

Jackson Town Council Regular Meeting

August 19, 2019

6:00 PM

Town Council Chambers

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**

I. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Announcements/Proclamations

II. PUBLIC COMMENT

This section is reserved for questions and comments from the public on items that are not otherwise included in this agenda. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item or send an email to Council@jacksonwy.gov.

- A. Get Funky, LLC dba Roadhouse Brewing Company

III. CONSENT CALENDAR

All matters listed in this section are considered to be of routine nature by the governing body and will be enacted in one motion, unless it is removed from the consent calendar and considered separately by Council. Public comment may be given on any item.

- A. Minutes
 - 1. August 5, 2019 regular meeting
- B. Disbursements
- C. Municipal Court Report for July 2019
- D. Special Event: Wildly Creative Installation on the Town Square
- E. Special Event: Fall Arts Festival
- F. Special Event: Farmer's Market Supplemental Request
- G. Temporary Sign Permit: Laff Staff (P19-195)
- H. Temporary Sign Permit: Fall Arts Festival (P19-196)
- I. Temporary Sign Permit: CLIMB Training (P19-190)
- J. Hillside Regulations Scope of Work and Contract Approval (P18-006)
- K. Reappointment of Board of Examiners Members

IV. PUBLIC HEARINGS, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

- A. Administration
 - 1. Karns Meadow Environmental Analysis (Steve Ashworth)
- B. Planning
 - 1. **Item P19-170:** Final Plat at 170 Redmond Street (Brendan Conboy)

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

V. RESOLUTIONS

VI. ORDINANCES

- A. **Ordinance G:** An Ordinance Amending and Reenacting the Town of Jackson Official Zoning Map to change zoning at 135 E Broadway to Downtown Core (Presented for Second Reading)
- B. **Ordinance H:** An Ordinance Amending and Reenacting the Town of Jackson Official Zoning Map to change zoning at 175 E Broadway Avenue to Downtown Core (Presented for Second Reading)
- C. **Ordinance I:** An Ordinance Amending and Reenacting the Town of Jackson Official Zoning Map to change zoning at 105 E Broadway Avenue to Downtown Core (Presented for Second Reading)
- D. **Ordinance J:** An Ordinance Amending and Reenacting the Town of Jackson Municipal Code Title 16 Regarding Housing Rules & Regulations (Presented for First Reading, April Norton)

VII. MATTERS FROM MAYOR AND COUNCIL

- A. Reappointment of Planning Commission Members
- B. Invitation to Mountain and Resort Town Elected Officials Summit
- C. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

IX. ADJOURN

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT:

PRESENTER: Self Presented Under Public Comment
Report prepared by Sandy Birdyshaw/Roxanne Robinson

MEETING DATE: August 19, 2019

SUBJECT: Get Funky, LLC dba Roadhouse Brewing Company, Liquor License Conditions of Approval

STATEMENT/PURPOSE

Because the Council has already acted on this issue, the request is being placed under Public Comment. Should the Town Council wish to consider changes to the 2017 conditions of approval for the liquor license, they would need to direct staff to place it as an action item on a future agenda.

BACKGROUND/ALTERNATIVES

Conditions of approval were placed on the Microbrewery License for Get Funky, LLC dba Roadhouse Brewing Company located at 1225 Gregory Lane when it was originally approved in 2017. These conditions also carried forward when the license was renewed on February 19, 2019. Because the Council has already acted on this matter, there are no provisions for the Town Clerk to process a requested change to these conditions without specific direction from the Town Council. Therefore, the request was placed under Public Comment because anyone can speak under Public Comment. Should the Town Council wish to consider changes to the conditions of approval, they could direct staff to place the item for action on a future agenda, or they could consider the request in 2020 when licenses are up for renewal.

The Town Clerk has consulted with appropriate Department Directors on the request and those concerns/comments would be presented to Council should the item be placed on an upcoming agenda. Those comments would also be presented to Council at renewal time should the applicant wish that their request be considered at that time. Staff recommends the Council not take action on the request without considering the comments/concerns from Department Directors.

The Town Council has several options under Public Comment:

1. Listen to the public comment, thank the presenter, and take no action thereby denying the request for consideration at this time.
2. Listen to the public comment and direct staff to place the item for consideration at the next available Town Council meeting.
3. Other.

COMPREHENSIVE PLAN ALIGNMENT

Allowing any and all requests to come before Council under Public Comment is sound government and is responsive and respectful to the community. The original conditions of approval were placed on the license in order to protect the community impacted by this business and operation and this is the responsibility of the Council as spelled out in the Wyoming Statutes relating to liquor licensing. One of the conditions also directly relates to vehicle trips which in turn is addressed under Section 7 Multimodal Transportation and also relates to emissions and environmental protections which are laced throughout the Comprehensive Plan. This alignment would be further analyzed should the Council direct staff to place this on an agenda for consideration.

STAKEHOLDER ANALYSIS

Stakeholders in this issue include the license holder, the surrounding businesses, the school system, patrons to the business, and the community at large as it relates to the comprehensive plan goals. This stakeholder analysis would be more fleshed out should the Council direct staff to place this issue on an agenda for consideration.

FISCAL IMPACT

The fiscal impact of amending the conditions of approval would be fleshed out should the Council direct staff to place this issue on an agenda for consideration but would generally be a positive fiscal impact to the license holder.

STAFF IMPACT

The staff impact of amending the conditions of approval would be fleshed out should the Council direct staff to place this issue on an agenda for consideration but would generally relate to further enforcement concerns.

LEGAL REVIEW

The legal review would be provided should the Council direct staff to place this issue on an agenda for consideration.

ATTACHMENTS

Letter of Request and attachments.

RECOMMENDATION

Should the Council wish to consider amendments to the conditions of approval, staff would recommend the Council place this issue on a future council agenda for a full review and consideration.

SUGGESTED MOTION

No motion is suggested.

August 3, 2019

Town of Jackson Clerk
Attn. Sandy Birdyshaw
150 E. Pearl Ave.
Jackson, WY 83001
DELIVERED VIA HAND DELIVERY

Dear Sandy:

As you are aware, I represent Get Funky, LLC (“Get Funky”). Get Funky holds a Town of Jackson Microbrewery License with Sales effective April 1, 2019 (the “License”). As set forth in the enclosed letter dated March 1, 2019, the License is restricted by five conditions on the operation of the tasting room. Those conditions are as follows:

- a) The hours of operation for the tasting room shall be limited to opening no earlier than 4:00 p.m. and closing no later than 10:00 p.m.
- b) Only free samples of food shall be served to customers for on-site consumption.
- c) A maximum of ten seats shall be provided, and the ‘tasting room’ shall be limited to 10% of the total square footage.
- d) On-premises consumption shall be limited to 10% of yearly production.
- e) The ‘tasting room’ shall not generate any additional employees or car trips to the site than the principal brewery use.

Get Funky requests that the Town Council consider the removal of condition e) entirely, and the amendment of the remaining conditions as follows:

- a) The hours of operation for the tasting room shall be limited to opening no earlier than 4:00 p.m. on weekdays and noon on weekends and holidays, and closing no later than 10:00 p.m.
- b) Only free samples of food shall be served to customers for on-site consumption, provided that this restriction shall not prohibit the sale of food by third-party vendors for on-site consumption.
- c) The size of the ‘tasting room’ shall be limited to 10% of the total square footage of the microbrewery premises.
- d) On-premises consumption shall be limited to 10% of yearly production.¹

There are several reasons why the existing conditions should be amended. The conditions on the tasting room operations are unreasonable in scope and reach beyond the regulation of the sale and distribution of alcohol. Furthermore, to the knowledge of Get Funky, there have been no parking complaints since February of 2018, and the License was renewed in March of 2019 without

¹ No changes proposed to condition d)

August 3, 2019

Page 2

protest or negative public comment. Regarding the changes to condition b), it is critical for the safety and convenience of Get Funky's customers that there are food service options while visiting the tasting room.

We request the placement of this item on the Council's August 19, 2019 agenda. Please let me know if you have any questions or concerns.

Sincerely,

/s/

Amberley Baker

Cc: Lea Colasuonno

Enclosures



TOWN CLERK
SANDY BIRDYSHAW

307.733.3932 x1113
sbirdyshaw@jacksonwy.gov

March 1, 2019

GET FUNKY LLC
dba ROADHOUSE BREWING COMPANY
1225 GREGORY LN
JACKSON, WY 83001

Re: Your 2019-2020 Liquor License

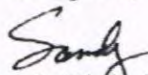
To Whom It May Concern,

On February 19th, the Town Council approved the renewal of a MICROBREWERY LICENSE WITH SALES at 1225 GREGORY LN for the upcoming liquor license year beginning April 1, 2019 and going through March 31, 2020.

- ***Do it now!*** Replace your old license with this new one and display it in a conspicuous place.
- If your license was originally approved with restrictions or conditions, those carried over and still apply.
- ***Be aware!*** The Town Council supports Jackson Police Department identification compliance checks. Information on free TIPS training is on the back of this letter.
- ***Be ready for State inspections!*** Be sure your current liquor license and state sales tax license are displayed.

Please feel free to contact me anytime if you have any questions.

Best regards,


Sandy Birdyshaw

Enclosure: 2019-20 Liquor License

TOWN OF JACKSON, WYOMING

MICROBREWERY PERMIT

GET FUNKY LLC d/b/a ROADHOUSE BREWING COMPANY

THE TOWN OF JACKSON, WYOMING, hereby acknowledges the fee of **\$500.00** has been paid and authorizes **GET FUNKY LLC** to sell alcoholic liquors and malt beverages in accordance with all laws prescribed under Title 12 of the Wyoming Statutes and Title 6 of the Jackson Municipal Code within the licensed building described as:

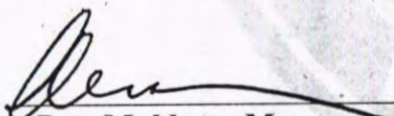
**1225 GREGORY LN
JACKSON, WY**

LOCAL LICENSE NO.: 503 WITH SALES

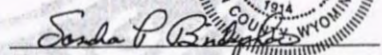
LICENSE EFFECTIVE: **4/1/2019**

LICENSE EXPIRES: **3/30/2020**

TOWN OF JACKSON


Pete Muldoon, Mayor

ATTEST:


Sandra P. Birdyshaw, Town Clerk



IN TESTIMONY WHEREOF, Pete Muldoon, Mayor of the Town of Jackson, Wyoming, having affixed my signature and the seal of said Town this 19th day of February 2019. Issued MARCH 1 2019

This license shall be displayed in a conspicuous place within the licensed building, W.S. 12-4-702(c).



Restrictions placed on this license at the time of the original Town Council approval:

Roadhouse Brewing Company (on Gregory Lane):

All sales of other malt beverages for on-premises consumption must be obtained through a licensed wholesale malt beverage distributor.

The applicant shall request, and obtain Town Council approve prior to any service or consumption of alcohol on any outdoor deck or patio.

The brewery operation shall be allowed to have a 'tasting room' that is incidental to the principal brewery use. A 'tasting room' is an incidental use to the brewery provided it complies with the following provisions:

- a. Hours of operation for the tasting room shall be limited to, opening no earlier than 4:00 p.m. and closing no later than 10:00 p.m.
- b. Only free samples of food shall be served to customers for on-site consumption;
- c. A maximum of ten seats shall be provided, and the 'tasting room' shall be limited to 10% of the total square footage.
- d. On-premises consumption shall be limited to 10% of yearly production.
- e. The 'tasting room' shall not generate any additional employees or car trips to the site than the principal brewery use.

From: [Jeff Hinman](#)
To: [Town Council](#); [Town Council](#); [Sandy Birdyshaw](#)
Subject: Roadhouse Brewery
Date: Monday, August 19, 2019 9:16:15 AM

All,

It is my understanding that the Roadhouse Brewery is again asking to have their zoning changed and their restrictions lifted.

I cant understand why we are going through this exercise again....Nothing has changed here. My business is directly across the street and likely the most affected. Since the restrictions were added the issue has lessened but my business is still affected almost daily. We are consistently dealing with trucks, deliveries and patrons using my parking area to service the Roadhouse as it operates NOW! This will only intensify to the same and greater levels that we had before when they clearly ignored their zoning and completely changed their business models.

It is not the duty of the neighborhood, the town or anyone else to facilitate anyone's business simply for the sake of growth at the expense of everyone else around them.

I don't know that there has ever been a clearer case of "IT'S EASIER TO ASK FORGIVENENCE THAN IT IS TO ASK PERMISSION" in this towns history. This organization clearly planned to ignore it's alleged use and completely disregard the rules.

No business should be allowed to force redevelopment of an entire neighborhood for the sake of their own greed. Which is what will inevitably be forced upon us if they are allowed to pursue their personal agenda.

It is clear that Roadhouse does not have the parking space even for it's own employees, never the less its patrons and certainly not any sort of events center!!!! I have already dealt with this enough and am still dealing with it as this business operates today.

Please no more waste of taxpayer time and money! Roadhouse should simply move to a bigger facility if they need more space and wish to alter their allowed business model.

Jeff Hinman
Video Vision, Inc.

From: scottunlimited2@aol.com
To: [Sandy Birdyshaw](#); [Town Council](#); [Town Council](#)
Subject: Town Council Meeting August 19, 2019 (Re: Get Funky & Roadhouse Brewery)
Date: Sunday, August 18, 2019 1:22:10 PM

Sandy Birdyshaw
Town Clerk
Town of Jackson, WY
P. O. Box 1687
Jackson, WY 83001
sbirdyshaw@jacksonwy.gov
1.307.733.3932 Office

Dear Ms. Birdyshaw,

Your e-mail was received on Friday August 16, 2019, for a Council Meeting scheduled on August 19, 2019. Unfortunately we had to fly to Florida for a death in our immediate family and cannot plan to attend the Council Meeting.

Please make the Council aware that the problems with the Roadhouse Brewery plus all the associated traffic activities continue to create a clear violation of the Zoning Codes Ordinances for the Gregory Lane area and a hardship for our properly complying commercial tenants. **Scott Unlimited, LLC strongly requests that the Town Council of Jackson enforce their own Zoning Code Ordinances and prevent this continuing clear violation of well established and approved Zoning Code Ordinances previously passed by the Town Council of Jackson, Wyoming.**

Respectfully,

Scott Unlimited, LLC
Managing Partner
S.C.R.U.T.
P. O. Box 1320
Destin, FL 32540-1320
scottunlimited2@aol.com
1.850.585.4590 Cellular Larry Scott
1.850.585.1124 Cellular Beverly Scott

From: [R. Layne](#)
To: [Sandy Birdyshaw](#)
Cc: [scottunlimited2@aol.com](#); [Town Council](#); [Town Council](#); [Layne Williams Brown](#)
Subject: Re: notice of item on Aug 19 Council meeting
Date: Saturday, August 17, 2019 9:32:39 PM

Members of the Town Council

Regarding Roadhouse & Bistro Business at 1225 Gregory Ln. First off, we only received this notice Friday afternoon, for a Monday meeting? Why? We cannot make the meeting, so we hope you read this!

When first opening in the Fall 2017, parking and the use of neighboring properties for parking has been an ongoing battle. Since the cease of special event permits and posting Gregory Ln as no parking, it has gotten better, but as these photos show, they still can not operate in an efficient manner and not use our property(1200 & 1210 Gregory Ln. There parking area is so full, they must pull onto our property to unload trucks or on the roadway. They pull onto our property and block our tenants parking and access.

How the city ever gave a permit for this business to exist with no parking, no employee housing and no snow storage area is beyond us.

The fact that "Get Funky" is asking for stipulations the city put on them, to be removed, is not realistic.

It has been awhile since we have called in a complaint, because we have been handling it ourselves, but if they get anything more that increases the traffic or size and volume, we will be back to calling on every little parking issue!

They are to big for this lot!

Pictures to follow in another email! Thanks, Norris and Layne Brown

Sent from my iPhone

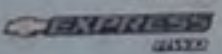








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307.739.4682
bistrocatering.net



4300
UNION



SPEED
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THIS
STREET







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SAFETY

SAFETY
DO NOT
TOUCH
HOT SURFACES
OR FLAMES

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CALL 911

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Video Vision Inc.
Incentive Distribution
307-733-8081
VIDEOVISIONINC.COM

From: [Jeff Daugherty](#)
To: [Town Council](#)
Subject: Roadhouse Comments
Date: Monday, August 19, 2019 10:44:26 AM

Greetings,

I noticed the Council will take public comment on Get Funky/Road House Brewing and thought I would provide the following comments for the Council's consideration. :

When the Road House proposed the tasting room on Gregory Lane, the TOJ sought comment from TCSD. TCSD provided comments and recommended certain conditions - noting this application was a license rather than a CUP. TCSD appreciates the TOJ's actions to address TCSD's concerns.

The Road House use has been in operation for several months now. They have proven to be great neighbors. TCSD has not realized any impacts as a result of the manufacturing or tasting uses. The Road House has proactively addressed operational issues that may have resulted in impacts to TCSD.

TCSD has no concerns with amending certain conditions.

Please feel free to contact me with questions or concerns.

Best regards,

Jeff Daugherty
Assistant Superintendent, TCSD#1

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

AUGUST 5, 2019

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall located at 150 East Pearl at 6:00 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.
STAFF: Larry Pardee, Lea Colasuonno, Todd Smith, Roger Schultz, Kelly Thompson, Paul Anthony, Tyler Valentine, Floren Poliseo, Johnny Ziem, Brian Lenz, Carl Pelletier and Sandy Birdyshaw.

Mayor Muldoon introduced new Town employee Vern Lewis as Transit Operator.

Mayor Muldoon read proclamations into the record and Chief of Police Todd Smith presented the Life Saving Award to Corporal CJ Proctor and Officer Kevin Jones, and presented Sergeant Garret Kellams with the Medal of Bravery.

Public Comment. Shane Rothman made comment on Snow King operating hours of the cowboy coaster, noise and noise mitigation, and atv and truck traffic.

Consent Calendar. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve the consent calendar including items A-L as presented with the following motions.

A. **Meeting Minutes.** To approve the meeting minutes as presented for the July 15, 2019 workshop and regular meeting.

B. **Disbursements.** To approve the disbursements as presented. Ace Equipment & Supply \$3,964.73; Ace Hardware \$962.06; Airgas Usa, Llc \$415.55; Amazon Captial Services \$910.44; Amazon \$1,345.05; American Tower Corporation \$8,880.00; Amsoil Inc, #774148 \$6,781.50; Anderson, Jason \$1,878.13; Animal Care Clinic Of Jackson \$77.71; Arbor Works Tree Service, Llc \$600.00; At&T \$1,355.90; Best Best & Krieger \$876.00; Big R Ranch & Home \$38.87; Bliss Cargo \$25.75; Bmv Llc \$135.03; Bradley Engineering/Chartered \$1,636.75; Buckrail, Llc \$375.00; C & A Professional Cleaning Serv Llc \$10,034.16; Carquest Auto Parts Inc. \$229.79; Casper College \$395.00; Centurylink \$1,929.34; Centurylink \$207.09; Chapa Stripes Of Idaho \$18,500.00; Chargepoint, Inc \$2,048.00; Charter \$1,617.03; Chief \$1,406.49; Chlorinators Incorporated \$1,281.00; Civicplus \$4,225.00; Commercial Tire-Id Falls \$732.96; Control System Technology, Inc. \$12,235.00; Cummins Rocky Mountain Llc \$181.20; Deal, Jeff \$236.42; Delcon Inc \$105.00; Dell \$2,790.57; E.R. Office Express \$1,152.05; Electrical Wholesale Supply \$10.00; Elite Parts \$182.11; Emerg + A + Care \$180.00; Energy Laboratories Inc. \$4,520.00; Evans Construction Inc \$21,733.46; Fire Services Of Idaho \$3,420.00; First Responders \$158.44; Fleetpride \$508.15; Flores, Araceli \$93.00; Freedom Services \$185.00; Gable, Michael \$80.00; Galls Inc. \$376.70; Geittmann Larson Swift Llp \$11,428.54; Gillig Llc \$10,373.14; Goldstreet Design Agency, Inc \$1,450.00; Greenway Painting Llc \$2,270.00; Greenwood Mapping Inc. \$450.00; Greg Ellner Associates, Ltd \$1,447.56; Gym Outfitters Inc \$266.52; Hanover Direct, Inc \$63.00; Hd Fowler Company \$2,999.38; High Country Linen \$3,241.07; Hokanson, Donny \$100.00; Hunt Construction Inc \$747.00; Idaho Falls Peterbilt \$3,600.00; Identisys, Inc \$585.54; Intermountain Sweeper Co. \$741.47; International Institute Of Municipal Cle \$75.00; Interstate Battery \$1,109.40; Isc, Inc \$12,285.50; Jack's Tire & Oil, Inc. \$2,405.08; Jackson Curbside Inc. \$1,335.00; Jackson Hole Law, Pc \$1,513.95; Jackson Hole News & Guide \$5,987.31; Jackson Lumber Inc \$75.44; Jelly Donut, Llc \$360.00; Jham, Inc. \$5,795.56; Jorgensen Associates, Pc \$12,698.10; Kellerstrass Enterprises, Inc \$21,742.38; Kenworth Sales Company Dept #1 \$408.52; Kilmer's Bg Distributing \$7,300.00; Logansimpson \$6,145.20; Long Building Technologies Inc. \$579.22; Massey, Daniel \$42.12; Meeks Brothers Fencing, Llc \$20,000.00; Mountain States Lighting \$1,575.00; Msc Industrial Supply Co \$231.55; Napa Auto Parts Inc. \$1,268.22; Nelson Engineering \$5,762.00; Northworks \$5,241.25; Ops Strategies \$315.00; Pelletier, Carl \$228.95; Perform Printing Inc \$63.85; Phillips Construction \$4,000.00; Prazma Paint & Auto Body \$112.00; Premier Truck- Salt Lake City \$1,113.42; Provantage Corporation \$171.42; Rafter J Improv/Serv Dist \$146.43; Rendezvous Engineering, P.C. \$1,911.75; Respond First Aid Systems \$180.54; Rich Broadcasting (Sv/Jx) \$672.00; Rink-Tec International, Inc \$423.30; Ross Concrete Const Llc \$4,950.00; Rotary Club Of Jackson Hole \$320.00; Rush International Truck Center \$732.64; Safety Supply & Sign Co., Inc. \$160.22; Schaeffer Mfg. Co \$1,264.45; Schow's Truck Center \$5,725.50; Sherwin-Williams Co. \$1,596.95; Snake River Roasting \$295.55; Spring Creek Animal Hospital \$569.93; Stinky Prints, Inc \$431.62; Sunrise Environmental \$498.42; Symbolarts, Llc \$164.50; Teton County Clerk \$154,595.50; Teton County Special Fire Fund \$153,856.45; Teton County Transfer Station \$262.00; Teton County-Fund 10 \$31,387.96; Teton County-Fund 13 \$1,070.49; Teton County-Fund 19 \$169,411.62; Teton Motors Inc \$370.55; Teton Tools Llc \$1,233.65; The Aftermarket Parts Company, Llc \$426.82;

Thomson West \$1,240.21; Timberline Concrete \$728.00; Titan Machinery \$236.09; Uhl, Anthony \$829.13; Upper Case Printing Ink \$161.23; Ups \$81.40; Usa Blue Book \$706.00; Verizon Wireless \$8,177.68; Wamcat \$65.00; Warner Truck Center \$4,894.81; Water Werks, Inc \$376.07; Watkins, Mark R \$75.40; West Coast Code Consultants \$1,045.00; Westbank Sanitation \$623.86; Western States Equip Company \$5,234.97; Wilson, John \$2,000.00; Wyoming Taxpayers Assoc. \$195.00.

