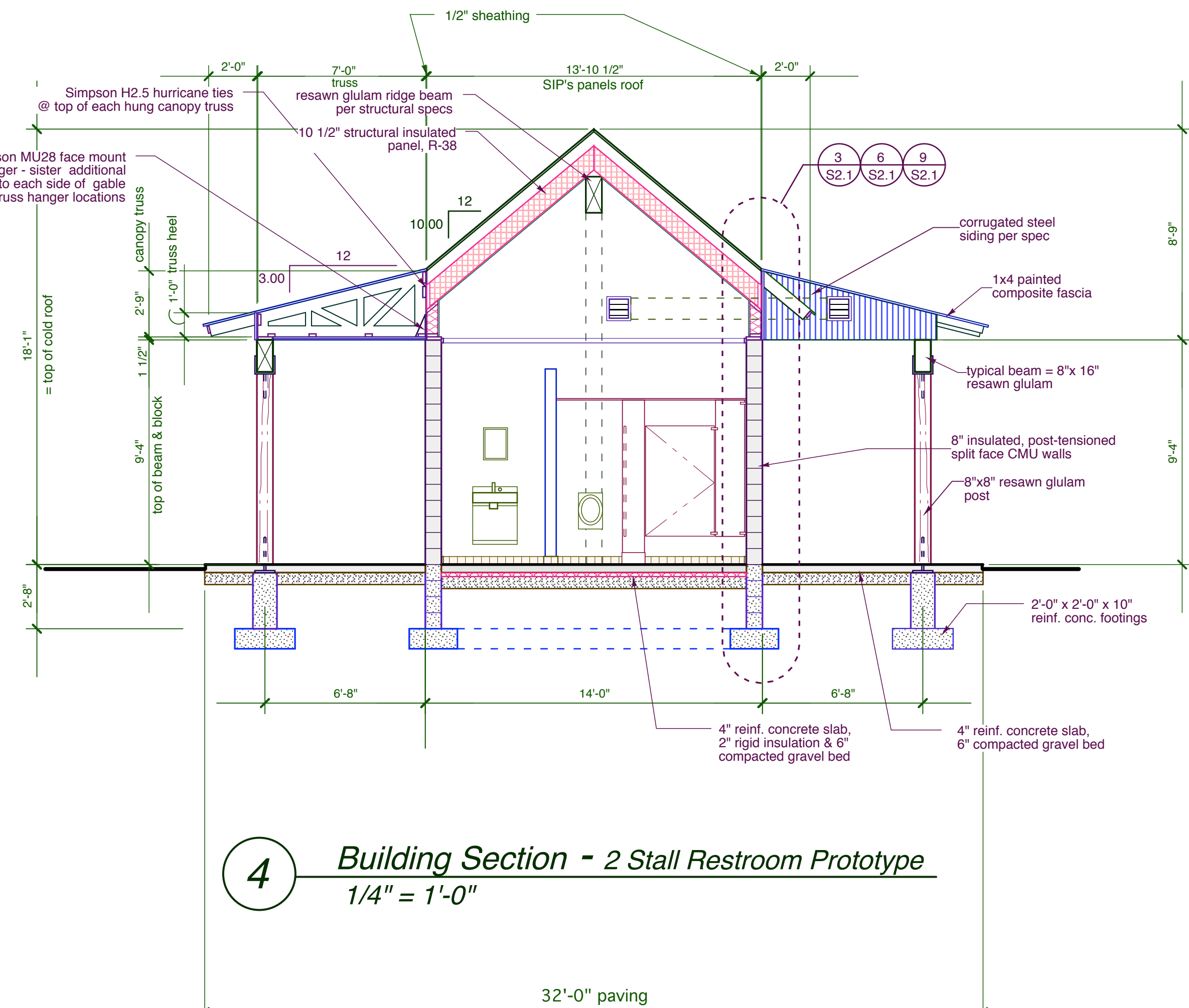
**1** Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0" showing typical fixture locations



**2** Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0"



**3** Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0"



**4** Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0"

Issue dates prior to full release:  
date: issued to: restrictions:

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by: date:

Full Release: This drawing is hereby fully released for the purpose of construction of this project only.

by: date:

**Revisions after full or partial release:**

Mark: issued to: restrictions:



**2 Stall Restroom Prototype**

**Building Sections**

**HandsOn Design**

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(307) 732-1645, ph 732-1646 fax  
handson@onewest.net

Issue date: 1/4/08

Dwg. no. **A3.1**