- C. **Temporary Sign Permit: Teton Powwow (P19-172).** To approve the temporary banners in conjunction with Central Wyoming College-Jackson subject to three (3) conditions of approval.
- D. **Temporary Sign Permit: Wild West Skateboard Contest (P19-179).** To approve the temporary banners in conjunction with Jackson Hole Ski & Snowboard Club subject to three (3) conditions of approval.
- E. **Temporary Sign Permit: Fireman's Ball (P19-181).** To approve the temporary banners in conjunction with the Jackson Hole Fireman's Ball subject to three (3) conditions of approval.
- F. **Temporary Sign Permit: Wyoming Snow & Avalanche Workshop (P19-185).** To approve the temporary banners in conjunction with the Teton County Search & Rescue Foundation subject to three (3) conditions of approval.
- G. **Special Event: Additional Date for Jackson Hole Live.** To approve the special event application made by Center Management Inc. for the JacksonHoleLive 2019 Concert on August 20, 2019 subject to the conditions and restrictions listed in the staff report.
- H. **Special Event: Dancers Workshop "Let's Make a Parade".** To approve the special event application made by the Dancer's Workshop for the Let's Make a Parade special event on August 16, 2019 subject to the conditions and restrictions listed in the staff report.
- I. **Special Event: Firefighters Ride 4 R.I.S.E.** To approve the request from Jackson Hole Fire/EMS and the Firefighters Ride 4 R.I.S.E. event subject to the conditions and restrictions listed in the staff report.
- J. **Agreement with Teton County School District for START Bus Shelters Construction.** To approve the Agreement with the Teton County School District for the construction three (3) Bus Shelters constructed on the School District's property for the utilization of the general public as part of the START system.
- K. **Utility Easement in Right of Way at 112 Center Street (P19-180).** This item was withdrawn from the agenda.
- L. **Encroachment Agreement for 112 Center Street Canopy (P19-052).** To authorize staff to prepare an Encroachment Agreement, as approved by the Interim Town Attorney, between the Town of Jackson and property owner CCC's Center Street LLC to allow for covered sidewalk canopies to encroach into the Town rights-of-way on Center Street, East Deloney Avenue, and North King Street subject to the conditions of approval in the recommendations of this staff report.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

American Legion Monument Request. Mayor Muldoon recused himself from this item as he is a member of the American Legion Post. Vice-Mayor Morton-Levinson took the helm. Larry Pardee and Lea Colasuonno made staff comment. Commander of American Legion Jackson Hole Post #43 Greg McCoy made comment on their request to update the monument in town square.

Public comment was given by Donald Perkins US Army veteran, Bill Smith US Marine Corp veteran, John Sherwood US Army veteran, Danny Jacobson US Army veteran, Joe Albright of the American Legion, Ed Liebszeit US Air Force veteran, Mike Lyles US Army veteran, Joe Burke US Coast Guard veterans, Beth McCoy, Lauren Gurney Med-Vac Pilot, and Russ Point Post #43 member.

A motion was made by Arne Jorgensen and seconded by Jim Stanford to make the findings that the proposal from the American Legion to update/replace the monument in the Town Square honoring local Veterans complies with the criteria in the adopted Monument Policy and approve the proposal subject to the 1,2,4-9 conditions of approval as presented in the staff report and request the final proposal be brought back for Council approval. Vice-Mayor Muldoon called for the vote. The vote showed 4-0 in favor, with Muldoon recused. The motion carried.

Mayor Muldoon retook the helm.

Item B19-0450: Request for a 90-day Stay on a Demolition Permit at 230 E. Pearl Avenue. Paul Anthony made staff comment.

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to grant a 90-day stay on the issuance of Demolition Permit Application #B19-0450. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Connection and Use Agreement for Water and Sewer for JH Classical Academy at 2500 South Park Loop. Larry Pardee made staff comment. Scott Pierson made comment on behalf of the applicant.

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the staff-drafted version of the Wastewater Treatment Facilities Connection and Use Agreement between the Town and Jackson Hole Classical Academy and the staff-drafted version of the Water Supply Agreement between the Town and Jackson Hole Classical Academy, striking the red type in both agreements and subject to any minor changes deemed necessary by the Town Attorney. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried.

Ordinances. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to read ordinances in the short tile Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance G: An Ordinance Amending and Reenacting the Town of Jackson Official Zoning Map to change zoning at 135 E Broadway to Downtown Core.

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE A PORTION OF THE CURRENT ZONING DESIGNATION OF 1.38 ACRES OF LAND ADDRESSED AS 135 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-105); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve G at first reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance H: An Ordinance Amending and Reenacting the Town of Jackson Official Zoning Map to change zoning at 175 E Broadway Avenue to Downtown Core.

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE A PORTION OF THE CURRENT ZONING DESIGNATION OF 0.46 ACRES OF LAND ADDRESSED AS 175 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-107); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve Ordinance H at first reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance I: An Ordinance Amending and Reenacting the Town of Jackson Official Zoning Map to change zoning at 105 E Broadway Avenue to Downtown Core.

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 0.167

ACRES OF LAND ADDRESSED AS 105 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-114); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve Ordinance I at first reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Matters from Mayor and Council.

Mayor Muldoon made comment regarding an invitation to attend the Mountain Towns 2030 Climate Summit in Park City on October 2-4, 2019. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to approve travel for the Mayor or any councilmember or staff to attend the summit. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Jonathan Schechter made comment on the Integrated Solid Waste and Recycling Board meeting. Jim Stanford made comment on the Airport Board. Jessica Jaubert made comment that the Jackson Hole Airport will begin fueling with sustainable jet fuel on September 3, 2019. Jim Stanford made comment from the Board of Health meeting and Parks and Recreation board meeting.

Town Manager’s Report. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to accept the Town Manager’s Report into the record. The Town Manager’s Report contained an update on the August CAST meeting and a tentative schedule for the Joint Revenue Committee. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve travel for any council member wishing to attend the CAST meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 8:01 p.m. minutes:spb

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: August 21, 2019

Report Criteria:

Detail report.
Invoices with totals above \$0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
425	ACE EQUIPMENT & SUPPLY	168775	MANREL ELGIN PELICAN, PELI	07/23/2019	845.00	.00	
Total 425:					845.00	.00	
51	ACE HARDWARE	659997	TRASH BAGS	07/05/2019	14.99	.00	
51	ACE HARDWARE	660799	BALL VLV 1/2PVC	07/11/2019	4.99	.00	
51	ACE HARDWARE	661885	ROLLER FRAME 9" 4WIRE, GRI	07/18/2019	77.93	.00	
51	ACE HARDWARE	663630	180 LUMEN PENLIGHT WP LIGH	07/30/2019	20.99	.00	
51	ACE HARDWARE	663678	SPLITTING AXE 28"	07/30/2019	54.99	.00	
51	ACE HARDWARE	663734	LETTER NUM 1" BLK VINYL	07/31/2019	11.97	.00	
51	ACE HARDWARE	663787	CARR SCREW Z, USS FLAT WA	07/31/2019	4.44	.00	
51	ACE HARDWARE	663801	BRUSH FITTING 1/2", & 3/4"	07/31/2019	9.48	.00	
51	ACE HARDWARE	664357	BIT DRILL HEX SHANK 3/32", PH	08/05/2019	30.73	.00	
51	ACE HARDWARE	664595	Y BRASS HOSE W/SHUT OFF, S	08/06/2019	19.21	.00	
51	ACE HARDWARE	664620	COUPLE BRS3/4FH	08/06/2019	19.98	.00	
51	ACE HARDWARE	664631	MEASURE WHEEL 10000', SHO	08/06/2019	126.98	.00	
51	ACE HARDWARE	664689	MARKING PNT PL FLR PINK & G	08/07/2019	75.48	.00	
51	ACE HARDWARE	664808	KEY SCHLAGE ORIGNAL	08/07/2019	8.98	.00	
51	ACE HARDWARE	665331	HIGH TRAFFIC	08/12/2019	21.99	.00	
Total 51:					503.13	.00	
6364	ACM Wyoming LLC	081419	REFUND METER FEE AND PAR	08/14/2019	268.03	.00	
Total 6364:					268.03	.00	
88	AIRGAS INTERMOUNTAIN INC.	9090719232	GLV G-TEX MAXIFLEX ELITE 2X	07/10/2019	57.00	.00	
88	AIRGAS INTERMOUNTAIN INC.	9090719233	DC FLP	07/10/2019	28.65	.00	
88	AIRGAS INTERMOUNTAIN INC.	9091294953	FCSHD CEWN BLK W/UNIV SLO	07/23/2019	51.95	.00	
88	AIRGAS INTERMOUNTAIN INC.	9963926096	RENT CYL IND LARGE ACETYL	07/31/2019	108.48	.00	
Total 88:					246.08	.00	
5726	AMAZON	16P4-NY7H-4L	MAGIC MOUNT	07/29/2019	84.04	.00	
Total 5726:					84.04	.00	
6470	AMERICAN STRIPING COMPAN	2015-A	PROJECT: 2019 ROAD MARKIN	07/01/2019	5,900.50	.00	
Total 6470:					5,900.50	.00	
6062	ANDERSON, JACOB	080619	BOND RELEASE 721 ROADEO	08/06/2019	11,325.00	.00	08/06/2019
Total 6062:					11,325.00	.00	
6480	ANDERSON, JASON	080619	RELEASE BOND B18-0194 721	08/06/2019	11,325.00	11,325.00	08/06/2019
Total 6480:					11,325.00	11,325.00	
463	ANIMAL CARE CLINIC OF JACK	625943510		06/13/2019	352.52-	.00	
463	ANIMAL CARE CLINIC OF JACK	625943510	ANIMAL CARE	06/13/2019	705.04	.00	
463	ANIMAL CARE CLINIC OF JACK	625943510	ANIMAL CARE	06/13/2019	352.52	.00	
463	ANIMAL CARE CLINIC OF JACK	625944386	ANIMAL CARE	07/15/2019	1,033.87	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
463	ANIMAL CARE CLINIC OF JACK	625944633	ANIMAL CARE	07/23/2019	288.45	.00	
463	ANIMAL CARE CLINIC OF JACK	625944633	ANIMAL CARE	07/23/2019	20.40	.00	
Total 463:					2,047.76	.00	
383	ANTLER MOTEL, INC.	071919	LODGING FOR VICTIM SERVIC	07/19/2019	195.00	.00	
Total 383:					195.00	.00	
3487	ARCHITECTURAL BUILDING SU	7994350	PROTECTION PLATE	07/31/2019	42.58	.00	
3487	ARCHITECTURAL BUILDING SU	7995086	LATCH PROTECTOR LP-211 SL	08/02/2019	21.38	.00	
Total 3487:					63.96	.00	
3500	BISON LUMBER	1908-708948	3-1/2" BRONZE STAR DRIVE	08/05/2019	108.61	.00	
3500	BISON LUMBER	1908-709604	44-7/8 BANDSAW BLADE 14T	08/13/2019	33.24	.00	
Total 3500:					141.85	.00	
5699	BLAIR, ASHLEY	080819	TRAVEL EXPENSES	08/08/2019	592.30	.00	
Total 5699:					592.30	.00	
1560	BLUE SPRUCE CLEANERS,INC	080119	DRY CLEANING	08/01/2019	548.64	.00	
1560	BLUE SPRUCE CLEANERS,INC	105281	DRY CLEANING- ENGINEERING	07/25/2019	6.57	.00	
Total 1560:					555.21	.00	
2850	BMV LLC	1420	SHIPPING- WATER SAMPLES	08/05/2019	59.53	.00	
Total 2850:					59.53	.00	
3303	BRISTOL, JAMES	6358	ENVELOPES	07/01/2019	295.00	.00	
Total 3303:					295.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-445210	ADHESIVE SEALANT CLR	08/05/2019	15.98	.00	
5	CARQUEST AUTO PARTS INC.	6090-445436	FAST ACCESS CAR OPEN	08/06/2019	59.89	.00	
Total 5:					75.87	.00	
2949	CHLORINATORS INCORPORAT	134911	DUAL CHECK EJECTOR, RAT	08/07/2019	4,101.00	.00	
Total 2949:					4,101.00	.00	
5967	CITY OF DRIGGS	BBSTART2019	BUS BARN RENT AUG	07/29/2019	1,602.64	.00	
Total 5967:					1,602.64	.00	
6495	CLAUSS, C. DAVID	080619	REFUND CREDIT BALANCE 154	08/06/2019	9.71	.00	
6495	CLAUSS, C. DAVID	080619	REFUND CREDIT BALANCE 154	08/06/2019	9.71	.00	
Total 6495:					19.42	.00	
6114	CLIMB WYOMING	063019	REMAINING CONTRACT AMOU	06/30/2019	2,500.00	.00	
Total 6114:					2,500.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4292	Commercial Tire-ID Falls	119510	265/70R17 DISC AT3, SIPING PA	07/26/2019	1,465.92	.00	
Total 4292:					1,465.92	.00	
4887	CONTROL SYSTEM TECHNOLO	9340	CONTROL SERVICE @ WELLS	08/05/2019	250.00	.00	
Total 4887:					250.00	.00	
1691	CORE & MAIN LP	K752984	3/4 PIT NEP, COPPERHORN, 3/4	07/29/2019	36,948.22	.00	
1691	CORE & MAIN LP	K904698	METER ADPT	07/29/2019	54.52	.00	
1691	CORE & MAIN LP	K94004	2" UME TRU/FLO, 2" HPT, T10 M	08/07/2019	3,803.49	.00	
Total 1691:					40,806.23	.00	
611	CUMMINS ROCKY MOUNTAIN L	60-42170	AFM DEVICE GASKET, DOSER I	07/31/2019	892.86	.00	
Total 611:					892.86	.00	
6489	D & R DRYWALL, LLC	137	SHEEETROCK, HILITE MUDE, C	07/31/2019	476.42	.00	
Total 6489:					476.42	.00	
4966	DANA SAFETY SUPPLY, INC	587254	BUCKLE BADGES	07/31/2019	811.30	.00	
Total 4966:					811.30	.00	
4225	DERO BIKE RACKS	INV-00035922	BIKE RACKS	07/19/2019	4,526.70	.00	
Total 4225:					4,526.70	.00	
2175	DIVISION OF VICTIM SERVICES	080519	Crime Victim Surcharge	08/05/2019	490.00	.00	
Total 2175:					490.00	.00	
2798	DPC INDUSTRIES, INC.	727000150-19	CHLORINE,HAZ FEE,FUEL SUR	07/19/2019	2,077.28	.00	
Total 2798:					2,077.28	.00	
3408	E.R. OFFICE EXPRESS	13130	PAPER CLIPS	07/05/2019	17.81	.00	
3408	E.R. OFFICE EXPRESS	13131	PAPER	07/05/2019	319.96	.00	
3408	E.R. OFFICE EXPRESS	13216	STAPLER AND POP UPS	07/16/2019	30.35	.00	
3408	E.R. OFFICE EXPRESS	13217	ENVELOPES	07/16/2019	103.00	.00	
3408	E.R. OFFICE EXPRESS	13239	PAPER	07/18/2019	100.18	.00	
3408	E.R. OFFICE EXPRESS	13241	ENVELOPES	07/18/2019	84.16	.00	
3408	E.R. OFFICE EXPRESS	13242	MISC OFFICE SUPPLIES	07/18/2019	121.77	.00	
3408	E.R. OFFICE EXPRESS	13270	MARKERS	07/22/2019	140.53	.00	
3408	E.R. OFFICE EXPRESS	13274	SHIPPING TAGS	07/22/2019	178.52	.00	
3408	E.R. OFFICE EXPRESS	13277	DESK CALENDAR	07/22/2019	11.23	.00	
3408	E.R. OFFICE EXPRESS	13305	FOLDER FRAMES	07/29/2019	22.27	.00	
3408	E.R. OFFICE EXPRESS	13337	PAPER	07/31/2019	94.00	.00	
3408	E.R. OFFICE EXPRESS	13343	MARKERS	07/31/2019	15.49	.00	
3408	E.R. OFFICE EXPRESS	13364	PAPER OFFICE SUPPLIES	08/02/2019	102.60	.00	
Total 3408:					1,341.87	.00	
6451	ELITE PARTS	S15697	FREIGHT FOR BRACKET KIT	06/11/2019	626.35	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6451:					626.35	.00	
721	EMERG + A + CARE	943231653	WORK EXAM	06/12/2019	251.00	.00	
Total 721:					251.00	.00	
1134	ENERGY LABORATORIES INC.	249914	INFLUENT, EFFLUENT	07/24/2019	114.00	.00	
1134	ENERGY LABORATORIES INC.	251996	INFLUENT, EFFLUENT	08/02/2019	114.00	.00	
1134	ENERGY LABORATORIES INC.	252817	INFLUENT, EFFLUENT	08/06/2019	114.00	.00	
1134	ENERGY LABORATORIES INC.	252928	IOC, SOC, VOC & NITRATE @ W	08/06/2019	1,652.00	.00	
Total 1134:					1,994.00	.00	
4732	ERIKS NORTH AMERICA, INC	IF121650	FIRE HOSE DOUBLE JACKET, H	06/24/2019	196.57	.00	
Total 4732:					196.57	.00	
81	EVANS CONSTRUCTION INC	198070	TICKET #: 140178853: 1.5" ROC	08/02/2019	234.99	.00	
Total 81:					234.99	.00	
3195	FERGUSON ENTERPRISES, IN	7384121	42 GAL BLK CONTRCTOR BAG	07/17/2019	27.48	.00	
Total 3195:					27.48	.00	
4294	FIRE SERVICES OF IDAHO	49265P	ANNUAL WET SYSTEM INSPEC	07/11/2019	225.00	.00	
Total 4294:					225.00	.00	
5337	FLAT CREEK WID	26	FCWID FY 2020- BUDGET REQ	07/31/2019	12,000.00	.00	
Total 5337:					12,000.00	.00	
6178	FORTRESS HOME IMPROVEME	431-326	INSTALL 400 SQ FT OF SHINGL	08/13/2019	1,140.00	.00	
Total 6178:					1,140.00	.00	
668	FREEDOM MAILING SERVICE I	36465	UTILITY BILLING	08/02/2019	904.34	.00	
668	FREEDOM MAILING SERVICE I	36465	UTILITY BILLING	08/02/2019	904.34	.00	
Total 668:					1,808.68	.00	
3521	FRIENDS OF PATHWAYS	1174	START BIKE OPERATIONS JUL	07/31/2019	7,816.00	.00	
Total 3521:					7,816.00	.00	
1022	GALLS INC.	013282712	STREETSHIRTS	07/25/2019	363.52	.00	
1022	GALLS INC.	013317095	DUTY BELT	07/30/2019	44.53	.00	
Total 1022:					408.05	.00	
4212	GILLIG LLC	40601161	BRAKE LINING HAEDWARE KIT	07/17/2019	75.36	.00	
4212	GILLIG LLC	40601162	W/R COAT CAC, V-BELT 95.0	07/17/2019	1,591.46	.00	
4212	GILLIG LLC	40604537	PIVOT FRONT TRANS BUSHING	07/26/2019	1,329.13	.00	
4212	GILLIG LLC	40605503	ELECTRONIC THROTTLE PEDA	07/30/2019	288.69	.00	
4212	GILLIG LLC	40605504	AIR FILTER ASM	07/30/2019	610.32	.00	
4212	GILLIG LLC	40607529	KING PIN KIT	08/05/2019	675.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4212	GILLIG LLC	40607530	HOSE ASM #12 W/FIRE SLEEVE	08/05/2019	157.16	.00	
4212	GILLIG LLC	5045301	HYD FAN & STEERING HALD P	07/29/2019	1,327.36	.00	
Total 4212:					6,055.44	.00	
4988	HD FOWLER COMPANY	I5227694	BLUE POLLY PIPE, CTS STIFFE	07/29/2019	1,786.56	.00	
4988	HD FOWLER COMPANY	I5232647	FIP X CTS PACK JOINT COUPLI	08/01/2019	277.84	.00	
Total 4988:					2,064.40	.00	
96	HIGH COUNTRY LINEN	0141221	BUILDING MAINTS @ PW YARD	07/18/2019	53.05	.00	
96	HIGH COUNTRY LINEN	0141221	UNIFORMS: ADMIN	07/18/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0141221	UNIFORMS: STREET	07/18/2019	26.68	.00	
96	HIGH COUNTRY LINEN	0141221	UNIFORMS: SEWER	07/18/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0141221	UNIFORMS: FLEET	07/18/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0141221	UNIFORMS: WATER	07/18/2019	16.97	.00	
96	HIGH COUNTRY LINEN	0141221	UNIFORMS: WWTP	07/18/2019	24.25	.00	
96	HIGH COUNTRY LINEN	0142711	UNIFORMS: WWTP	07/25/2019	24.25	.00	
96	HIGH COUNTRY LINEN	0142711	BUILDING MAINTS @ PW YARD	07/25/2019	20.00	.00	
96	HIGH COUNTRY LINEN	0142711	UNIFORMS: STREET	07/25/2019	36.38	.00	
96	HIGH COUNTRY LINEN	0142711	UNIFORMS: ADMIN	07/25/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0142711	UNIFORMS: WATER	07/25/2019	16.97	.00	
96	HIGH COUNTRY LINEN	0142711	UNIFORMS: SEWER	07/25/2019	19.40	.00	
96	HIGH COUNTRY LINEN	0142711	UNIFORMS: FLEET	07/25/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0143966	MATS @ SHELTER	07/31/2019	61.93	.00	
96	HIGH COUNTRY LINEN	0144272	UNIFORMS: WWTP	08/01/2019	24.25	.00	
96	HIGH COUNTRY LINEN	0144272	UNIFORMS: FLEET	08/01/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0144272	UNIFORMS: WATER	08/01/2019	16.97	.00	
96	HIGH COUNTRY LINEN	0144272	BUILDING MAINTS @ PW YARD	08/01/2019	53.05	.00	
96	HIGH COUNTRY LINEN	0144272	UNIFORMS: SEWER	08/01/2019	19.40	.00	
96	HIGH COUNTRY LINEN	0144272	UNIFORMS: ADMIN	08/01/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0144272	UNIFORMS: STREET	08/01/2019	36.38	.00	
96	HIGH COUNTRY LINEN	0145013	BUILDING MAINTS @ TOJ HOM	08/05/2019	7.50	.00	
96	HIGH COUNTRY LINEN	0146525	BUILDING MAINTS @ TOJ HOM	08/12/2019	25.31	.00	
96	HIGH COUNTRY LINEN	0146749	MATS @ TOWN HALL	08/13/2019	215.50	.00	
96	HIGH COUNTRY LINEN	S0138671	FLOOR CLEANER START	07/05/2019	54.85	.00	
96	HIGH COUNTRY LINEN	S0139354	BUILDING MAINTS @ TC REC D	07/09/2019	253.70	.00	
96	HIGH COUNTRY LINEN	S0140568	BUILDING MAINTS @ TC REC D	07/15/2019	146.25	.00	
96	HIGH COUNTRY LINEN	S0140570	BUILDING MAINTS @ TC REC D	07/15/2019	142.50	.00	
96	HIGH COUNTRY LINEN	S0143180	BUILDING MAINTS @ TOJ REST	07/26/2019	482.50	.00	
96	HIGH COUNTRY LINEN	S0144194	BUILDING MAINTS @ ADMIN: G	07/31/2019	12.45	.00	
96	HIGH COUNTRY LINEN	S0144711	BUILDING MAINTS @ ADMIN- SI	08/02/2019	130.66	.00	
96	HIGH COUNTRY LINEN	S0144726	BUILDING MAINTS @ TOJ REST	08/02/2019	292.50	.00	
96	HIGH COUNTRY LINEN	S0144727	BUILDING MAINTS @ TC REC D	08/02/2019	146.25	.00	
96	HIGH COUNTRY LINEN	S0144729	BUILDING MAINTS @ TOJ REST	08/02/2019	318.50	.00	
96	HIGH COUNTRY LINEN	S0145636	BUILDING MAINTS @ TOJ REST	08/07/2019	530.00	.00	
Total 96:					3,363.60	.00	
6455	HIRST APPLGATE, LLP	193484	LITIGATION SERVICES	08/07/2019	19,299.65	.00	
Total 6455:					19,299.65	.00	
3323	IDAHO TRAFFIC SAFETY, INC.	191023-A	PROJECT: 2019 ROAD STRIPIN	06/24/2019	2,718.29	.00	
3323	IDAHO TRAFFIC SAFETY, INC.	191140	PROJECT: 2019 GLASS BEADS,	06/25/2019	859.00	.00	
3323	IDAHO TRAFFIC SAFETY, INC.	191143	PROJECT: 2019 GLASS BEADS,	07/02/2019	859.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3323:					4,436.29	.00	
6157	INTELLICHOICE, INC	1229773	PROJECT MANAGEMENT WOR	08/14/2019	11,970.00	.00	
Total 6157:					11,970.00	.00	
106	INTERSTATE BATTERY	22244649	(1) MTP-48/H6	08/12/2019	130.95	.00	
Total 106:					130.95	.00	
2	JACKSON CURBSIDE INC.	00027036	RECYCLING COLLECTION @ P	08/07/2019	195.00	.00	
2	JACKSON CURBSIDE INC.	00027052	RECYCLING COLLECTION @ H	08/07/2019	645.00	.00	
2	JACKSON CURBSIDE INC.	00027064	RECYCLING COLLECTION @ D	08/07/2019	1,335.00	.00	
Total 2:					2,175.00	.00	
131	JACKSON HOLE NEWS & GUID	299346	AD#367218: RFP WASTEWATE	07/31/2019	271.44	.00	
131	JACKSON HOLE NEWS & GUID	299827	AD#367154: RFB 2019 SPRING	07/31/2019	75.15	.00	
131	JACKSON HOLE NEWS & GUID	299827	AD#367153: FPN 2019 SPRING	07/31/2019	75.15	.00	
131	JACKSON HOLE NEWS & GUID	300052	AD#367837: RFP: ELEECTRICAL	08/07/2019	233.80	.00	
131	JACKSON HOLE NEWS & GUID	300053	AD#367836- RFP: 2020 WATER	08/07/2019	45.93	.00	
131	JACKSON HOLE NEWS & GUID	300053	AD#367836- RFP: 2020 WATER	08/07/2019	45.92	.00	
Total 131:					747.39	.00	
114	JACKSON LUMBER INC	00469922-001	WOLMANIZED,	07/16/2019	169.85	.00	
114	JACKSON LUMBER INC	00474028-001	SHIMS	07/30/2019	13.95	.00	
114	JACKSON LUMBER INC	00475324-001	SELECT STRUCTURAL KD FIR	08/02/2019	36.58	.00	
114	JACKSON LUMBER INC	00475806-001	DROP IN ANCHOR	08/05/2019	4.50	.00	
114	JACKSON LUMBER INC	00475818-001	SELECT STRUCTURAL KD FIR	08/05/2019	36.03	.00	
114	JACKSON LUMBER INC	00477261-001	ARAURCO AC PLYWOOD	08/08/2019	248.74	.00	
Total 114:					509.65	.00	
6331	JACKSON TOWING PARTNERS	19-01766	TOWING	07/30/2019	900.00	.00	
Total 6331:					900.00	.00	
5155	JELLY DONUT, LLC	1695	WINDSHIELD REPAIRS	08/03/2019	270.00	.00	
Total 5155:					270.00	.00	
2486	JH APPLIANCE	35395	SERVICE CHARGE @ 915 SIMO	08/05/2019	242.01	.00	
Total 2486:					242.01	.00	
139	JORGENSEN ASSOCIATES, PC	19-21 #1	PROJ: 18063- TOJ/CACHE CRE	07/31/2019	4,396.49	.00	
139	JORGENSEN ASSOCIATES, PC	19-21 #1	PROJ: 18063- TOJ/CACHE CRE	07/31/2019	8,617.50	.00	
139	JORGENSEN ASSOCIATES, PC	19-21 #1	PROJ: 18063- TOJ/CACHE CRE	07/31/2019	100,473.44	.00	
139	JORGENSEN ASSOCIATES, PC	19-21 #1	PROJ: 18063- TOJ/CACHE CRE	07/31/2019	163,724.16	.00	
139	JORGENSEN ASSOCIATES, PC	42984	PROJ: 18063- TOJ/CACHE CRE	07/31/2019	8,071.93	.00	
139	JORGENSEN ASSOCIATES, PC	42989	PROJ: 18063- TOJ/CACHE CRE	08/01/2019	20,871.25	.00	
Total 139:					306,154.77	.00	
5473	KELLERSTRASS ENTERPRISES	280380	MIDGRADE 87 E-10, DF#2 DYED	07/21/2019	22,791.88	.00	
5473	KELLERSTRASS ENTERPRISES	D12064	MIDGRADE 87 E-10, DF#2 DYED	08/01/2019	23,014.66	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5473	KELLERSTRASS ENTERPRISES	D12064CR	CREDIT: MIDGRADE 87 E-10, D	08/01/2019	23,014.66-	.00	
5473	KELLERSTRASS ENTERPRISES	D12064RB	MIDGRADE 87 E-10, DF#2 DYED	08/01/2019	23,012.52	.00	
5473	KELLERSTRASS ENTERPRISES	D12698	MIDGRADE 87 E-10, DF#2 DYED	08/14/2019	20,900.88	.00	
Total 5473:					66,705.28	.00	
2485	KENWORTH SALES COMPANY	IDFIN3438192	SEAL OIL BATH	07/22/2019	83.52	.00	
Total 2485:					83.52	.00	
3332	KILMER'S BG DISTRIBUTING	17302	HD FUEL SYSTEM PERFORMA	08/01/2019	1,026.00	.00	
Total 3332:					1,026.00	.00	
5691	LEPCO	32463	BRUSH SEGMENT, FRT @ STA	07/23/2019	9,542.42	.00	
Total 5691:					9,542.42	.00	
2224	LOCAL GOV'T LIABILITY POOL	12359	AA20191045 STOJANOCKSKI	07/31/2019	458.45	.00	
Total 2224:					458.45	.00	
4380	LONG BUILDING TECHNOLOGI	SRVCE009981	VAV REPAIR- LABOR @ PD BAS	07/23/2019	236.00	.00	
4380	LONG BUILDING TECHNOLOGI	SRVCE010036	SERVICE CALL @ START BUS: I	08/08/2019	506.65	.00	
Total 4380:					742.65	.00	
6490	LOVETT CONTRACTING LLC	081419	RELEASE BOND b19-0504 702 R	08/14/2019	7,000.00	.00	
Total 6490:					7,000.00	.00	
156	LOWER VALLEY ENERGY INC	19722-078 071	145 W HANSEN	07/31/2019	45.88	.00	
156	LOWER VALLEY ENERGY INC	19722-078 071	145 W HANSEN	07/31/2019	107.04	.00	
156	LOWER VALLEY ENERGY INC	19722-079 071	145 W HANSEN	07/31/2019	44.69	.00	
156	LOWER VALLEY ENERGY INC	19722-079 071	145 W HANSEN	07/31/2019	83.00	.00	
156	LOWER VALLEY ENERGY INC	19722-102 071	145 W HANSEN	07/31/2019	25.79	.00	
156	LOWER VALLEY ENERGY INC	19722-102 071	145 W HANSEN	07/31/2019	11.05	.00	
156	LOWER VALLEY ENERGY INC	19722-106 071	940 SIMON	07/31/2019	84.94	.00	
156	LOWER VALLEY ENERGY INC	19722-333 071	174 N KING	07/31/2019	258.92	.00	
156	LOWER VALLEY ENERGY INC	19722-345 071	930 SIMON LANE	07/31/2019	84.43	.00	
156	LOWER VALLEY ENERGY INC	19722-363 071	455 VINE	07/31/2019	80.20	.00	
156	LOWER VALLEY ENERGY INC	19722-364 071	55 VIRGINIAN LANE 65E	07/31/2019	87.23	.00	
156	LOWER VALLEY ENERGY INC	19722-365 071	55 virginian lane 65G	07/31/2019	57.56	.00	
156	LOWER VALLEY ENERGY INC	19722-367 071	455 VINE 3	07/31/2019	114.05	.00	
156	LOWER VALLEY ENERGY INC	19722-368 071	455 VINE 4	07/31/2019	85.75	.00	
156	LOWER VALLEY ENERGY INC	19722-370 071	2022 WILDFLOWER	07/31/2019	57.14	.00	
156	LOWER VALLEY ENERGY INC	19722-371 071	2022 WILDFLOWER	07/31/2019	103.16	.00	
156	LOWER VALLEY ENERGY INC	19722-373 071	475 W ASLPEN	07/31/2019	120.27	.00	
156	LOWER VALLEY ENERGY INC	19722-374 071	455 VINE 1	07/31/2019	121.09	.00	
156	LOWER VALLEY ENERGY INC	19722-381 071	915 SIMON	07/31/2019	154.99	.00	
156	LOWER VALLEY ENERGY INC	19722-384 071	1177 MEADOWLARK LANE	07/31/2019	92.42	.00	
156	LOWER VALLEY ENERGY INC	92050-010- 07/	92050-010: ELY SPRINGS RD FI	07/31/2019	4,821.39	.00	
156	LOWER VALLEY ENERGY INC	92050-017- 07/	92050-017: INTERMED TREATM	07/31/2019	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-021- 07/	92050-021: 150 E PEARL AVE	07/31/2019	1,108.55	.00	
156	LOWER VALLEY ENERGY INC	92050-025: 07/	92050-025: SK W NEW SHOP	07/31/2019	310.28	.00	
156	LOWER VALLEY ENERGY INC	92050-047: 07/	92050-047: UV BUILDING	07/31/2019	22.36	.00	
156	LOWER VALLEY ENERGY INC	92050-049: 07/	92050-049: WASTE WATER PLA	07/31/2019	8,746.14	.00	
156	LOWER VALLEY ENERGY INC	92050-051: 07/	92050-051: WELL #5	07/31/2019	3,775.13	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-114: 07/	92050-114: HOME RANCH RSTR	07/31/2019	257.53	.00	
156	LOWER VALLEY ENERGY INC	92050-131: 07/	92050-131: 195 E DELONEY RS	07/31/2019	77.19	.00	
156	LOWER VALLEY ENERGY INC	92050-385- 07/	92050-385: SPRING CREEK LIFT	07/31/2019	438.44	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-006: CACHE ST N LIGHTI	07/31/2019	27.12	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-032: ST LT LOTS 88, 89	07/31/2019	18.32	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-016: HOME RANCH LIGH	07/31/2019	36.76	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-034: ST LT LOTS 80, 81	07/31/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-028: ST LT LOTS 26, 27	07/31/2019	18.13	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-020: PATHWAY TUNNEL	07/31/2019	56.12	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-035: ST LT COTTONWOO	07/31/2019	18.39	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-111: PEARL/WILLOW ST	07/31/2019	17.54	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-043: ST LT LOTS 68, 69	07/31/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-355: S CACHE LIGHTING	07/31/2019	51.73	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-027: ST LT LOTS 20, 21	07/31/2019	21.15	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-030: ST LT LOTS 95, 96	07/31/2019	18.13	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-041: ST LT LOTS 99, 101	07/31/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-342: 25 S REDMOND ST L	07/31/2019	28.88	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-005: CACHE KUDAR LIGH	07/31/2019	49.56	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-031: ST LT LOTS 38, 39	07/31/2019	20.55	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-045: TOWN SQUARE LIG	07/31/2019	69.04	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-353: W DELONEY AVE F	07/31/2019	63.03	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-081: PEARL ST LTS	07/31/2019	20.03	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-358: 650 W BROADWAY	07/31/2019	57.03	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-360: 1035 W BROADWAY	07/31/2019	31.38	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-039: ST LT LOTS 86, 87	07/31/2019	18.39	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-332: N GLENWOOD MCC	07/31/2019	26.92	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-382: BUDGE DR LIGHT S	07/31/2019	19.71	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-040: ST LT LOTS 90, 91	07/31/2019	19.90	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-336: HIDDEN RANCH PAT	07/31/2019	30.20	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-023: RANGEVIEW ST LT	07/31/2019	19.58	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-036: ST LT LOTS 12, 13	07/31/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-130: 3 CREEK RANCH AF	07/31/2019	22.66	.00	
156	LOWER VALLEY ENERGY INC	GRO: 20591- 0	92050-362: STELLARIA LN/ S H	07/31/2019	19.58	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20560- 0	92050-GRP:20560: MULTIPLE S	07/31/2019	2,262.67	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-054: CITY WELL ELK REF	07/31/2019	6.44	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-055: CITY WELL ELK REF	07/31/2019	6.50	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-056: CITY WELL ELK REF	07/31/2019	7.58	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-003: SPRUCE DRIVE PU	07/31/2019	356.63	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-074: CRABTREE ANE TH	07/31/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-053: WELLS #2 & #3	07/31/2019	3,664.07	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-050: 2 MG TANK	07/31/2019	20.71	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-383: SNOW KING DR WA	07/31/2019	17.90	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-052: WELL #1	07/31/2019	1,095.23	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-044: SNOW KING ESTAT	07/31/2019	406.59	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20592- 0	92050-361: 625 W BROADWAY	07/31/2019	21.29	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 0	92050-127: 3337 CODY CRK DR	07/31/2019	165.79	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 0	92050-126: SEWER LIFT STATIO	07/31/2019	22.51	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 0	92050-334: SEWER LIFT STATIO	07/31/2019	68.98	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 0	92050-019: SEWER LIFT PUMP-	07/31/2019	51.84	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 0	92050-018: SEWER LIFT PUMP-	07/31/2019	19.11	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20593- 0	92050-024: SEWER LIFT PUMP-	07/31/2019	18.26	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-132: PARKING GARAGE	07/31/2019	16.04	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-341: HOME RANCH REST	07/31/2019	33.29	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-359: MILLER PARK PARKI	07/31/2019	58.19	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-375: 155 E PEARL AVE- O	07/31/2019	22.50	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-014: HEAT TAPE	07/31/2019	85.79	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-386: 143 E PEARL AVE	07/31/2019	44.76	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-378: 145 E PEARL AVE- B	07/31/2019	13.99	.00	

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156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-002: ANIMAL SHELTER	07/31/2019	95.31	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-379: 145 E PEARL AVE- U	07/31/2019	2.01	.00	
156	LOWER VALLEY ENERGY INC	GRP: 20594- 0	92050-377: 145 E PEARL AVE- U	07/31/2019	17.25	.00	
Total 156:					30,876.07	.00	
3932	MILLER SANITATION	14422	CITY CANS 74 IN AUGUST 2019	07/19/2019	8,029.00	.00	
3932	MILLER SANITATION	14423	START BUS ROUTE FOR 10 CA	07/19/2019	525.00	.00	
Total 3932:					8,554.00	.00	
4817	MOUNTAIN ELECTRICAL	346	INV & REPAIR ISSUE WITH REC	07/03/2019	513.33	.00	
Total 4817:					513.33	.00	
4623	MSC INDUSTRIAL SUPPLY CO	3136090001	HX CAP SCREW, HEX NUT, HX	07/12/2019	276.63	.00	
4623	MSC INDUSTRIAL SUPPLY CO	3136101001	TERM-BOWMA SEAL, CRIMP/S	07/12/2019	302.54	.00	
Total 4623:					579.17	.00	
257	NAPA AUTO PARTS INC.	860429	SMALL FLAT GLASS MIR, FRT	07/09/2019	116.42	.00	
257	NAPA AUTO PARTS INC.	862442	D EARTH	07/18/2019	29.07	.00	
257	NAPA AUTO PARTS INC.	863678	NAPAGOLD OIL FILTER, NAPAG	07/24/2019	178.27	.00	
257	NAPA AUTO PARTS INC.	863679	HOSE CLAMP	07/24/2019	11.61	.00	
257	NAPA AUTO PARTS INC.	863859	NITRILE DISPOE, EVERCRAFT	07/24/2019	75.14	.00	
257	NAPA AUTO PARTS INC.	863869	CABIN AIR FILTER	07/24/2019	9.21	.00	
257	NAPA AUTO PARTS INC.	864411	192P MECHANIC TOOLS	07/26/2019	219.99	.00	
257	NAPA AUTO PARTS INC.	86501	RELAY, FRT	07/29/2019	565.94	.00	
257	NAPA AUTO PARTS INC.	8653363	MINI PULLER	07/31/2019	129.99	.00	
257	NAPA AUTO PARTS INC.	865341	NAPAGOLD OIL FILTER, NAPAG	07/31/2019	681.81	.00	
257	NAPA AUTO PARTS INC.	865342	NAPAGOLD FULE FILTER, NAP	07/31/2019	34.92	.00	
257	NAPA AUTO PARTS INC.	865363	MINI PULLER	07/31/2019	129.99	.00	
257	NAPA AUTO PARTS INC.	865475	LIT ION IMP DRIVER KT, SHOP	07/31/2019	140.98	.00	
257	NAPA AUTO PARTS INC.	867032	SOLENOID	08/07/2019	73.64	.00	
257	NAPA AUTO PARTS INC.	867284	AGC7-12 FUSE	08/08/2019	2.51	.00	
257	NAPA AUTO PARTS INC.	867323	HOSE CLAMP	08/08/2019	27.99	.00	
Total 257:					2,427.48	.00	
5763	NATURE'S GARDEN & PROPER	061419-WWTP	PRUN DEAD AND PROBLEM TR	07/27/2019	1,571.00	.00	
Total 5763:					1,571.00	.00	
4638	NINER, RICHARD T	021919	SITE RENTAL FOR CONSTRUC	02/15/2019	12,000.00	.00	
Total 4638:					12,000.00	.00	
6406	NORTHWORKS	062019	PROJ: 1827.1 TOJ WASTE MAN	06/30/2019	1,443.75	.00	
Total 6406:					1,443.75	.00	
5870	ONE 22, INC.	4285	INTERPRETATION SERVICES	07/31/2019	30.00	.00	
Total 5870:					30.00	.00	
6440	OPS STRATEGIES	19040	PROJ: 19-12 PUBLIC WORKS GI	07/31/2019	585.00	.00	

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Total 6440:					585.00	.00	
226	O'RYAN CLEANERS	1000805-08-01	DRY CLEANING	08/01/2019	75.20	.00	
Total 226:					75.20	.00	
5302	PARTSMaster	23442428	HOSE CLAMP ECONO GRADE,	07/18/2019	82.65	.00	
5302	PARTSMaster	23442429	PANORAMIC WELDING HELME	07/18/2019	455.23	.00	
Total 5302:					537.88	.00	
4894	PLATT	V632165	GE THQB2130 2P 30A 120/240V	07/19/2019	22.23	.00	
Total 4894:					22.23	.00	
6483	PREMIER TRUCK- SALT LAKE C	775104628	SEAL KIT, HEX SCREW	07/29/2019	143.15	.00	
6483	PREMIER TRUCK- SALT LAKE C	775104854	PRESS VALVE	07/30/2019	124.44	.00	
6483	PREMIER TRUCK- SALT LAKE C	775105522	DOSER PUMP, CORE	07/31/2019	1,113.42	.00	
Total 6483:					1,381.01	.00	
2758	RANCH INN	118688 0519	COURT CONFERENCE ROOM	05/09/2019	105.00	.00	
Total 2758:					105.00	.00	
215	RED'S AUTO GLASS, INC.	I036399	SIKA TACK ULTRA FAST, LABO	07/09/2019	189.11	.00	
215	RED'S AUTO GLASS, INC.	I036496	SIKA TACK ULTRA FAST, LABO	07/22/2019	189.11	.00	
215	RED'S AUTO GLASS, INC.	I036550	BACK WINDOW, LABOR, ADHE	07/30/2019	535.71	.00	
Total 215:					913.93	.00	
6274	REES, DAVID	080619	DOT PHYSICAL	08/06/2019	100.00	.00	
Total 6274:					100.00	.00	
552	RENDEZVOUS ENGINEERING,	21163	PROJ: 17-010_ TOJ SNOW KING	07/31/2019	1,715.10	.00	
Total 552:					1,715.10	.00	
4198	RESPOND FIRST AID SYSTEMS	137810	FIRST AID KIT SUPPLIES	07/17/2019	158.44	.00	
Total 4198:					158.44	.00	
5959	RJM PRECISION INSTRUMENT	729	REMOTE CONTROL W/BUILT IN	07/29/2019	7,200.00	.00	
Total 5959:					7,200.00	.00	
4723	RON'S TOWING	11592	TOWING # 638 FROM GRANITE	08/07/2019	615.00	.00	
Total 4723:					615.00	.00	
4125	ROSS CONCRETE CONST LLC	071619	PROJ: BUDGE DR- REPLACE TI	07/16/2019	360.00	.00	
4125	ROSS CONCRETE CONST LLC	072419	PROJ: GLENWOOD STREET- N	07/24/2019	90.00	.00	
4125	ROSS CONCRETE CONST LLC	072519	PROJ: GLENWOOD STREET- F	07/25/2019	810.00	.00	
4125	ROSS CONCRETE CONST LLC	072619	PROJ: GLENWOOD STREET- P	07/26/2019	8.10	.00	
4125	ROSS CONCRETE CONST LLC	081319	PROJ: S JACKSON ST/ W SIMP	08/13/2019	540.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4125:					1,808.10	.00	
5873	SAUER, CALEB	BOOTS2019	REIMBURSTMENT FOR SAFET	08/07/2019	100.00	.00	
Total 5873:					100.00	.00	
5111	SCHMILLEN, SCOTT	01881	FIXTURE CLEANING JULY 2019	07/30/2019	237.50	.00	
5111	SCHMILLEN, SCOTT	01882	FIXTURE CLEANING JULY 2019	07/30/2019	237.50	.00	
5111	SCHMILLEN, SCOTT	01883	FIXTURE CLEANING JULY 2019	07/30/2019	190.00	.00	
5111	SCHMILLEN, SCOTT	01884	FIXTURE CLEANING JULY 2019	07/30/2019	522.50	.00	
Total 5111:					1,187.50	.00	
4691	SCHOW'S TRUCK CENTER	R005012959	SUSPENSION 2 AXLE ALIGNME	07/23/2019	537.20	.00	
Total 4691:					537.20	.00	
4359	SHERWIN-WILLIAMS CO.	9729-2	STREET PAINT	07/15/2019	477.00	.00	
Total 4359:					477.00	.00	
4548	SILVER CREEK SUPPLY	S2022184.001	PVC DWV HXH CPLG, PVC DW	07/09/2019	13.01	.00	
4548	SILVER CREEK SUPPLY	S2032971.001	CLEAR CEMENT, GALV PIPE &	07/29/2019	4.05	.00	
Total 4548:					17.06	.00	
236	SMITH POWER PRODUCTS,INC	3089204	FRT, SWITCH ASSY- PRESSUR	07/24/2019	48.61	.00	
236	SMITH POWER PRODUCTS,INC	3089788	SENSOR ARM, FRT	07/30/2019	66.33	.00	
Total 236:					114.94	.00	
6491	SMITH, GREGORY J	080819	DOT PHYSICAL	08/08/2019	155.00	.00	
Total 6491:					155.00	.00	
5632	SNAKE RIVER MEP COMPLETE,	3702	TOWN HALL 2ND FLOOR AC RE	07/24/2019	2,590.00	.00	
5632	SNAKE RIVER MEP COMPLETE,	3728	HEATER/FAN COMBO REPLAC	07/24/2019	635.00	.00	
5632	SNAKE RIVER MEP COMPLETE,	3733	TOWN HALL BASEMENT AC	07/23/2019	4,429.50	.00	
5632	SNAKE RIVER MEP COMPLETE,	3733	TOWN HALL BASEMENT AC	07/23/2019	4,429.50	.00	
Total 5632:					12,084.00	.00	
4699	SNAKE RIVER ROASTING	620036	COFFEE	08/05/2019	48.45	.00	
4699	SNAKE RIVER ROASTING	620037	COFFEE	08/05/2019	53.30	.00	
4699	SNAKE RIVER ROASTING	620113	COFFEE	08/08/2019	48.45	.00	
4699	SNAKE RIVER ROASTING	620320	COFFEE	08/14/2019	48.45	.00	
Total 4699:					198.65	.00	
241	ST JOHN'S HOSPITAL	50000133	CHEM & LAB	07/02/2019	195.00	.00	
241	ST JOHN'S HOSPITAL	50000156	PURE TONE AUDIOMETRY AIR	08/07/2019	400.00	.00	
Total 241:					595.00	.00	
4885	STANFORD, JAMES	081419	REIMBURSE FOR COUNCIL DIN	08/14/2019	73.36	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4885:					73.36	.00	
6496	STRATA LEADERSHIP, LLC	51327	REGISTRATION FOR MICHELLE	08/06/2019	3,250.00	.00	
Total 6496:					3,250.00	.00	
1054	SUNRISE ENVIRONMENTAL	100689	ENHANCE, FRT	08/07/2019	183.93	.00	
Total 1054:					183.93	.00	
5657	SUPERIOR TIRE & RUBBER CO	457458	DRAG SHOES, FRT	07/16/2019	313.00	.00	
Total 5657:					313.00	.00	
4933	SYMBOLARTS, LLC	03315195-INB	PD BADGES	07/23/2019	717.75	.00	
Total 4933:					717.75	.00	
4013	TETON COUNTY CIRCUIT COU	080919	reimburse for citation paid to Muni	08/09/2019	135.00	135.00	08/09/2019
Total 4013:					135.00	135.00	
2362	TETON COUNTY PUBLIC HEAL	19-2877	W.GWALTNEY- HEP A & B VAC	07/09/2019	82.00	.00	
Total 2362:					82.00	.00	
2327	TETON COUNTY SHERIFF-DISP	063019	DISPATCH FOR APRIL-JUNE 20	06/30/2019	7,326.83	.00	
2327	TETON COUNTY SHERIFF-DISP	063019A	APRIL-june 2019	06/30/2019	7,519.23	.00	
Total 2327:					14,846.06	.00	
55	TETON COUNTY SHERIFF'S-JAI	544	JULY INMATES	08/02/2019	1,512.00	.00	
Total 55:					1,512.00	.00	
1355	TETON COUNTY TRANSFER ST	1480	DUMP FEE	07/05/2019	26.00	.00	
1355	TETON COUNTY TRANSFER ST	424039	YARD WASTE	07/30/2019	155.00	.00	
1355	TETON COUNTY TRANSFER ST	424081	YARD WASTE	07/30/2019	198.00	.00	
1355	TETON COUNTY TRANSFER ST	424295	YARD WASTE	07/31/2019	94.00	.00	
1355	TETON COUNTY TRANSFER ST	425064	YARD WASTE	08/06/2019	40.00	.00	
Total 1355:					513.00	.00	
268	TETON MOTORS INC	39543	2019 CHEVORLET SILVERADO-	08/06/2019	23,588.00	.00	
Total 268:					23,588.00	.00	
5846	TETON TOOLS LLC	073011918940	RECIP SAW, 6" WOOD BLADE	07/30/2019	410.45	.00	
5846	TETON TOOLS LLC	07301918935	COVERTIBLE LIGHT	07/30/2019	126.00	.00	
Total 5846:					536.45	.00	
3162	TETON TRASH REMOVAL, INC.	19 AUG 694	TRASH REMOVAL	08/01/2019	45.50	.00	
Total 3162:					45.50	.00	
2674	TEUSCHER, CORY	BOOTS2019	REIMBURSTMENT FOR SAFET	08/05/2019	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2674:					100.00	.00	
70	THYSSEN KRUPP ELEVATOR C	3004739703	GOLD- FULL MAINTENANCE SE	08/01/2019	297.86	.00	
Total 70:					297.86	.00	
4046	TIMBERLINE CONCRETE	4354	PROJ: GLENWOOD ST- CURB	07/25/2019	668.00	.00	
Total 4046:					668.00	.00	
5038	TREFONAS LAW, P.C.	073019	JULY LEGAL SERVICES	07/30/2019	206.40	.00	
Total 5038:					206.40	.00	
6199	UHL, ANGIE	071819	reimburse tuition	07/18/2019	829.13	829.13	08/06/2019
Total 6199:					829.13	829.13	
706	USA BLUE BOOK	947485	40' FLOAT SWITCH SPDT, 60' FL	07/11/2019	734.93	.00	
Total 706:					734.93	.00	
6492	VFC CONTROLS	I038925-IN	PROJ: FLOW METER- REPORT,	07/31/2019	1,974.25	.00	
Total 6492:					1,974.25	.00	
3420	VISA	072319	CREDIT CARDS	07/23/2019	20,256.50	.00	
Total 3420:					20,256.50	.00	
4848	WAMCO LAB, INC.	13897	EFFLUENT ACUTE TOXI TEST,	07/31/2019	650.00	.00	
Total 4848:					650.00	.00	
6494	WELLER TRUCK PARTS	401848370	CONTROL MODULE	06/19/2019	3,368.98	.00	
Total 6494:					3,368.98	.00	
6226	WEST COAST CODE CONSULT	3184653	TRASH FROM 07/01/19-0731/19	08/01/2019	1,304.37	.00	
Total 6226:					1,304.37	.00	
563	WESTBANK SANITATION	3183991	TRASH REMOVAL 940 SIMON	08/01/2019	49.02	.00	
Total 563:					49.02	.00	
1640	WESTERN STATE	CM00074157	CREDIT: GLASS	07/25/2019	205.29	.00	
1640	WESTERN STATE	IN001042586	GLASS	07/25/2019	193.67	.00	
1640	WESTERN STATE	IN001045227	CATERPILLAR 47" GR BKT	07/29/2019	1,092.45	.00	
1640	WESTERN STATE	IN001054287	WASHER, CAPRSREW, BRAC	08/06/2019	299.62	.00	
Total 1640:					1,791.03	.00	
2802	WESTWOOD CURTIS	18-903 #11	PROJ: 18-903 SNOW KING EST	08/08/2019	79,006.13	.00	
2802	WESTWOOD CURTIS	18-903 #11	PROJ: 18-903 SNOW KING EST	08/08/2019	8,785.75	.00	
2802	WESTWOOD CURTIS	18-903 #11	PROJ: 18-903 SNOW KING EST	08/08/2019	56,381.21	.00	
2802	WESTWOOD CURTIS	19-903 #3	PROJ: 19-903- TOJ- ASPEN HILL	08/08/2019	147,503.01	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2802:					291,676.10	.00	
472	WHITE GLOVE CLEANING, INC.	4071	SHELTER CLEANING JULY	07/31/2019	1,333.13	.00	
Total 472:					1,333.13	.00	
5489	WRENCH IT PLUMBING & HEAT	5926	TROUBLESHOOT LEAKY WATE	08/01/2019	1,537.76	.00	
5489	WRENCH IT PLUMBING & HEAT	5927	REPAIR TOILET FLUCH VALVE	08/01/2019	180.75	.00	
5489	WRENCH IT PLUMBING & HEAT	5928	REPAIR BATH FAUCET @ 179 N	08/01/2019	110.50	.00	
5489	WRENCH IT PLUMBING & HEAT	5929	REPAIR LEAKY TOILET @ 2022	08/01/2019	139.95	.00	
5489	WRENCH IT PLUMBING & HEAT	5952	REPAIR RSTROOM SINK FAUC	08/01/2019	103.26	.00	
5489	WRENCH IT PLUMBING & HEAT	5977	RESTROOMWORK, REPAIR LE	08/01/2019	288.00	.00	
Total 5489:					2,360.22	.00	
3619	WY CHILD SUPPORT ENFORCE	081419	case #230073 cORONA	08/14/2019	745.50	745.50	08/14/2019
3619	WY CHILD SUPPORT ENFORCE	081419	case #209790 GALLEGHER	08/14/2019	146.76	146.76	08/14/2019
Total 3619:					892.26	892.26	
2547	WYOMING FINANCIAL INSUAN	12624	ELIGIBILITY NOTICES	08/02/2019	18.00	.00	
Total 2547:					18.00	.00	
2842	YELLOW IRON EXCAVATION, L	28443	WATERLINE WORK: LANOR &	07/31/2019	205.00	.00	
2842	YELLOW IRON EXCAVATION, L	38188	TRASH REMOVAL @ 915 SIMO	07/31/2019	32.00	.00	
2842	YELLOW IRON EXCAVATION, L	38198	TRASH REMOVAL @ 174 N KIN	07/31/2019	32.00	.00	
2842	YELLOW IRON EXCAVATION, L	38664	TRASH REMOVAL @ 455 VINE	07/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	38664	TRASH REMOVAL @ 455 VINE	07/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	38664	TRASH REMOVAL @ 455 VINE	07/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	38664	TRASH REMOVAL @ 455 VINE	07/31/2019	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	38787	TRASH REMOVAL @ 155 E PEA	07/31/2019	150.00	.00	
2842	YELLOW IRON EXCAVATION, L	38789	TRASH REMOVAL JULY 2019 @	07/31/2019	200.00	.00	
2842	YELLOW IRON EXCAVATION, L	38790	TRASH REMOVAL JULY 2019 @	07/31/2019	325.00	.00	
Total 2842:					1,014.00	.00	
6493	YOUNG TRUCK & TRAILER	4131	BELT COOLANT, PEG2 BELT	07/16/2019	185.80	.00	
Total 6493:					185.80	.00	
Grand Totals:					1,030,674.56	13,181.39	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY REPORT TO THE MAYOR AND THE TOWN COUNCIL
FOR THE MONTH OF JULY, 2019**

During the month of July, the court received \$40,488 in fines, fees, bonds, and forfeitures.
754 new cases were docketed: 572 parking citations, 182 summons
42 cases were dismissed: 21 parking violations

The abbreviations used below are: BF=forfeiture, GP=pled guilty, NC= nolo contendere, G=found guilty at trial, NG=found not guilty at Trial,
R=restitution, CS=community service, DP=deferred prosecution, D=dismissed, D-TS=dismissed for traffic school,
DA=deferred adjudication

CLOSED CASES

<u>NAME</u>	<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
ADAMS, MEREDITH WINN	186001496AB	Use of cell phone while driving prohibited	BF	75
ANDERSON, BRIAN ALLAN	186001059AB	Provide alcohol to person <21	D-Per Town's Motion	0
ANDRACA-TENORIO, YARIT	186001717AB	Speed Limits Generally 34/20	BF	173
ANKERSON, BETHANY MARIA	186001515AB	Speed Limits Generally 46/30	BF	187
ARTHUR, ALLISON FORESTER	186001599AB	Uncontrolled animals: molests passerby, chase attacks	BF	100
AUSTIN, LEE SCOTT	186001649AB	Speed Limits Generally 45/30	BF	180
BAILEY, BENJAMIN FRANKLIN	186001767AB	Speed Limits Generally 47/30	BF	194
BAZAR, KIMBERLY ANN	186001006AB	Speed Limits Generally 45/30	BF	180
BEATTY, BRYCE JAMES	186001695AB	Following too Close	BF	75
BECK, BRIAN JEFFERY	186001747AB	No display of current registration	BF	125
BETTS, JOEL QUENTIN	186001584AB	Bicyclists subject to applicable motor vehicle laws	BF	85
BIOLCHINI, ROBERT FREDRICK	186001560AB	Failure to obey no passing zone; double yellow	BF	135
BLAIR, BRADLEY LEWIS	186001924AB	Use of cell phone while driving prohibited	BF	65
BREFFEILH, ANDREW LOUIS	186001501AB	No display of current registration	BF	67.5
BROWN, AUSTIN COLE	186001811AB	Use of cell phone while driving prohibited	BF	65
BROWN, JASON T	186001552AB	Speed Limits Generally 52/30	BF	259
BROWN, TRISTAN SINCLAIR	186001005AB	Public intoxication	BF	110
BUSHNELL, VINCENT C	186001497AB	Stop Sign Violation	BF	125
BUTTALA, DAVIS MICHAEL	186001810AB	Dumping refuse	BF	250
CARPENTER, JAMES J	186001954AB	Use of cell phone while driving prohibited	BF	65
CHILDRESS, SAMUEL L	186001532AB	Public intoxication	BF	110
CHILDRESS, SAMUEL L	186001533AB	Urinating in Public	BF	120
CLARK, CHRIS G	186001608AB	Limitations on Backing	BF	75
CLOSSON, PATRICIA CAROL	186001946AB	Stop Sign Violation	BF	125
COLBERT, KELSEY LEE	186001588AB	Bicyclists subject to applicable motor vehicle laws	BF	85
COMBS, JAMES MATTHEW	186001643AB	Stop Sign Violation	BF	135
COSTELLO, JOSEPH PATRICK	186001587AB	MPH over limit Bond 48/25	BF	138
CRAIG, MICHAEL S	00572M	Littering	D-Per Town's Motion	0
CUELLAR-TZOMPA, JUANITO NONE	186001339AB	Failure to stop at a red light	D-TS	0
DENISON, KAMERON LEE	186001655AB	Use of cell phone while driving prohibited	BF	65
DENNY, PATRICIA B	00087M	Speed Limits Generally 40/30	D-TS	0
DIMITROV, LYUBOMIR DIMITROV	186001918AB	Use of cell phone while driving prohibited	BF	65
DOEBLER, GABRIEL P	186001906AB	Stop Sign Violation	BF	135
ELLINGSON, ANNE LAND	186001903AB	Use of cell phone while driving prohibited	BF	65
ELLIS, BENJAMIN H	186001873AB	Speed Limits Generally 27/15	BF	159
ESCOBAR OSORIO, MARIA L	186001534AB	No Driver's license	BF	420
FLOWERS, MARTINA R	186001652AB	Use of cell phone while driving prohibited	BF	65
FREDERICKSON, DELLA DOROTHY	186001593AB	No display of current registration	BF	67.5
GAMPE, ZBIGNIEW ANDRZAJ	186001551AB	Failure to stop at a red light	BF	135
GARCIA RAMIREZ, ALEJANDRO	186001618AB	No Driver's license	BF	420
GONG, JOHNNY WONYEE	186001904AB	Turning left at intersection	BF	75
GONZALEZ IRIZARRY, HECTOR KIRIATH	00009M	Marijuana: use and/or possession	BF	250
GOODMAN, JOSHUA B	186001308AB	No display of current registration	BF	125
GRIEBEL, BENJAMIN JOSEPH	186001382AB	Unsafe tread condition on tires	BF	75
GROHNE, KENT DANIEL	186003050AA	Speeding urban - 30 mph zone	BF	215
HAMPTON, CAROLYN FAYE	186001647AB	Failure to maintain liability coverage	D-Valid Info Provided	0
HAMPTON, CAROLYN FAYE	186001646AB	Turning left at intersection	BF	75
HENTZEN, RYAN THOMAS	186001307AB	Stop Sign Violation	D-Per Town's Motion	0
HERNANDEZGARCIA, ISRAEL	186001625AB	Use of cell phone while driving prohibited	BF	75
HIGGINS, MIRIAH E	03205L	Animals at Large	BF	100
HILL, AUSTIN BRET	186001442AB	Use of cell phone while driving prohibited	BF	65
HITCHCOCK, BENJAMINO EARL	186000997AB	Failure to yield to emergency vehicle	BF	125
HUINAC TEVALAN, RUDY OSBELI	186001575AB	Use of cell phone while driving prohibited	BF	65
JARRETT, DAVID MICHAEL	186001433AB	Speed Limits Generally 50/30	BF	215
JOHNSON, STEPHEN	186003691AA	No Driver's license	BF	70
JOHNSON, STEPHEN	186003690AA	Speeding urban - 30 mph zone	BF	116
KAUFMAN, DANIEL KADE	186001383AB	Failure to maintain liability coverage	D-Per Town's Motion	0
KAUFMAN, DANIEL KADE	186001384AB	Following too Close	BF	85

KAUFMAN, ELI LANDER	186001900AB	Failure to maintain liability coverage	D-Valid Info Provided	0
KERASOTE, THEODORE J	00180M	Limitations on Backing	BF	75
KILMAIN 3RD, ROBERT J.	186001604AB	Use of cell phone while driving prohibited	BF	150
KIM, STEVE JONG	186001778AB	Speed Limits Generally 52/30	BF	259
KINCAID, FINLEY G	186001890AB	Speed Limits Generally 42/30	BF	159
KING, MARY K	186001172AB	Use of cell phone while driving prohibited	BF	150
KIRKPATRICK, SCOTT HOWELL	186001463AB	No display of current registration	BF	62.5
KLINE, SARAH MARGARET	186001499AB	Failure to maintain liability coverage	D-Valid Info Provided	0
KLINE, SARAH MARGARET	186001498AB	Use of hand-held electronic device while driving	BF	65
KOLB, RYEN S	186004795AA	Speed Limits Generally 58/40	BF	187
KREIF, SANDY FAYE	186001615AB	Use of hand-held electronic device while driving	BF	100
KRILL, BRIAN CAMPBELL	186001360AB	Speed Limits Generally 44/30	BF	173
LANCASTER, KYLER DALE	03996L	Criminal trespass	BF	750
LANCASTER, KYLER DALE	03995L	Public intoxication	BF	110
LAVENDER, STEPHANIE LYNN	186001657AB	MPH over limit Bond 40/25	BF	125
LEITNER, JACOB D	00231M	Public intoxication	BF	110
LERNER, DAVID PHILIP	186001694AB	Speed Limits Generally 47/30	BF	194
LEWIS, MAX C	186001793AB	Public intoxication	BF	110
LUO, MINQI	186001943AB	Failure to stop at a red light	BF	135
MACDONALD, AIMEE ELIZABETH	186006656AA	Speeding in a school zone	BF	300
MAGHAKIAN, ARTHUR	186001867AB	Speed Limits Generally 47/30	BF	194
MALY, KEVIN MICHAEL	186001701AB	Public intoxication	BF	110
MARION, MEGAN HOPE	186001641AB	Speed Limits Generally 56/40	BF	187
MARQUINA CORONA, HUGO	03780L	Failure to maintain liability coverage	D-Per Town's Motion	0
MCCREA, SAMUEL HOLT	186001437AB	Use of hand-held electronic device while driving	BF	65
MCCELROY, ASHTEN CLAIRE	186001535AA	Use of cell phone while driving prohibited	BF	100
MENDOZA MENDIOLA, LEOBARDO E	186001715AB	No Driver's license	BF	420
MIRANDA LOPEZ, IRENE M	186001559AB	No Driver's license	BF	210
MONACO, KRISTEN D	03407L	Driving/Control of vehicle while intox	GP	750
MOORE, JAMESON SCOTT	03182L	Public intoxication	BF	110
MURPHY, KAITLYN ELIZABETH	186001758AB	Failure to maintain liability coverage	D-Valid Info Provided	0
NASRULLAH, FARHAN	186001231AB	Speed Limits Generally 52/30	BF	129.5
NEEDHAM, OLGA V	186001813AB	Use of cell phone while driving prohibited	BF	90
OFFUTT, THOMAS WORTHINGTON	186002009AB	Use of cell phone while driving prohibited	BF	65
OKEEFE, BRIAN D	03998L	Public intoxication	BF	110
OLDHAM, SCOTT PATRICK	00017M	Public intoxication	BF	110
OLIVER, EDWARD O	186001439AB	Use of hand-held electronic device while driving	BF	65
VERTON, JOHN THOMAS	186001563AB	No Driver's license	D-Per Town's Motion	0
PAHLS, JOHN BRANDON	186001766AB	Use of cell phone while driving prohibited	BF	65
PALIWODA, ALEXANDRA T	186001361AB	Speed Limits Generally 46/30	BF	187
PANTONE, MARY	186001869AB	Speed Limits Generally 30/15	BF	180
PARK, JAE HYUN	186001582AB	Speed Limits Generally 53/30	BF	266
PARSON, PAUL GORDON	185003022AA	Public intoxication	D-Per Town's Motion	0
PAUKER, SCOTT G	186001487AB	Limitations on Backing	BF	85
PETERSON, CYRUS GRAHAM	186001696AB	No display of current registration	BF	125
PETTY, ANDREW JOSEPH	186001580AB	Use of cell phone while driving prohibited	BF	65
PIATAK, KOBE ROY	186001537AB	Speed Limits Generally 54/40	BF	173
POLLAT, HANNAH MARIE	186001595AB	Failure to maintain liability coverage	D-Valid Info Provided	0
POTRERO, CARLOS MOTES	186001714AB	Child restraint required - 1st offense	BF	115
PRICE, MICHELLE	186001889AB	Speed Limits Generally 45/30	BF	180
RHOADS, CARLEE ANN	186001704AB	Speed Limits Generally 45/30	BF	180
ROMINE, JAY CHARLES	186001386AB	Limitations on Backing	BF	85
RUBASZEWSKI, ROBERT THOMAS	186001698AB	Speed Limits Generally 50/30	BF	225
RYBAK, MYKHAILO	186001659AB	Speed Limits Generally 50/30	BF	215
SAMPSON, ANNE COSTANCE	186001648AB	No display of current registration	BF	67.5
SANCHEZ MORENO, ELI O	186001792AB	Public intoxication	BF	110
SCHMITT, JOHN HENRY	186001759AB	Failure to maintain liability coverage	D-Valid Info Provided	0
SCHMITT, JOHN HENRY	186001800AB	No display of current registration	BF	62.5
SCHWABACHER, THEO TAFT	186001781AB	Stop Sign Violation	BF	125
SELL, LUKE C	186001600AB	Failure to maintain liability coverage	BF	550
SELL, LUKE C	186001602AB	No display of current registration	BF	135
SMITH, SCOTT MICHAEL	186001578AB	Speed Limits Generally 39/30	BF	118
ST. CLAIR, JOHN D.	94570J	Public intoxication	BF	110
STOYANOV, STOYAN GEORGIEV	186001385AB	Operator's Permit Required	BF	750
SULLIVAN, LINDSEY	186001803AB	Failure to maintain liability coverage	D-Valid Info Provided	0
SULLIVAN, LINDSEY	186001802AB	No display of current registration	BF	62.5
SWEENEY, CHAD MICHAEL	186001626AB	Use of cell phone while driving prohibited	BF	65
TANG, HAO	186001801AB	Speed Limits Generally 53/30	BF	266
TEODOR, CRISTIAN	186001609AB	Use of hand-held electronic device while driving	BF	250
THOMAS, KATHRYN	186001806AB	Speed Limits Generally 40/30	BF	125
TOOLSON, THOMAS LEE	186001576AB	Use of cell phone while driving prohibited	BF	65
TYLER, NAKIA L	03993L	Public intoxication	BF	110
VANDERWELL, JACOB T	186001464AB	Sleeping/occupying in unlawful places	BF	120
VINSON, ABIGAIL LANE	00211M	Following too Close	BF	65
WARN, VALENTINA M	186001506AB	Speed Limits Generally 50/30	BF	225
WARREN, TRENTON	186001585AB	No Driver's license	D-Per Town's Motion	0
WATKINS, CHRISTINE	186000788AB	Speed too fast for conditions	D-TS	0
WHITE, PEARSON CHRISTOPHER	186001790AB	Minor in bar/use fake ID to obtain alcohol	BF	250
WILLIAMS, CODY DAVID	186001699AB	Public intoxication	BF	110

WILLIAMS, EMILY ELIZABETH	186000275AB	Speed too fast for conditions	D-TS	0
WILSON, ERIC STANLEY	186003944AA	Failure to maintain liability coverage	BF	550
WILSON, ERIC STANLEY	186003943AA	Speeding in a School Zone 30/20	BF	190
WILSTED, WILLIAM JORDAN	186001624AB	Use of cell phone while driving prohibited	BF	100
WOOD, CHESTER CLARK	186001282AB	Driving/Control of vehicle while intox	D-Per Town's Motion	0
WOODS, DANA MICHELLE	186001656AB	Stop Sign Violation	BF	125
YEHIA, NAHED NONA	186001107AB	No display of current registration	BF	125
ZEDIKER, SARAH ELIZABETH	186001692AB	Speed Limits Generally 47/30	BF	194



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 14, 2019
MEETING DATE: August 19, 2018

SUBMITTING DEPARTMENT: Town Clerk
DEPARTMENT DIRECTOR: Roxanne Robinson
PRESENTER: Carl Pelletier

SUBJECT: Special Event- Wildly Creative Pop-Up Artists

STATEMENT/PURPOSE

The Town Council approves the use of the Town Square, sound amplification and temporary signs associated with a special event.

BACKGROUND/ALTERNATIVES

Wildly Creative Jackson Hole, a non-profit organization, requests permission from the Town Council to utilize the Town Square to host a series of events over a three day period funded by the Jackson Hole Travel and Tourism Board. The purpose of these events is to showcase Jackson Hole as a creative destination and raise awareness of Jackson Hole's creative individuals, organizations and businesses. The demonstrations are geared to engage passers by and elevate the regional reputation of Jackson Hole as a uniquely creative destination.

The events would include "pop-up" installations on the Town Square featuring 2 local artists each night dancing, screenprinting, sculpting, etc. These pop-up installations would be in predetermined locations on the Town Square on the nights of Wednesday, September 4 (from 4pm-6pm), Thursday, September 5 (from 4pm-6pm) and Friday, September 6 (from 5pm-8pm).

Each night two different artists would be located in the southwest and northwest corners of the Town as noted on the attached site map. The applicant requests permission to place signs near where the artists will be stationed per the sign permit application. There will not be admission charged for these events nor will there be any sales taking place at this event. The applicant also requests the possibility of setting up small pop-up 10x10 tents where the artists would be performing each night. The applicant is also requesting the use of electricity and sound amplification when the performance requires sound.

The applicant requests the following in association with this special event:

1. Permission to utilize the Town Square (George Washington Memorial Park)
2. Permission for amplified sound in the Town Square
3. Permission for the use of electricity in the Town Square
4. Permission for placing signs within the Town Square
5. Permission for erecting pop-up tents in the Town Square

STAKEHOLDER ANALYSIS

The application has been submitted for review and comment to all Town departments.

ATTACHMENTS:

Special Event Application

Site Layout Map

Temporary Sign Permit Application (to be submitted)

FISCAL IMPACT:

N/A

STAFF IMPACT:

N/A

LEGAL REVIEW:

N/A

RECOMMENDATION

Staff recommends approval of the application subject to the following restrictions:

1. Applicant shall ensure that any trash generated from the tours is properly disposed of in the Town Square trash receptacles.
2. The applicant shall not block any walkways or otherwise obstruct pedestrian traffic.
3. No stakes or other items shall be placed into the ground, and alterations to park amenities are not permitted, without the prior approval of the Parks and Recreation Department park superintendent.
4. Insurance: An insurance certificate that names the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and states that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town attorney.
5. The applicant is expected to monitor the noise levels of the event to ensure that it is conducted in a manner that reduces the likelihood that it will disturb the residents of the surrounding area or neighborhood. In the event that complaints from residents are received, the person to whom this permit is issued shall be responsible for taking reasonable steps to see that the noise is abated in a timely manner.

SUGGESTED MOTION

I move to approve the special event request made by the Wildly Creative Jackson Hole for the Wildly Creative Pop-Up Artists on Town Square subject to the conditions and restrictions listed in the staff report.

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)



**A completed application
must be submitted at least
21 days prior to your event.**

Non-Profit Fee: \$25
For-Profit Fee: \$150

APPLICANT INFORMATION

Name of Event: Wildly Creative Pop-Up Artists

Name of Organization: Wildly Creative Jackson Hole

Type of Organization: ☒ Non-Profit ☐ Public Agency ☐ For-Profit Business

Mailing Address: PO Box 7753

City: Jackson State: WY Zip Code: 83002

Name of Person Completing Application: Kea Molnar

Email Address: kea@newthoughtdigital.com

Work Phone: 307-203-0993 Cell Phone: 978-273-4244

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☒ Other: "Pop-up" installations featuring local artists dancing,

Description & Purpose of Event *(Attach additional sheets if necessary):* _____

Wildly Creative is a campaign funded by JHTTB/4JH to raise awareness of Jackson Hole's

Location of Event: Town Square (NW and SW corners) Alternative Location: _____

Date(s) of Event: Wed 9/4, Thu 9/5, Fri 9/6 Event Operating Hours: 4-6PM Wed and

Event Set Up Begins Date: September 04, 2019 Time: 3PM

Event Clean Up Ends Date: September 04, 2019 Time: 7PM

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 20 Total Event: 60

Special Considerations (check all that apply):

- | | | |
|--|---|---|
| ☐ Alcoholic Beverages | ☐ Cooking/Grilling | ☒ Electricity Requested |
| ☐ Food Sales | ☐ Merchandise Sales | ☐ Recurring Event |
| ☐ Ticketed Admission | ☒ Sound Amplification | ☐ Pets or Animals |
| ☒ Tents | ☐ Street Closure | ☐ Sidewalk Closure |
| ☐ Overnight Parking | ☐ Overnight RV Camping | ☒ Use of Town Square |

Event Co-Sponsor (s): _____

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☐ Yes ☒ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Jesse Ryan Cell Phone: 307-264-9505

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- | | |
|--|---|
| ☒ Tents (X) | ☐ Food Vendors (FV) |
| ☐ Beverage Vendors (BV) | ☐ Alcohol Vendors (A) |
| ☐ Portable Toilets (T) | ☐ Hand Washing Sink (HWS) |
| ☒ Stages or Amplified Sound (SO) | ☐ Bleachers (BL) |
| ☐ Garbage Receptacles (G) | ☐ Recycling Receptacles (RR) |
| ☐ Retail Merchants (RM) | ☐ Security (P) |
| ☐ Fire Lane (FL) | ☐ Fire Extinguishers (EX) |
| ☐ First Aid / EMS (FA) | ☐ Barricades (B) |
| ☐ Electricity / Generator (EL) | ☐ Trailers, Vehicles, Storage (TR) |

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot? ☐ Yes ☒ No

Area of Closure Request	Date(s)	Start Time	End Time

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces? ☐ Yes ☒ No

If "Yes", how many parking spaces will be unavailable due to the event: _____ parking spaces

Will the event closure requests impact any START Bus routes? ☐ Yes ☒ No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: _____ START Bus contacted? ☐ Yes ☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients? ☐ Yes ☐ No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

_____ Large Street Barricades	_____ "Road Closed" Street Signs
_____ Small Sidewalk Barricades	_____ "Local Traffic Only" Street Signs
_____ 28 Inch Street Cones	_____ "Detour" Street Signs
_____ Candlestick Cones	_____ 32-Gallon Recycling Bins

☼ The equipment above can be arranged through the Public Works Department (307) 733-3079. A \$500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

☼ The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

☼ If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

☼ Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT

(307) 733-1430

☐ Event Security	☐ Mounted Horse Patrol	☐ Traffic Control
☐ Race Lead Vehicle	☐ Parade Lead Vehicle	☐ General Presence
☐ Towing / Ticketing	☐ Assistance with Parking Closures	☐ Assistance with Street Closures

Please describe in detail your request: _____

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping

☐ Snow Removal

☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

☐ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.

☒ Electricity Access

☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.

☐ Additional Public Restroom Cleaning

Please describe in detail your request: We may need access to electricity for music to be

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ☐ Yes ☒ No

If "Yes", has the site been reserved with Parks and Recreation? ☐ Yes ☐ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol

☐ Ambulance

☐ Fire Engine

☐ Rescue Truck

☐ Bicycle Patrol

☐ Event Site Inspection

Please describe in detail your request:

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ☒ Yes ☐ No

If "Yes", please indicate times: Start Time: 4PM Finish Time: 6PM

Will your event feature any musical entertainment? ☐ Yes ☐ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ☒ Yes ☐ No

If "Yes", have you completed a sign permit application? ☒ Yes ☐ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificate must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ☒ Yes ☐ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities?

☐ Yes☐ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: _____ Number of ADA Accessible Portable Toilets: _____

If "No", please explain:

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: _____

Restroom Drop off / Pick Up Date for Drop Off: Time for Drop Off:_____

Date for Drop Off: _____ Time for Drop Off: _____

Date for Pick Up: _____ Time for Pick Up: _____

Time for Pick Up: _____

ALCOHOL

Will there be alcoholic beverages at the event?

☐ Yes☐ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes

☐ No

If "Yes", what will be offered in addition to beer?

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☐ Yes

☒ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

Will any food or beverages be sold at your event?

☐ Yes

☒ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan?

☐ Yes

☒ No

If "Yes", which company will you be using? _____

How many trash receptacles will be supplied for your event? _____

When will the trash receptacles be delivered? _____

When will the trash receptacles be picked up and removed from site? _____

Describe your plan for the collection and removal of trash during your special event:

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the **Teton County Integrated Solid Waste and Recycling (ISWR)** to offer opportunities to help your special event to be as "green" as possible. Opportunities available:

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan?

☐ Yes

☒ No

If "Yes" which company will you be using? _____

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event: _____

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

☐ Yes

☒ No

If "YES" please indicate any significant changes to the event request since its last approval:

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: KM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: KM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a \$500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of \$1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf.

Initials: KM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks.

Initials: KM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: KM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procurement, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: 
Signature

APPLICANT: Kristiina (Kea) Molnar
Printed Name

DATE: 08/12/2019

TITLE: Account Executive

 Jackson Town Square





TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

150 East Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

EVENT NAME:

Event Name: Wildly Creative Pop-up Artists Physical Address of Event: Town Square JH
Description of Event: "pop-up" artist installations
Grand Opening ____ Yes X No

EVENT SPONSOR/APPLICANT:

Name: Wildly Creative JH Phone: 307-203-0993
Mailing Address: PO Box 7753 ZIP: 83002
E-mail: kea@newthoughtdigital.com Non-Profit: X For Profit: ____

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Town Square JH</u>	Business/Description: _____
Physical Address: <u>10 E Broadway</u>	Physical Address: _____
Dates of Display: <u>9/4 4-7pm, 9/5 4-7pm, 9/6 5-8pm</u>	Dates of Display: _____
Consent from Owner Obtained? Yes <u>TBD</u> No ____ <u>Special Event Permit application pending</u>	Consent from Owner Obtained? Yes ____ No ____
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ____ No ____	Consent from Owner Obtained? Yes ____ No ____

SUBMITTAL REQUIREMENTS. Have you attached the following? Please circle.

- ☒ Yes/ ☐ No Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
- ☒ Yes/ ☐ No Installation specifications, and any structural details or specifications required for freestanding signs.
will be attached to small tents in pop-up event areas

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Kea Molnar
Signature of Authorized Event Applicant

Kea Molnar
Applicant Name Printed

8/14/19
Date
Account Executive
Title



**WILDLY
CREATIVE**
jackson hole



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: August 14, 2019

MEETING DATE: August 19, 2019

SUBMITTING DEPARTMENT: Town Clerk

DEPARTMENT DIRECTOR: Roxanne DeVries Robinson

PRESENTER: Carl Pelletier

SUBJECT: Special Event: Fall Arts Festival

PURPOSE/STATEMENT:

The Mayor and Council approve or deny the use of public property; street closures; posting of handicap and no parking signage; services of Town personnel; exemption from the Municipal Code and the use of barricades on behalf of the Town of Jackson.

BACKGROUND/ALTERNATIVES:

The applicant, the Jackson Hole Chamber of Commerce, is hosting the annual Fall Arts Festival September 4 through September 15, 2019.

The one new request from the Chamber of Commerce is to allow patrons attending the Taste of the Tetons to walk with open containers of alcohol on the following town streets: Deloney (between Cache and Center), Center (between Deloney and Broadway) and Broadway (between Cache and Center). This would be a similar request to the Old West Days special event. The Chamber of Commerce has indicated that they would hire additional security at each corner of the Town Square and at the exits to keep participants from exiting the event with alcohol or from taking alcohol into the George Washington Memorial Park. There will be no alcohol served or permitted within George Washington Memorial Park. The Taste of the Tetons event takes place from 11:00am until 3:00pm on Sunday, September 8th.

In addition to the services outlined in the following events, the applicant requests exemption from the following Town ordinances:

- Serving of alcohol on public property for Rotary Supper Club's Wine, Beer & Spirits Tasting and Silent Auction "Sips on the Square" event and Taste of the Tetons. Ordinance 6.40.050 (B) prohibits open containers and the consumption of alcohol on any street, sidewalk or curb or any other public property.
- Serving of alcohol on public property for the QuickDraw event. Ordinance 6.40.050 (B) prohibits open containers and the consumption of alcohol on any street, sidewalk or curb or any other public property.
- Selling of goods and wares on public property for Taste of the Tetons, Tickets for Historic Ranch Tour, Rotary Wine, Beer and Spirits Tasting and Auction, and QuickDraw events. As provided by the Special Event Ordinance, the Town Council may approve the sale of goods, products and/or services, food or alcohol by for-profit vendors or applicants during a Special Event that is on public property or in a public park provided that Special Event is sponsored by a non-profit organization.
- Parking Permits for volunteers, staff, arts and chefs. 30 parking permits requested for Sunday, September 8th and 10 parking permits requested for Saturday, September 14th.

Fall Arts Festival Events

1. Palates & Palettes Gallery Walk – Friday, September 6, 2019.

- Gallery walk with food, wine and music from 5:00 P.M. to 8:00 P.M. All galleries will receive a letter stating that no beverages are allowed to leave the premises and not to serve to under age persons. A catering permit will be submitted to Town Staff.

2. Historic Ranch Tour – Saturday, September 9, 2019. The applicant requests the following permissions:

- Four oversized vehicle parking spaces blocked off in the Home Ranch lot at the rear of the lot next to the grassy knoll.
- Two barricades on grassy knoll to be used to block off oversize parking spots for the pop up tent.
- Posting of temporary no parking signage.

3. Sunday, September 8, 2019: Taste of the Tetons, Takin' it to the Streets. The applicant requests the following permissions:

- Use of George Washington Memorial Park/Town Square per the attached event map
- Closure of Deloney from Cache to Center, Closure of Broadway from Cache to King, Closure of Center from Broadway to Deloney from 6:00 A.M. to 8:00 P.M. Broadway will open at 6:00 P.M. Please see the attached event map. Please note that Deloney Street will be closed Friday through Sunday for Old Bill's Fun Run and Fall Arts Festival.
- A Catering Permit from Town staff to cover beer, wine and spirit sales from 11:00 A.M. to 4:00 P.M.
- Use of barricades for the street closures.
- Posting of temporary no parking signage.
- Parks and Recreation services for irrigation locates on the Town Square.
- Reserved parking (at the corner of Deloney and Center, corner of Broadway and Center) for chefs and artists with special signage from the Chamber to be placed on the barricades. The drop off only area will be on Cache.
- Permission for music associated with Taste of the Tetons from 11:00 A.M. to 4:00 P.M.
- The applicant will submit a Town of Jackson Exposition Business License for the Takin' it to the Streets.
- Permission for open alcohol containers on the town streets of Deloney (from Cache to Center) Broadway (from Cache to King), and Center (from Broadway to Deloney) between the hours of 11:00 A.M. to 3:00 P.M. during the Taste of the Tetons event.

4. Sips on the Square: Rotary Wine, Beer & Spirits Tasting and Silent Auction and Dinner Event Sunday, September 8, 2019

- Rotary fundraiser for community scholarships and sponsorships
- Use of Old Bill's Fun Run Tent on Deloney, which will be set up Friday, September 6th. The tent will be removed on Sunday, September 8th directly following the event.
- A catering permit will be submitted to Town staff by the Rotary Supper Club.

5. Quick Draw Art Sale and Auction - Saturday, September 14, 2019

- Use of Town Square and closure of Deloney between Cache and Center from Friday, September 13 at noon to 6:00 P.M. on Saturday, September 14 per the attached event map. The street closes the day prior to the event in order to set up the large tent.
- Use of barricades for the street closure.

- Posting of temporary no parking signage.
- Reserved parking for artists and VIP's on the east side of Town Square, with signs from Chamber for reserved parking.
- A Catering Permit from Town staff to cover alcohol sales.
- Permission for amplified sound from 10:30 A.M. to 2:00 P.M.

6. Sunday Art Brunch Gallery Walk- Sunday, September 15, 2019

- Gallery walk with food, wine and music 11:00 A.M. – 3:00 P.M. All galleries will receive a letter stating that no beverages are allowed to leave the premises and not to serve to under age persons. A catering permit will be submitted to Town staff.

Other Special Events: Old Bill's Fun Run and a Farmers Market takes place on Saturday, September 7.

Note: Sign Permit applications will be submitted for various events in conjunction with Fall Arts Festival outside of this application. There no temporary banners specifically related to this event. There will be vendor banners displayed in the 10 x 10 popup tents during individual events which have been displayed in the past.

The application has been submitted for review and comment to all Town departments.

COMPREHENSIVE PLAN ALIGNMENT

This event aligns with our Quality of Life which is important to our community. We have always been a diverse community that supports a variety of lifestyles and employment opportunities, and we welcome others to share in the enjoyment of our ecosystem and western mountain lifestyle. Residents and visitors have become accustomed to high-quality social, cultural, and recreational services. Continuing to provide these services in a manner that better achieves our Vision will enhance the livability and appeal of our community.

STAKEHOLDER ANALYSIS

The application has been submitted for review and comment to all Town departments.

FISCAL IMPACT

Direct Income includes income generated from catering permits and from exposition business license fees. The Police Department, Public Works, and Parks and Rec will each incur a fiscal impact to provide the requested services.

STAFF IMPACT

On-duty Public Works personnel to coordinate pickup and return of barricades and to help empty trash cans around the Square prior to and following the events. Parks and Rec staff to provide irrigation locates.

LEGAL REVIEW

N/A

RECOMMENDATION:

Staff recommends the approval of the application, subject to the following conditions and restrictions:

1. Four handicap spots shall be posted in the indicated reserved parking areas.
2. The drop off area on Cache Street is for drop-off only. No parking is permitted. The applicant shall be responsible for the collection and removal of all trash and recycled material generated by the events. Additional trash receptacles are required at food areas. The

applicant shall be responsible for all clean up, which shall be completed immediately after each event.

3. All power needs and irrigation locates must be coordinated with Parks & Recreation at least five (5) business days prior to set up of the event; otherwise, no stakes for tents or any other item may be placed in the ground (733-5056).
4. Applicant shall coordinate all use of the Town Square with the Parks & Recreation Department and utilize all recommendations for turf protection.
5. There shall be no alterations to the amenities to the park without prior approval from the park superintendent.
6. Vehicles may not be driven into the park.
7. All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.
8. No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.
9. The applicant shall obtain the necessary food service permits from Teton County Environmental Health.
10. The applicant shall apply and pay for all licenses and/or permits prior to the events.
11. All event banners shall be subject to the approval of the Planning and Building Department.
12. Applicant shall abide by all Fire Department Restrictions including:
 - a. **Fire department access roads** shall maintain and clear and unobstructed width of 20 feet to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided. *All streets in the square apply and shall maintain emergency vehicle access toward the business side of the street.*
 - b. All **tents having an area in excess of 200 square feet** shall require advance permitting through this Department *unless open on all sides* (IFC 105.6.43).
 - c. **Tents which can hold over 50** or more occupants must provide this Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6). *Please note this tent requirement on tents of approximately 750 square feet or more.*
 - d. Any tents larger than 400 square feet will require approval through the Fire Department. A Temporary Tent Permit Form will need to be completed and approved prior to the start of the event. This Temporary Tent Permit can be found on the Jackson Hole Fire / EMS website.
 - e. **Tents must meet the flame propagation performance** criteria of NFPA 701 (IFC 3104.2).
 - f. **Combustible materials** shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).
 - g. **Smoking shall not be permitted** in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).
 - h. All **open flame devices are strictly prohibited** within tents unless approved by the fire code official (IFC 3104.7) *See cooking requirement below.*
 - i. Portable 2A:10B-C **fire extinguishers shall be provided**, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12). *All tents with cooking shall have minimum one fire extinguisher.*
 - j. Any **cooking** performed within tents shall require advance approval by this Department (IFC 3104.15.3 – 3104.15.7). *Cooking tents must be located at least 10 feet from other tents, measured from tent edge to tent edge.*
 - k. **Generators and other internal combustion power sources** shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated

from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

1. All **electrical/temporary power** shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).
13. The applicant shall advise and instruct all participants on the conditions, restrictions, prohibitions and responsibilities imposed on these events and assist in their enforcement.
14. The applicant and all participants shall conduct all activities in a responsible, professional and timely manner.
15. The applicant shall be responsible for the timely set up and removal of barricades for the street closures.
16. The applicant will be responsible for picking up and returning all barricades to the Public Works Department.
17. Applicant shall advise all galleries and other participants in the Fall Arts Festival Palates & Palettes and Gallery Walk that the participants are responsible to comply with all alcohol dispensing laws and ordinances, including the prohibition against service to minors and the prohibition against the carrying or consumption of alcoholic and malt beverages in open containers of any kind on any street or sidewalk.
18. The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. An ID bracelet system shall be utilized and all ID's checked. It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons. Participants shall not be permitted to leave the event with open containers.
19. Alcoholic beverage sales shall be in 16 oz. or smaller plastic cups only.
20. The applicant may sell mugs for alcoholic beverages that are approved by the Police Department. Vendors may not sell more than 16 oz. in the mugs, regardless of mug size.
21. The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.
22. In addition to providing the list to the Wyoming Department of Revenue containing the names, social security numbers, phone numbers and addresses of all participating artists, vendors and merchants pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department fourteen days prior to the event.
23. Insurance: An insurance certificate that names the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and states that coverage is primary and non-contributory is required for every event **at least ten days prior to the event**. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town attorney.
24. The applicant shall advertise use of the parking garage during the events.
25. The applicant shall be responsible for the closure of the parking lot and the procuring, posting and removal of any signage including but not limited no parking and handicapped parking signs associated with the event.

SUGGESTED MOTION:

I move to approve the special event application made by the Jackson Hole Chamber of Commerce for the Fall Arts Festival, subject to the conditions and restrictions listed in the staff report.



TO: TOWN OF JACKSON
FROM: MAUREEN MURPHY, DIRECTOR OF SPECIAL EVENTS
SUBJECT: FAF EVENT OVERVIEW
DATE: 8/6/2019

General Information

Town Square businesses will receive a letter reminding them that the street in front of their business will be closed for various Fall Arts Festival events on Sunday, September 8; Friday, September 13 and Saturday, September 14, reopening in the evening of the 14th.

A complete calendar of events to date is enclosed for your records.

The only new request this year is during Taste of the Tetons. The Jackson Hole Chamber is requesting that patrons can move around the streets of the event with the alcohol tasting during the event (not in the Town Square).

Parking Permits

For staff, volunteers, artists, and chefs who will be in a parking space longer than the three-hour limit, is it possible to print up event parking permits to those mentioned above? Specific needs include: 9/8- 30 and 9/14 – 10.

Palates & Palettes Gallery Walk Overview

On the first Friday of the Fall Arts Festival, September 6th, 30+ galleries and gourmet shops will be offering complimentary beverages and snacks to participants on the Walk. This will begin at 5 p.m. This year as with last, the gallery/shop will receive a letter stating that no beverages are allowed to leave the premises, a trash receptacle must be by the door, and most importantly, not to serve under age or visibly intoxicated persons. A list of known participants to date follows:

1. Altamira/Teton Tiger
2. Astoria Fine Art / The Q, The Bistro & Il Villaggio Osterio
3. Brookover Gallery/
4. Diehl Gallery/Hatch
5. Heather James Fine Art/Teton Tiger
6. Horizon Fine Art/
7. Images of Nature / Nikai
8. Tayloe Piggott Gallery/Bill Boney Dining In Catering
9. Mountain Trails Gallery /
10. RARE Gallery / Snake River Grill
11. Trailside Galleries / The Cowboy Steakhouse
12. Trio Fine Art / Trio American Bistro

13. West Lives On Gallery/Silver Dollar Grill
14. Wilcox Gallery / The Bunnery
15. Wild By Nature Gallery / Nani's
16. WRJ

Historic Ranch Tour Overview

The Tour will leave from the Home Ranch Parking Lot on Saturday afternoon, September 7th at 2:00 p.m. sharp. We will put up a 10x10 pop up tent to sell tickets and have a ticket pick up and check in on the area at the entrance on Center Street (up on the sidewalk near the bench). 100 tickets are available for \$60, which includes the Tour and dinner.

The Tour begins at Snake River Ranch, a family-owned cattle ranch that began as a cow-calf business in 1930. From there it is off to Triangle X, a historical dude ranch, with our featured Fall Artist, Kathryn Mapes Turner. The tour covers the early days when horsepower was used to improve the land, put up hay and move cattle. Hear first hand how its operations have evolved into today's progressive management of a natural yearling operation. After the tour, you'll enjoy a mouth-watering meal catered at Triangle X and beverages donated by The Liquor Store.

The last bus will leave the Ranch at 7:00 pm to return to the Parking Lot.

Taste of the Tetons Event Overview

The sixteenth year for this event that adds the culinary arts as an integral part of the art celebration. This event has three components: Culinary delights on the Town Square, wine, beer and spirit tasting in the large tent on Deloney (Jackson Hole Chamber), and Art Fair (Takin it to the Streets) put on by The Art Association. Tasting on the Square 11 – 3 p.m. with the Wine Tasting from Noon till 3pm. The Art Fair is from 10am till 4pm. This great event will be accompanied by live music presented by the Jackson Hole Chamber. Prices: \$1.00 per ticket – Each ticket represents \$1 and prices of wine and culinary tastings can range anywhere from 1 ticket to 5 tickets.

Street closures to include Broadway from Lees Tees to King Street intersection, Center Street at the corner of Deloney through the intersection of Broadway and Deloney from Jackson Hole Drug to the Wells Fargo from 6:00am to 8pm. Re-opening the streets will begin at 6:00pm (or sooner) with Broadway, followed by Center and finally with Deloney.

Please see detailed event map layout.

The culinary delights on the Town Square features up to 20 valley restaurants and caterers. These are the finest chef's showcasing their culinary specialties. Event opens at 11 am and ends around 4 p.m. participants to date include:

1. Streetfood at the Stagecoach Bar
2. Glorietta
3. Butter
4. eLeaven
5. Streetfood at the Stagecoach
6. Cream & Sugar
7. Bovine & Swine
8. Hatch
9. Snake River Grill
10. The Mural Room at GTLC
11. The Wort Silver Dollar Bar & Grill
12. Westbank Grill at Four Seasons

After you sample Jackson Hole's finest join us under the wine, beer and spirits tent for an exquisite showcase of wine hosted by Supper Rotarians.

Following are details on this event:

A 40 x 100 tent on Deloney will be erected early Friday evening for Old Bills Fun Run on Saturday along with a variety of other sized tents. Deloney will remain closed and then be set up with tables for the Wine Tasting and Rotary Silent Auction on Sunday.

Chefs will be asked to follow the following guidelines for entries:

- All chefs are asked to prepare 750+ servings worth of their dish.

Chefs will follow the Teton County Health Temporary Food Establishment Guidelines, which include the following criteria:

- All PHFs must be prepared in a permanently established licensed food service facility.
- All food must be obtained from an approved source in compliance with the law.
- Refrigeration units shall be provided to keep potentially hazardous food at 41°F or below. Insulated, hard-sided coolers may be used with sufficient coolant for storage of less hazardous food if the container maintains the temperature at 41 °F or below. Foods, not properly identified by a recorded time found to be above 41°F, shall be immediately discarded.
- Hot food storage units shall be used to keep potentially hazardous food at 135 °F or above.
- Workers preparing food may not contact ready-to-eat food with their bare hands and shall use utensils such as deli paper, tongs, spatulas, or single-use gloves.
- The sample tasting pieces will be served between 11 a.m. and 3 p.m. using proper serving utensils and single-use gloves.

The Jackson Hole Chamber of Commerce will have an information booth where Festival event information is available, commemorative posters will be sold along with taste tickets.

Also during the festivities, **Taste of the Teton**s will have artists performing cowboy tunes and poetry! We're providing a covered stage and plenty of bistro tables for those who want to kick back and enjoy the music on the Town Square starting at 11 a.m. Contact for this event is Kathy McCann 699-3868.

Also part of this event is the **"Takin' it to the Streets"** a juried art fair brought to us by the Art Association. We will intermingling the artists and chefs again this year, as we had nothing but positive feedback from both parties...largely to alleviate the congestion in the Town Square proper and encourage movement among the elements – food, crafts and wine. Contact for this event is Molly Fettes. The following is a brief description of the event:

- # of artists: 40
- Layout: Artists set up on Center and Broadway street; double deep with two rows with their backs to one another and their booths open to both vendors and Town Square.
- Set up: 6 a.m. in shifts
- Fair hours: 10-4 p.m.
- Special Needs: Need "No Parking Signs" erected on Center and Broadway the day prior so we don't have to have cars towed.
- This is the 14th year for Streets. It is a local's only juried arts and crafts fair. We hope to encourage and highlight artists who do not normally exhibit in such a venue, fulfilling part of our mission as The Art Association. *Since 2012, the Art Association of Jackson Hole has added an addendum to the contract with the artists. This addendum includes that in order to participate, the artist (if involved with a retail store in Jackson), must have written permission from the store owner to participate in Takin it to the Streets.*

QuickDraw Event Overview

As the main fundraiser for the Festival, the QuickDraw showcases over 40 artists that are represented at local galleries. Many small 10x10 pop up tents will house the artists if the weather is poor. A 40 x 100 tent will be set up on Deloney for the Auction starting at 12 p.m. Friday the 14th. Street closures to include Deloney from Jackson Drug to Mountain Trails Gallery from 6am to 4pm on Saturday. **Please see detailed event map layout.**

Confirmed artists include:

Tom Mansanarez, Wilcox Gallery
Chad Poppleton, Legacy Gallery
Amy Ringholz, Ringholz Gallery
Nancy Dunlop Cawdrey, West Lives On Gallery
Aaron Yount, Native Gallery
D. Lee, West Lives On Gallery
Lyn St. Clair, Mountain Trails Gallery
Carol Swinney, Astoria Fine Art
Laurie Lee, West Lives On Gallery
John Poon, Legacy Gallery
Kathryn Turner, Trio Fine Art
Dustin Payne, Mountain Trails Gallery

Chris Navarro, Mountain Trails Gallery
Troy Collins, Mountain Trails Gallery
Renso Tamse, Trailside Galleries

Carrie Wild, Gallery Wild
Mark Keathley, West Lives On Gallery
Tim Tanner, Legacy Gallery
Kay Stratman, Horizon Fine Art
Deb Fox, Grand Teton Gallery
Jim Wilcox, Wilcox Gallery
Jared Sanders, Altamira Gallery
Mark McKenna, Astoria Fine Art

Following is a timeline for the event:

- 9:00 a.m. QuickDraw begins. Artists will have ninety minutes to create their artwork while spectators watch. No sketching or painting is to be started before the announced start time. Painters may begin with a simple pre-prepared base coat on their canvases; sculptors may begin with an armature. We will provide live models upon request. The settings of the Town Square or a photograph are also suitable models from which to work.
- 10:30 a.m. QuickDraw ends.
- 10:45 a.m. Auction begins. Artist sets the minimum bid. The crowd will be warmed up with the auction of one framed signed Ned Aldrich. The order of the auction will be determined beforehand. Prior to the sale of each piece, the artists will be asked to stand up, introduce themselves, and say a few words about their work. A painting handler will be employed to show off work during bidding. The sale of the original painting by 2019 Fall Arts Festival featured artist Kathryn Mapes Turner and selection of the winners of John Simms's sculptures will be held during the QuickDraw.

The Jackson Hole Chamber of Commerce will have an information booth where Festival event information is available, commemorative posters and t-shirts will be sold along with taking bidder information and the sale of 40 pieces of artwork.

Contact for this event is Maureen Murphy at (541) 908-5314.

Sunday Art Brunch Gallery Walk

On the last day of the Festival, Sunday, September 15, up to 20 galleries/specialty shops will be offering complimentary beverages and snacks to participants on the Walk. This will begin at 11 am and end by 3 pm. As with Palates & Palettes, the gallery/shop will receive a letter stating that no beverages are allowed to leave the premises, a trash receptacle must be by the door, and most importantly, not to serve under age or visibly intoxicated persons. See enclosed reminder postcard. A list of known participants to date follows: Altamira Gallery, Astoria Fine Art, Diehl Gallery, Heather James Gallery, Mountain Trails Gallery, RARE Gallery, Galleries West, and Wild by Nature.

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)



**A completed application
must be submitted at least
21 days prior to your event.**

Non-Profit Fee: \$25
For-Profit Fee: \$150

APPLICANT INFORMATION

Name of Event: Jackson Hole Fall Arts Festival

Name of Organization: Jackson Hole Chamber of Commerce

Type of Organization: ☒ Non-Profit ☐ Public Agency ☐ For-Profit Business

Mailing Address: PO Box 550

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Maureen Murphy

Email Address: mo@jacksonholechamber.com

Work Phone: 3072012302 Cell Phone: 5419085314

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☒ Festival ☐ Biking ☐ Education
☐ Other: _____

Description & Purpose of Event *(Attach additional sheets if necessary):* _____

See attached _____

Location of Event: Various Locations Alternative Location: _____

Date(s) of Event: 9/4/2019-9/15/2019 Event Operating Hours: Various

Event Set Up Begins Date: _____ Time: Various

Event Clean Up Ends Date: _____ Time: Various

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 9/8-3000/9/14- Total Event: 10,000+

Special Considerations (check all that apply):

- | | | |
|---|---|---|
| ☒ Alcoholic Beverages | ☒ Cooking/Grilling | ☒ Electricity Requested |
| ☒ Food Sales | ☒ Merchandise Sales | ☒ Recurring Event |
| ☒ Ticketed Admission | ☒ Sound Amplification | ☐ Pets or Animals |
| ☒ Tents | ☒ Street Closure | ☒ Sidewalk Closure |
| ☐ Overnight Parking | ☐ Overnight RV Camping | ☒ Use of Town Square |

Event Co-Sponsor (s): _____

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☒ Yes ☐ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Britney Magleby Cell Phone: (208) 521-0019

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- | | |
|--|--|
| ☒ Tents (X) | ☒ Food Vendors (FV) |
| ☒ Beverage Vendors (BV) | ☒ Alcohol Vendors (A) |
| ☒ Portable Toilets (T) | ☒ Hand Washing Sink (HWS) |
| ☒ Stages or Amplified Sound (SO) | ☐ Bleachers (BL) |
| ☒ Garbage Receptacles (G) | ☒ Recycling Receptacles (RR) |
| ☒ Retail Merchants (RM) | ☒ Security (P) |
| ☒ Fire Lane (FL) | ☒ Fire Extinguishers (EX) |
| ☐ First Aid / EMS (FA) | ☒ Barricades (B) |
| ☒ Electricity / Generator (EL) | ☐ Trailers, Vehicles, Storage (TR) |

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot?

☒ Yes ☐ No

Area of Closure Request

Date(s)

Start Time

End Time

Please see attached

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces?

☒ Yes ☐ No

If "Yes", how many parking spaces will be unavailable due to the event: _____ parking spaces

Will the event closure requests impact any START Bus routes?

☐ Yes ☒ No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: N/A

START Bus contacted?

☐ Yes ☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients?

☒ Yes ☐ No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

X _____ Large Street Barricades	2 _____ "Road Closed" Street Signs
_____ Small Sidewalk Barricades	1 _____ "Local Traffic Only" Street Signs
_____ 28 Inch Street Cones	_____ "Detour" Street Signs
_____ Candlestick Cones	_____ 32-Gallon Recycling Bins

☼ The equipment above can be arranged through the Public Works Department (307) 733-3079. A \$500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

☼ The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

☼ If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

☼ Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT

(307) 733-1430

☐ Event Security	☐ Mounted Horse Patrol	☐ Traffic Control
☐ Race Lead Vehicle	☐ Parade Lead Vehicle	☐ General Presence
☐ Towing / Ticketing	☐ Assistance with Parking Closures	☒ Assistance with Street Closures

Please describe in detail your request: _____

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping

☐ Snow Removal

☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

☒ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.

☒ Electricity Access

☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.

☐ Additional Public Restroom Cleaning

Please describe in detail your request: _____

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ☒ Yes ☐ No

If "Yes", has the site been reserved with Parks and Recreation? ☒ Yes ☐ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol

☐ Ambulance

☐ Fire Engine

☐ Rescue Truck

☐ Bicycle Patrol

☐ Event Site Inspection

Please describe in detail your request: _____

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ☒ Yes ☐ No

If "Yes", please indicate times: Start Time: 9/7-10am; 9/13- Finish Time: 9/7-4pm; 9/14-

Will your event feature any musical entertainment? ☒ Yes ☐ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ☒ Yes ☐ No

If "Yes", have you completed a sign permit application? ☒ Yes ☐ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificate must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ☒ Yes ☐ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities?

☒ Yes

☐ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: 9/7- Number of ADA Accessible Portable Toilets: 2/1

If "No", please explain: _____

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: Macy's

Restroom Drop off / Pick Up Date for Drop Off: 9/7; 9/13 Time for Drop Off: 6am

Date for Pick Up: 9/7; 9/13 Time for Pick Up: 6pm; 4pm

ALCOHOL

Will there be alcoholic beverages at the event?

☒ Yes

☐ No

Will you be offering any alcoholic beverages besides beer? ☒ Yes

☐ No

If "Yes", what will be offered in addition to beer? Wine & Spirit Tasting

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☒ Yes

☐ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

Fall Arts Festival posters - going back to the JH Chamber

Will any food or beverages be sold at your event?

☒ Yes

☐ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan?

☒ Yes

☐ No

If "Yes", which company will you be using? Westbank Sanitation

How many trash receptacles will be supplied for your event? Piggy back with Old Bills

When will the trash receptacles be delivered? Fri 9/5 for Old Bills; scheduled empty on 9/7am

When will the trash receptacles be picked up and removed from site? Monday 9/8 am

Describe your plan for the collection and removal of trash during your special event:

We partner with Old Bills to utilize Westbank receptacles. We have the bins emptied on Sunday morning and they are picked up on Monday first thing. We have staff & volunteers removing recycling and trash during the event.

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the **Teton County Integrated Solid Waste and Recycling (ISWR)** to offer opportunities to help your special event to be as "green" as possible. Opportunities available:

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan?

☐ Yes

☒ No

If "Yes" which company will you be using? _____

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event:
We have our own. Pepsi is a sponsor of the event and loan us the recycling bins for the event. The Chamber is responsible for placing them out and removing after the event.

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

☒ Yes

☐ No

If "YES" please indicate any significant changes to the event request since its last approval:

The only new request is to allow patrons to walk on the Town streets during the event of Taste of the Tetons with their alcohol tastes. (Similar to Old West Days).

The Chamber will add hired security at each corner of the Square and the exits to keep from people exiting the event with alcohol or to be permitted inside the Town Square.

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: MEM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: MEM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a \$500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of \$1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf.

Initials: MEM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks.

Initials: MEM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: MEM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procurement, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: 
Signature

APPLICANT: Maureen Murphy
Printed Name

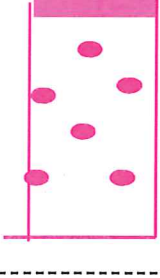
DATE: 08/06/2019

TITLE: Director of Special Events &

9/13 Taste of the Tetons Event Layout

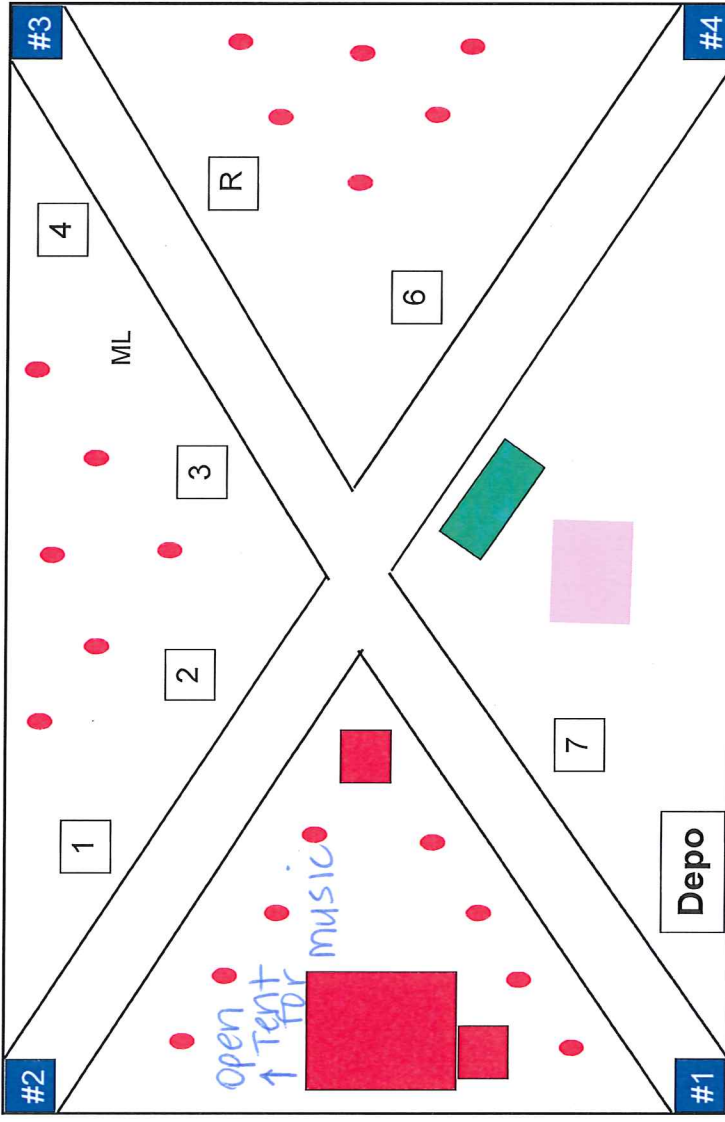
Deloney

→ see attachment



Rotary Wine Tasting Tent

Drop Off

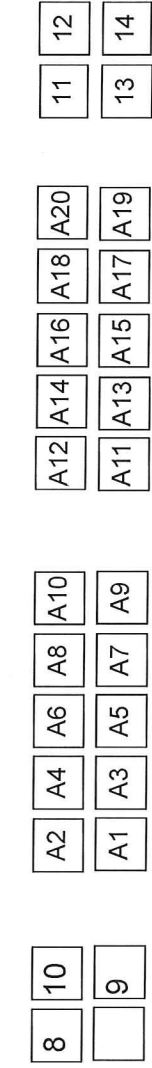


Drop Off

Cache Street

Broadway

Drop Off

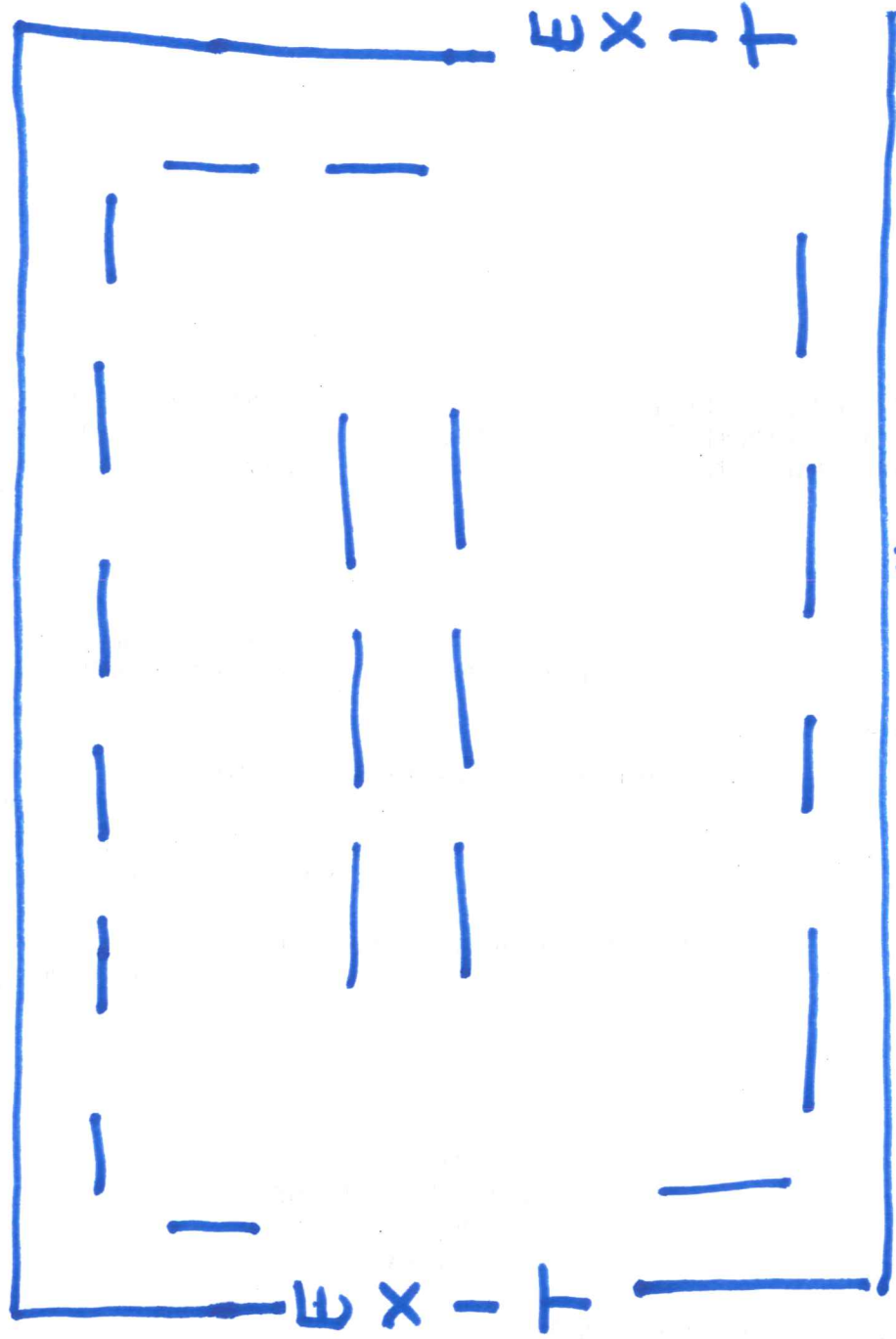


Legend:

- = Port a Potties
- = Ticket Booths
- = Cowboy Jubilee Stage
- = Chamber Info Booth
- = Chef & Artist Drop Off
- = Pinky Painting in the Park

Taste of the Tetons

40 x 100 Tent



All vendors
are wine
or beer.

No flame
or heaters
under
tent.

— Tables



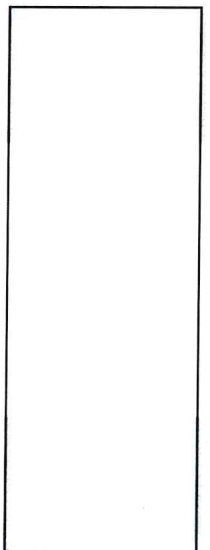
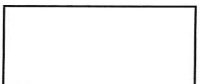
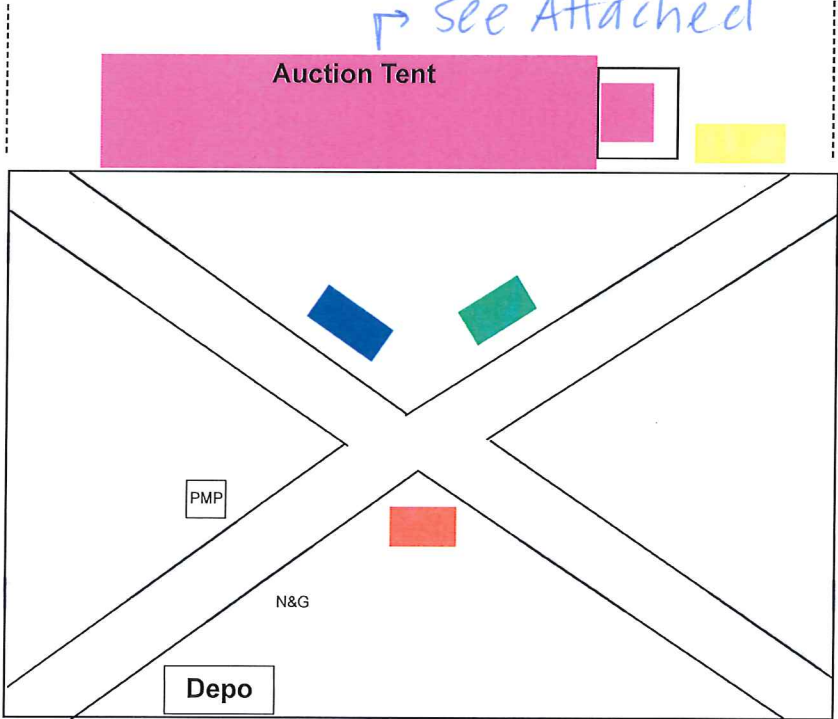
Deloney



Cache Street

9/13 QuickDraw Event Layout

→ see Attached



Center Street

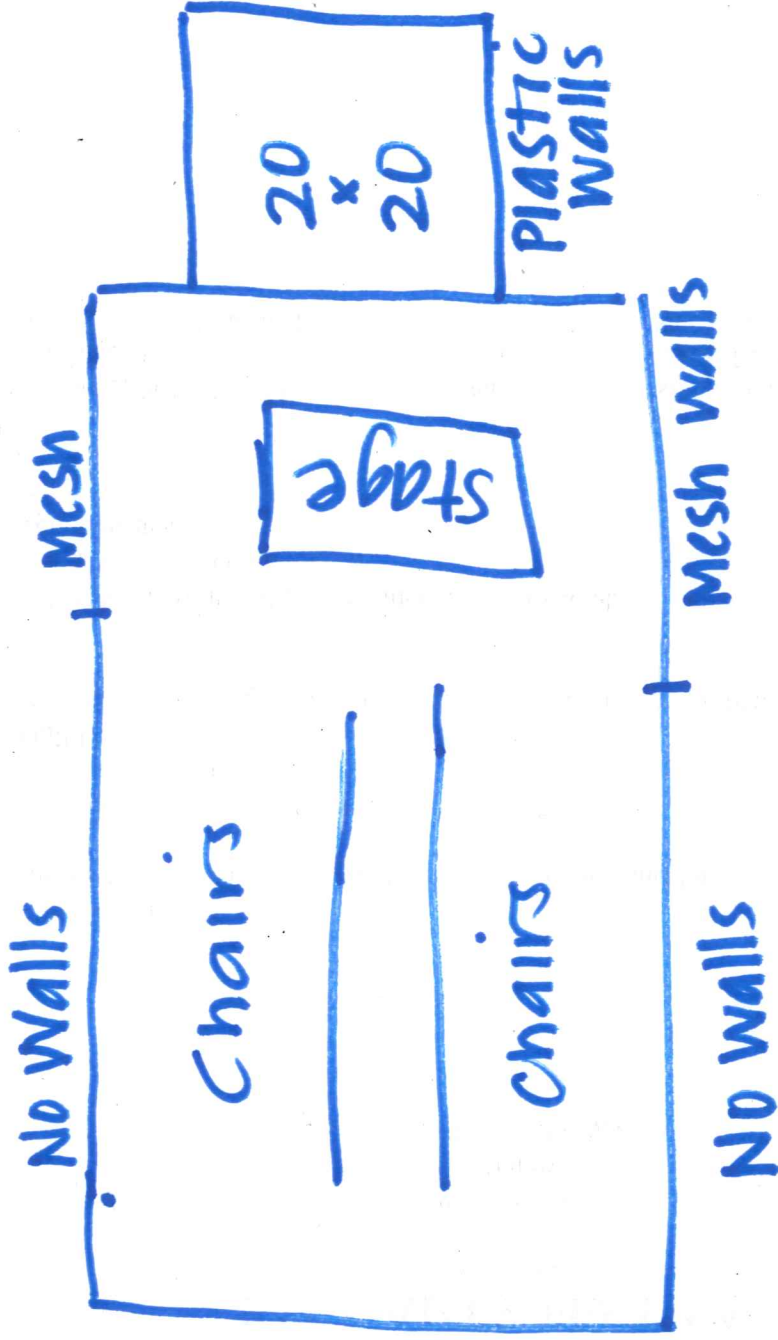
Broadway



- | | | |
|--|---|--|
|  = Port a Potties |  = Wort Hotel Beverage Booth |  = Auction Reg. Booth |
|  = Chamber Info Booth | | |

Quick Draw Auction

40 x 100 Tent / 20 x 20 Tent





July 30, 2019

Carl Pelletier
Town of Jackson
PO Box 1687
Jackson, WY 83001

Dear Carl,

Attached please find the Fall Arts Festival Special Event Application. Included in this packet are as follows:

Special Event Application
FAF Event Overview
Insurance Coverage (along with a letter stating we are in the process of renewing)
Map of Taste of the Tetons
Map of the QuickDraw Event
Town of Jackson Catering Permit – On it's way
Evacuation Notice
Letter to downtown Merchants
Sign Permit Application – On it's way

Thanks so much for all of your help!!

Thanks,

A handwritten signature in blue ink that reads "maureenm". The signature is stylized and cursive.

Maureen Murphy, IOM
Director of Special Events & Community Affairs
(307) 201-2302



July 30, 2019
Carl Pelletier
Town of Jackson
PO Box 1687
Jackson, WY 83001

Dear Carl,

Our HUB Insurance policy expires the evening of September 6th...which is the night of Palates & Palettes. We are in the process of extending our Insurance, so I will be forwarding that on when I receive the confirmation.

Thanks so much for all of your help!!

Thanks,

A handwritten signature in blue ink that reads "maureenm" followed by a stylized flourish.

Maureen Murphy, IOM
Director of Special Events & Community Affairs
(307) 201-2302

JACKSON HOLE
FALL ARTS FESTIVAL
Celebrating Art in the Tetons

July 30, 2019

In the event of an emergency, visitors are instructed to calmly exit the public park by its four corners or the closed street areas in the direction of their personal vehicles if not toward source of disaster or disturbance. I will make loudspeaker announcements to facilitate such evacuation by providing directions to the public. If a disaster or disturbance lies between visitors and their intended direction of travel, they will be instructed to detour in another direction.

With the Fall Arts Festival *Taste of the Tetons* and *QuickDraw Auction* being both outdoor events enjoyed chiefly on foot, does not appear to present any unusual evacuation challenges.

Sincerely,



Maureen Murphy, IOM
Director of Special Events & Community Affairs
307-201-2302



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: April 4, 2019

MEETING DATE: April 8, 2019

SUBMITTING DEPARTMENT: Town Clerk

DEPARTMENT DIRECTOR: Roxanne DeVries Robinson

PRESENTER: Carl Pelletier

SUBJECT: Special Event – Farmers Market Supplemental Approval

STATEMENT/PURPOSE

The Mayor and Council approve special event applications requesting use of city streets and relief from Town ordinances on behalf of the Town of Jackson.

BACKGROUND/ALTERNATIVES

At the April 8, 2019 regular Town Council meeting the Jackson Hole Farmers Market on the Town Square was granted permission to host the annual Farmers Market on Saturday mornings around Town Square with vendors located in the spaces normally reserved for parking on Broadway, Center and Deloney abutting George Washington Memorial Park. This request also included permission to host a Community Fall Festival on the final day of the Farmers Market, September 21, 2019. The Community Fall Festival is an expanded Farmers Market on streets surrounding the Town Square which will end for the public by 3:00 P.M. with clean-up being complete by 3:30 P.M.

The applicant is returning to Council in order to request permission to serve beer at this year's last Farmers Market (The Community Fall Festival) on Broadway between Cache and Center Street. This is a new request. In the past alcohol has not been served at the Community Fall Festival. The applicant is requesting exemption from Municipal Code 6.40.050 which prohibits open containers and the consumption of alcohol on any street, sidewalk or curb or any other public property.

The applicant has indicated that alcohol will only be allowed in a barricaded area on Broadway (between Cache and Center) with volunteer staff at each corner of the serving area. Individuals would be allowed to roam on Broadway only with their purchased 16 oz. cup poured by the Farmers Market staff with donated beer from various local businesses. Alcohol would not be allowed in the George Washington Memorial Park and it would not be allowed outside of Broadway (between Cache and Center).

Broadway will have Food Trucks, the Sidewalk Sale, Cooking Competition and a stage for the live band performing at the event. Broadway will be barricaded off from the Town Square, Cache Street and Center Street. The Farmer's Market will operate on Center and Deloney for the day while the rest of the event will operate on Broadway only.

The organizers of the Farmers Market will have barricades on each corner and will have volunteers manning the Broadway section only, making sure that people stay within the Broadway section only. The Farmers Market will have one tent only selling cups and serving the beer and another tent next to it ID'ing everyone and placing a wristband on them prior to their beer purchase.

People will be required to finish their beer or pour it out prior to exiting Broadway between Cache and Center. Beer sales would take place from 11am to 3pm (or Noon to 3pm depending on what the Town Council prefers).

The map attached shows the area with blue lines running through it on Broadway where the beer would be served and contained.

The Farmers Market would be using the Catering Permit from Hotel Jackson.

Additional requests associated with this event include:

1. Catering permit on Saturday, September 21st from 11:00 A.M. to 3:00 P.M. for alcohol sales on Broadway Avenue between Center Street and Cache Street.
2. Relief from Town ordinances as follows: Applicant requests the issuance of a catering permit for Broadway Avenue (between Cache and Center) on Saturday, September 21st. Beer will be served on Broadway as indicated in the site map. Municipal Code 6.40.050 prohibits open containers and the consumption of alcohol on any street, sidewalk or curb or any other public property. Alcohol will not be permitted in the George Washington Memorial Park.

COMPREHENSIVE PLAN ALIGNMENT

This event aligns with our Quality of Life which is important to our community. We have always been a diverse community that supports a variety of lifestyles and employment opportunities, and we welcome others to share in the enjoyment of our ecosystem and western mountain lifestyle. Residents and visitors have become accustomed to high-quality social, cultural, and recreational services. Continuing to provide these services in a manner that better achieves our Vision will enhance the livability and appeal of our community.

STAKEHOLDER ANALYSIS

The application has been submitted for review and comment to all Town departments.

FISCAL IMPACT

Income from the Catering Permit per Farmers Market

STAFF IMPACT

Staff impact is minimal but includes potential additional police patrols by on-duty officers.

LEGAL REVIEW

N/A

RECOMMENDATION

Staff recommends the approval of the special event permit application (with the exception of the request for trash removal), subject to the following conditions and restrictions:

1. The applicant shall clean up immediately after each day of the event and shall be responsible for the removal of all refuse and recycled material generated by the event.
2. The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. An ID bracelet system shall be utilized and all ID's checked.
3. Only 16oz or smaller plastic cups (or other 16oz cups pre-approved by the Town) are used for beer sales.
4. No more than two beers will be sold to any one person at one time.

5. The applicant shall report any incidents of underage drinking or potential over consumption of alcohol to the Police.
6. The applicant shall apply and pay for all licenses and/or permits prior to the events.
7. Any additional conditions as directed by the Town Council.
8. The applicant will post *no alcohol consumption beyond this point* signs with barricades at either end of Broadway. These exit points will be staffed by personnel monitor participants ensuring that open alcohol does not leave the approved area.

SUGGESTED MOTION

I move to approve the supplemental application made by Jackson Hole Farmers Market on the Town Square to serve beer at the Community Fall Festival special event, subject to the conditions and restrictions listed in the staff report.

We as the JH Farmer's Market on the Town Square have recently been granted Non-Profit status and would like to transform our Fall Festival (Our last market of the season) into our yearly benefit to help the market to continue to run each year.

We are requesting that we be allowed to have beer at our event this year on Broadway only in a barricaded area with volunteer staff at each corner of the serving area. People would be allowed to roam on Broadway only with their purchased 16 oz. cup from us filled with donated beer from various local businesses.

Broadway will have our Food Trucks, the Sidewalk Sale, Cooking Competition and our stage for the live band performing at the event. Broadway will be barricaded off from the Town Square, Cache Street and Center Street. Our Farmer's Market will operate on Center and Deloney for the day while the rest of the event will operate on Broadway only.

We will have barricades on each corner and will have volunteers manning the Broadway section only, making sure that people stay within the Broadway Section only. We will have one tent only selling cups and serving the beer and another tent next to it ID'ing everyone and placing a wristband on them prior to their beer purchase.

People will be required to finish their beer or pour it out prior to exiting the area.

Sales would take place from 11am to 3pm or Noon to 3pm depending on what the Town Council prefers.

The map attached shows the area with blue lines running through it on Broadway where the beer would be served and contained.

We will be using the Catering Permit from Hotel Jackson and I have attached the cup we would like to purchase to sell at the event being 16 oz. only.

Please let me know if you need any other information.

Thank you for your time!



Pricing depends on quantity; price breaks are found on the website:

<https://steelysdrinkware.com/product/16-oz-stainless-steel-cup/>



**JH Farmers Market
Fall Festival 9/21/19**

- | | |
|---------------------------|-----------------------|
| 1. Sweet Cheeks | 38. Jessica Jones |
| 2. Sweet Cheeks | 39. KnitTogether Farm |
| 3. Cosmic Apple | 40. Maya Organics |
| 4. Cosmic Apple | 41. Burton Maple |
| 5. Dinner's Ready. | 42. Chasing Paradise |
| 6. Mead Ranch | 43. Southern Goobers |
| 7. Sky High Cuisine | 44. Morales Home Made |
| 8. Full Circle | 45. |
| 9. Full Circle | |
| 10. Chasing Paradise | |
| 11. Ellis & Jane | |
| 12. JH Buffalo Meat | |
| 13. Sticks & Stones | |
| 14. Bear Root Bitters | |
| 15. Teatonic Kombucha | |
| 16. Corbridge Berries | |
| 17. Corbridge Berries | |
| 18. Fish Creek Gardens | |
| 19. Teton Valley Mustard | |
| 20. Winter Winds Farm | |
| 21. Jackpine Lavender | |
| 22. Humble Brew | |
| 23. Maya Organics | |
| 24. Heidi's Fresh Flowers | |
| 25. Lockhart Cattle Co. | |
| 26. La Fiera | |
| 27. Roots Kitchen | |
| 28. Roots Kitchen | |
| 29. Big Hole Smoothies | |
| 30. Farmer Fred | |
| 31. Boy Scouts | |
| 32. Weldner Family Spec. | |
| 33. Ascent Kombucha | |
| 34. In Season Breads | |
| 35. Queen Bee Gardens | |
| 36. Swore Farm | |
| 37. Swore Farm | |



TOWN OF JACKSON CATERING PERMIT APPLICATION

Date Paid _____ Fee \$ _____

(Note: The fee is \$20 per day (for each 24 hour period). If alcohol service runs past 12-midnight, then it will be counted as two days, and the fee is \$40.)

A catering permit authorizes a retail or resort liquor license holder to sale alcoholic and malt beverages away from their licensed premises at special events and public gatherings.

Catering Permits will be reviewed by the Town Clerk and may be issued upon payment to the Town of Jackson. Please submit applications at least 3 business days before the date of the event to: Jackson Town Hall, 150 East Pearl Avenue, PO Box 1687, Jackson, WY 83001. Fax to 307-739-0919. For further information, please call (307) 733-3932 ext. 1113.

Name of Event Sponsor: Jackson Hole Farmers Market
Who is promoting the event?

Name & Purpose of Event: JH Farmers Market Fall Festival and Benefit

Date(s) of Event: 9/21/19

Hours of Alcohol Service & Consumption: 11am - 3pm

Event Premises (Business name and physical address): Broadway Block from Cache to Center Street
(street only) during Fall Festival

Current Use of Event Premises: _____

Anticipated Number of Attendees at Any Given Time: 500-1000 at entire event on Broadway, Center and Delaney Streets

By signing below, the Catering Permit Holder represents that this event is an authorized use of the event premises and understands State and Local law (printed on the reverse side) regarding Catering Permits.

Printed Name of Permit Holder: Jenny May Sherun
Name of person responsible for this permit

Signature: Jenny May Phone Number: 805-698-5489

Name of Retail or Resort Liquor License Holder: Hotel JH, LLC

As the holder of the retail or resort liquor license, I understand that:

- 1) My business is also responsible for compliance with all applicable state and local liquor laws and ordinances at this event, including, for example, no service to any person under 21 years of age or who is obviously intoxicated, not selling or permitting consumption off of the described event premises, and all sales and consumption shall occur within the permitted hours, and
- 2) My Retail/Resort License could be penalized or denied renewal for any liquor violations at this event.

Authorized signature of retail or resort liquor license holder:

Signature: [Signature] Print Name: Sadek Darwiche

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001



**A completed application
must be submitted at least
21 days prior to your event.**

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)

Non-Profit Fee: \$25
For-Profit Fee: \$150

APPLICANT INFORMATION

Name of Event: Farmers Market on the Jackson Town Square

Name of Organization: Farmers Market on the Jackson Town Square

Type of Organization: ☐ Non-Profit ☐ Public Agency ☒ For-Profit Business

Mailing Address: P.O. Box 3167

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Jenny May Shervin

Email Address: jennymay333@gmail.com

Work Phone: 805-698-5489 Cell Phone: 805-698-5489

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☒ Other: Farmers Market

Description & Purpose of Event *(Attach additional sheets if necessary):* _____

Fresh & Organic agricultural, dairy, meat and other prepared foods sold in community

Location of Event: Town Square Alternative Location: N/A

Date(s) of Event: Every Saturday June 22-Sept 21 Event Operating Hours: 8:00AM-Noon

Event Set Up Begins Date: June 22, 2019 Time: 6:00AM

Event Clean Up Ends Date: September 21, 2019 Time: 4:00PM 9/21/19 Only

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 2,000 Total Event: 28,000 Season

Special Considerations (check all that apply):

- | | | |
|--|---|---|
| ☐ Alcoholic Beverages | ☒ Cooking/Grilling | ☒ Electricity Requested |
| ☒ Food Sales | ☒ Merchandise Sales | ☒ Recurring Event |
| ☐ Ticketed Admission | ☒ Sound Amplification | ☐ Pets or Animals |
| ☒ Tents | ☐ Street Closure | ☐ Sidewalk Closure |
| ☐ Overnight Parking | ☐ Overnight RV Camping | ☐ Use of Town Square |

Event Co-Sponsor (s): Rotary of Jackson Hole, Supper Club

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☐ Yes ☒ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Sadek Darwiche Cell Phone: 307-413-6323

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- | | |
|---|---|
| ☒ Tents (X) | ☐ Food Vendors (FV) |
| ☐ Beverage Vendors (BV) | ☐ Alcohol Vendors (A) |
| ☐ Portable Toilets (T) | ☐ Hand Washing Sink (HWS) |
| ☐ Stages or Amplified Sound (SO) | ☐ Bleachers (BL) |
| ☐ Garbage Receptacles (G) | ☐ Recycling Receptacles (RR) |
| ☐ Retail Merchants (RM) | ☐ Security (P) |
| ☐ Fire Lane (FL) | ☐ Fire Extinguishers (EX) |
| ☐ First Aid / EMS (FA) | ☐ Barricades (B) |
| ☐ Electricity / Generator (EL) | ☐ Trailers, Vehicles, Storage (TR) |

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot? ☒ Yes ☐ No

Area of Closure Request	Date(s)	Start Time	End Time
-------------------------	---------	------------	----------

Encompassing sections of Broadway, Center & Deloney on Town Square -9/21/19			

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces? ☒ Yes ☐ No

If "Yes", how many parking spaces will be unavailable due to the event: 30 parking spaces

Will the event closure requests impact any START Bus routes? ☐ Yes ☒ No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: _____ START Bus contacted? ☐ Yes ☒ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients?

☐ Yes ☒ No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

<u>9/21 (10)</u> Large Street Barricades	<u> </u> "Road Closed" Street Signs
<u> </u> Small Sidewalk Barricades	<u> </u> "Local Traffic Only" Street Signs
<u> </u> 28 Inch Street Cones	<u>9/21 (1)</u> "Detour" Street Signs
<u> </u> Candlestick Cones	<u> </u> 32-Gallon Recycling Bins

☼ The equipment above can be arranged through the Public Works Department (307) 733-3079. A \$500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

☼ The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

☼ If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

☼ Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT

(307) 733-1430

☐ Event Security	☐ Mounted Horse Patrol	☐ Traffic Control
☐ Race Lead Vehicle	☐ Parade Lead Vehicle	☐ General Presence
☒ Towing / Ticketing	☐ Assistance with Parking Closures	☒ Assistance with Street Closures

Please describe in detail your request: _____

Street Closures on 9/21/19 until 4:30PM only (mainly Broadway). Every Saturday No

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

- ☒ Street Sweeping ☐ Snow Removal ☐ Street Marking

Please describe in detail your request

Only after our Fall Festival on 9/21/19. After our event is over at 4:30PM if possible.

PARKS AND RECREATION DEPARTMENT (307) 732-5753

- ☐ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.
- ☒ Electricity Access
- ☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.
- ☐ Additional Public Restroom Cleaning

Please describe in detail your request: Approximately 5-8 Vendors may need electrical. We will

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ☐ Yes ☒ No

If "Yes", has the site been reserved with Parks and Recreation? ☐ Yes ☐ No

FIRE / EMS DEPARTMENT (307) 733-4732

- ☐ Foot Patrol ☐ Ambulance ☐ Fire Engine
- ☐ Rescue Truck ☐ Bicycle Patrol ☒ Event Site Inspection

Please describe in detail your request: Fire safety inspection of vendors preparing food on-

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ☒ Yes ☐ No

If "Yes", please indicate times: Start Time: 9:00AM Finish Time: 11:30AM

Will your event feature any musical entertainment? ☒ Yes ☐ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ☒ Yes ☐ No

If "Yes", have you completed a sign permit application? ☒ Yes ☐ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificate must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ☐ Yes ☒ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities?

☐ Yes

☒ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: _____ Number of ADA Accessible Portable Toilets: _____

If "No", please explain: _____

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: _____

Restroom Drop off / Pick Up Date for Drop Off: _____ Time for Drop Off: _____

Date for Pick Up: _____ Time for Pick Up: _____

ALCOHOL

Will there be alcoholic beverages at the event?

☐ Yes

☒ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes

☒ No

If "Yes", what will be offered in addition to beer? _____

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☒ Yes

☐ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

Farmers Market organization fund raises by selling reusable tote bags and clothing. Otherwise, individual vendors are responsible to work directly with WYDR.

Will any food or beverages be sold at your event?

☒ Yes

☐ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan?

☐ Yes

☒ No

If "Yes", which company will you be using? _____

How many trash receptacles will be supplied for your event? 4 by FM; Vendors responsible for

When will the trash receptacles be delivered? _____

When will the trash receptacles be picked up and removed from site? 12:30PM each Saturday

Describe your plan for the collection and removal of trash during your special event:

FM organizers collect and remove all trash receptacles. Vendors are required to keep their space clean and free of any trash.

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the **Teton County Integrated Solid Waste and Recycling (ISWR)** to offer opportunities to help your special event to be as "green" as possible. Opportunities available:

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan? ☐ Yes ☒ No

If "Yes" which company will you be using? _____

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event: _____

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

☒ Yes

☐ No

If "YES" please indicate any significant changes to the event request since its last approval:

Approved in 2018. Farmers Market on Broadway day of Old Bills Fun Run planned in advance with OBFR coordinators.

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: JMS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: JMS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a \$500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of \$1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf.

Initials: JMS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks.

Initials: JMS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: JMS

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procurement, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: 
Signature

APPLICANT: Jenny May Shervin
Printed Name

DATE: 03/13/2019

TITLE: Market Manager



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING & BUILDING

PRESENTER: PAUL ANTHONY

MEETING DATE: AUGUST 19, 2019

SUBJECT: TEMPORARY SIGN PERMIT – Laff Staff

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested a temporary banner to be located at:

105 Buffalo Way, Albertsons during:

October 6, 2019 to October 13, 2019

November 10, 2019 to November 17, 2019

December 8, 2019 to December 15, 2019

Section 6.5.1.C.4 of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

COMPREHENSIVE PLAN ALIGNMENT

Staff finds that the proposal is consistent with Comprehensive Plan.

STAKEHOLDER ANALYSIS

None

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

ATTACHMENTS

Applicant Submittal

RECOMMENDATION

The Planning Director makes no recommendation for the banner to be located in one location subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign for Laff Staff may be installed at:
105 Buffalo Way, Albertsons during:
October 6, 2019 to October 13, 2019
November 10, 2019 to November 17, 2019
December 8, 2019 to December 15, 2019

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with Laff Staff subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)



TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

150 East Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

EVENT NAME:

Event Name: Laff Staff Shows Physical Address of Event: Center for the Arts
Description of Event: The Laff Staff & Off Square present the 11th year of improv comedy shows
Grand Opening ☐ Yes ☒ No ☐

EVENT SPONSOR/APPLICANT: Name:

Mailing Address: PO Box 3434 Phone: 216-389-0498
E-mail: nickstaron@hotmail.com ZIP: 83001
Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertsons</u>	Business/Description: _____
Physical Address: <u>105 Buffalo Way</u>	Physical Address: _____
Dates of Display: <u>10/6-13, 11/10-17, 12/8-15</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please answer accordingly.

Yes ☒ No ☐ Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
Yes ☒ No ☐ Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson 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 Authorized Event Applicant

Applicant Name Printed

8/12/19

Date

Title

The
**LAFF
STAFF**

**IMPROV
COMEDY**

8pm

Fri & Sat

**Center for
the Arts**



Color
Banner
Black background
with red stripe

-20ft

5ft



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING & BUILDING

PRESENTER: PAUL ANTHONY

MEETING DATE: AUGUST 19, 2019

SUBJECT: TEMPORARY SIGN PERMIT – Falls Arts Festival

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested a temporary banner to be located at:

125 N. Cache Street during:
September 6, 2019 to September 8, 2019

Section 4670.I of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

COMPREHENSIVE PLAN ALIGNMENT

Staff finds that the proposal is consistent with Comprehensive Plan.

STAKEHOLDER ANALYSIS

None

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

ATTACHMENTS

Applicant Submittal

RECOMMENDATION

The Planning Director makes no recommendation for the banner to be located in one location subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign for the Fall Arts Festival may be installed at:
125 N. Cache Street during:
September 6, 2019 to September 8, 2019

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with the Fall Arts Festival subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)



TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

150 East Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

EVENT NAME:

Event Name: Fall Arts Festival Physical Address of Event: 125 No. CARRIE ST
Description of Event: TRUNK SHOW / FEATURED ARTIST (GASCARIT ALLEY)
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT: Name: DAN SHELLEY JEWELERS

Mailing Address: PO Box 1263, JACKSON, WY 83001 Phone: 307-733-2259
E-mail: info@danshelley.com ZIP: 83001
Non-Profit: ☐ For Profit: ☒

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>JEWELRY STORE</u>	Business/Description: _____
Physical Address: <u>125 NO. CARRIE ST.</u>	Physical Address: _____
Dates of Display: <u>SEPT. 6th, 7th, & 8th</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please answer accordingly.

Yes ☐ No ☐ Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.
Yes ☐ No ☐ Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson 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 Authorized Event Applicant

Applicant Name Printed

Date

Title

4 Ft. wide X 2½ Ft. Tall

TRUNK SHOW

4 Ft. wide

10" Tall

Wolfgang Vaatz



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: PLANNING & BUILDING

PRESENTER: PAUL ANTHONY

MEETING DATE: AUGUST 19, 2019

SUBJECT: TEMPORARY SIGN PERMIT – Climb Training

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested a temporary banner to be located at:

105 Buffalo Way, Albertsons during:
September 22, 2019 to September 28, 2019

Section 4670.I of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

COMPREHENSIVE PLAN ALIGNMENT

Staff finds that the proposal is consistent with Comprehensive Plan.

STAKEHOLDER ANALYSIS

None

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

ATTACHMENTS

Applicant Submittal

RECOMMENDATION

The Planning Director makes no recommendation for the banner to be located in one location subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign for Climb Training may be installed at:
105 Buffalo Way, Albertsons during:
September 22, 2019 to September 28, 2019

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with Climb Wyoming subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)



TEMPORARY SIGN PERMIT APPLICATION
Planning & Building Department

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

EVENT NAME:

Event Name: Climb Training Physical Address of Event: n/a
Description of Event: Posting banner at Albertsons to advertise
Grand Opening ☐ Yes ☒ No free career training.

EVENT SPONSOR/APPLICANT:

Name: Climb Wyoming Phone: 307-733-4088 ext 1
Mailing Address: PO Box 9494 Jackson, ZIP: 83001
E-mail: christy@climbwyoming.org Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertsons</u>	Business/Description: _____
Physical Address: <u>105 Buffalo Way</u> <u>Jackson 83001</u>	Physical Address: _____
Dates of Display: <u>Sept. 22 - Sept. 28th</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

SUBMITTAL REQUIREMENTS. Have you attached the following? Please circle.

☒ Yes / ☐ No Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.

☒ Yes / ☐ No Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Christy Thomas
Signature of Authorized Event Applicant

Christy Thomas
Applicant Name Printed

8/7/19
Date
Assistant Program
Title
Director

FREE JOB TRAINING
FOR SINGLE MOMS
starts soon!
VISIT climbready.org TODAY!

Climb
W Y O M I N G

Dimensions 8' x 4'

Sign will be printed in the colors above on Vinyl material



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Long-Range Planning

PRESENTER: Kristi Malone

MEETING DATE: August 19, 2019

SUBJECT: Hillside Development Standards Update: Consideration of Consultant and Contract

REQUESTED ACTION

To approve Simon Associates, LLC as consultant for the Hillside Development Standards Update to the Town of Jackson Land Development Regulations and to execute the contract with scope of work and timeline to commence this project.

BACKGROUND/DESCRIPTION

On November 19, 2018, Long-range Planning held a workshop with the Town Council to discuss the process of updating hillside regulations within Division 5.4 Natural Hazard Protection Standards of the Land Development Regulations (LDRs) and creating a geohazard overlay map for the Town of Jackson. The Town Council directed staff to prepare a Request for Proposals (RFP) and pursue consultant selection to initiate this project. On May 1, 2019 an RFP was released by Long-Range Planning detailing the tasks composing this project, the desired qualifications for a consultant, and the required procedure and content of a consultant proposal. The RFP application period closed May 31, 2019 and one proposal was received by Planning staff which is presented for consideration in this agenda item.

COMPREHENSIVE PLAN ALIGNMENT

The Joint Town & County Fiscal Year 2019-2020 Work Plan, approved on May 6, 2019, is designed to incrementally implement goals and objectives of the Comprehensive Plan and includes Town Hillside LDRs as a priority task to be completed this fiscal year.

STAKEHOLDER ANALYSIS

Planning staff finds that Simon Associates meets the technical qualifications and professional experience necessary to perform the required services for this project and their proposal met the submittal qualifications outlined in the RFP. A stakeholder group that includes pertinent Town Departments, interested elected officials and local professional experts will be assembled by Planning staff to participate in this project once commenced.

FISCAL IMPACT

Simon Associates LLC estimates the total fee for services to be \$53,095. This exceeds the budget allocation of \$31,000 for professional services associated with this task over FY19 and FY20, but staff is confident that additional funds are available from unused professional services associated with other Planning projects. If additional funds are required to meet the \$53,095 fee, a budget amendment request will come before the Council for approval. The professional services cost estimated at this time by Simon Associates, LLC exceeds Planning staff's initial estimate of \$31,000 due to added costs for geohazard map preparation and for travel costs. Planning staff is working to reduce the cost of travel by moving consultant trip dates out of the prime summer months initially scheduled and into fall/winter and reducing the number of trips/days required.

STAFF IMPACT

Estimated work hours for this project are 100 hours for Long-Range Planning, 20 hours for Town Planning Director, and 20 hours for Town Planning staff.

PUBLIC COMMENT

A letter was received from Colter Lane at Jorgensen Engineering identifying areas of importance or this project and offering further participation as a stakeholder group member.

LEGAL REVIEW

The contract for services will be reviewed by Town Attorney's Office prior to execution on August 19, 2019.

ATTACHMENTS

- Contract with Scope of Work and Timeline
- Proposal
- Request for Proposals
- Public Comment

RECOMMENDATION

The Planning Director recommends approval of Simon Associates LLC as consultant for the Hillside Development Standards Update to the LDRs and for creation of a Geohazard Map of the Town of Jackson.

SUGGESTED MOTION

I move to APPROVE Simon Associates LLC as consultant to complete the services described in the consultant's proposal and the prepared contract within the timeline of the scope of work at a fee not to exceed \$53,095.00.

PROFESSIONAL SERVICES CONTRACT

AGREEMENT FOR SERVICES TO UPDATE THE TOWN OF JACKSON NATURAL HAZARD PROTECTION STANDARDS

This Agreement for Services ("Agreement") is entered into this ____ day of _____, 2019, (hereinafter referred to as the effective date of the agreement) by and between the Town of Jackson, a Wyoming municipal corporation, P.O. Box 1687, Jackson, WY 83001 (hereinafter referred to as **City**) and SIMON ASSOCIATES, LLC, geologic and environmental consultants, 1981 East Curtis Drive, Salt Lake City, Utah 84121, (hereinafter referred to as **Contractor**)

Witnesseth

WHEREAS, the City desires to hire a consultant to assist with the preparation of an update to the Town of Jackson Land Development Regulations Division 5.4. Natural Hazard Protection Standards; and

WHEREAS, Contractor has the necessary skills and experience in environmental geology, geotechnical engineering, geotechnical investigations and review of geotechnical investigations, natural hazards including landslides, rockfall hazards, avalanches, seismic hazard, and liquefaction, geohazard mapping including identification of landslides, rockfall hazards, avalanches, seismic hazard, and liquefaction, working with stakeholder groups including local engineering and geologic professionals, city Public Works staff, city Planning staff, and local elected officials, and code writing for geologic hazards ordinances; and

WHEREAS, the City desires to hire Contractor and Contractor desires to provide consulting for an update to the Town of Jackson Land Development Regulations Division 5.4. Natural Hazard Protection Standards.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree to the terms and conditions set forth herein.

Article 1. Statement of Work

Contractor shall provide professional services to the City as more fully described in **Exhibit A hereto – Scope of Work** which is incorporated herein by reference (hereinafter referred to as **Work**).

Article 2. Timetable

Contractor shall complete all of the Work within 12 months of the date of a written notice to proceed from the City. All work is to be conducted pursuant to the timetable included

AGREEMENT FOR SERVICES TO COMPLETE THE TOWN OF JACKSON

in the Work Plan in attached Exhibit A. Any modification to that timetable shall require written request by the requesting party (City or Contractor) and written approval by the other party (City or Contractor).

Article 3. Compensation and Payment

The City agrees to pay Contractor, as full compensation for all Work provided hereunder, not to exceed \$53,095.00. Contractor shall present an appropriate invoice to the City by the 1st day of every month with a detailed breakdown of Work performed by hourly unit and task/subtask. The Contractor shall be paid per hour of completed services, plus actual direct expenses which shall be pre-approved by the City if in excess of \$5,000.00 as illustrated on **Exhibit B hereto – Schedule and Fee for Professional Services** which is incorporated herein by reference. The City will provide Staff to assist with certain tasks as noted in the attached scope of work. The amount of permissible compensation per Task is more fully described in **Exhibit B hereto**. It is specifically understood and agreed to by the Contractor that the amounts listed for each Task and Subtask is a “not to exceed” amount and may be reallocated between tasks as needed for completion of the overall contract. Contractor shall not receive compensation in excess of the total “not to exceed” amount as set forth in this Article without the prior written approval of the City. The amount of compensation shall not vary as a result of the time of day the Work is performed or the number of hours during which services are performed in any given period of time. The City may examine all records of Contractor during reasonable hours for a period up to and including one (1) year after termination of this Agreement in order to audit and verify the aforesaid charges.

Article 4. Term and Termination

The term of this Agreement shall commence on the effective date of this Agreement and shall expire on July 1, 2020, unless otherwise extended by written request from the City and agreed upon by Contractor. Contractor or City may terminate this Agreement at any time with or without cause by giving thirty (30) days written notice to the other party of its intent to terminate this Agreement; provided, however, that all compensation earned or costs incurred prior to such termination shall be payable to Contractor. The provisions of Article 7 shall survive termination or expiration hereof.

Article 5. Place of Performance

Contractor shall be responsible for maintaining its own office facilities and will not be provided with either office facilities or secretarial support by the City. The Contractor shall supply at its own expense, all materials, supplies, equipment, and tools required to accomplish the Work that is agreed to be performed in accordance with this agreement.

Article 6. Independent Contractor Status

It is understood and agreed the Contractor will provide the services under this Agreement on a professional basis and as an independent contractor and that during the performance of the services under this Agreement, Contractor's employees will not be considered employees of the City within the meaning or the applications of any federal, state, or local laws or regulations including, but not limited to, laws or regulations covering unemployment insurance, old age benefits, worker's compensation, industrial accident, labor, or taxes of any kind. Contractor's employees shall not be entitled to benefits that may be afforded from time to time to City employees, including without limitation, vacation, holidays, sick leave, worker's compensation and unemployment insurance. Further, the City shall not be responsible for any such withholding or paying of taxes or social security.

Article 7. Trademark and Trade Name

This Agreement does not give either Party any ownership rights or interest in the other Party's trade name or trademarks.

Article 8. General Provisions

A. Entire Agreement

This Agreement represents the entire and sole agreement between the Parties with respect to the subject matter hereof and supersedes any and all prior negotiations, understanding, representation, or consulting agreements whether written or oral. This Agreement cannot be modified, changed, or amended, except in writing signed by the Parties.

B. Waiver

The failure of either Party to require performance by the other of any provision hereof shall in no way affect the right to require performance at any time thereafter, nor shall the waiver of a breach of any provision hereof be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy available at law or in equity.

C. Relationship

Nothing herein contained shall be construed to imply a joint venture, partnership, or principal-agent relationship between Contractor and the City; and neither Party shall have the right, power, or authority to obligate or bind the other in any manner whatsoever, except as otherwise agreed in writing.

D. Assignment and Delegation

Neither Party shall assign or delegate this Agreement or any rights, duties, or obligations hereunder without the express written consent of the other. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the successors, legal representatives, and assignees of the Parties hereto.

E. Severability

If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as provided above, as the case may be.

F. Governing Law

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wyoming.

G. Paragraph Headings

The paragraph headings set forth in this Agreement are for the convenience of the Parties, and in no way define, limit, or describe the scope or intent of the Agreement and are to be given no legal effect.

H. Insurance/Indemnity

Contractor agrees to secure and maintain insurance in an amount required by the City, naming the City as additional insureds, and shall indemnify, save and hold City, its officers and employees harmless from any damages, costs, liability or expenses (including reasonable attorney's fees) to the extent caused by or arising from the negligent performance of the Work or negligent actions of the Contractor, its employees or representatives in the pursuit or performance of this Agreement; provided however, that nothing contained in this section shall be construed as requiring Contractor to indemnify the City against liability for any claims, including damages, caused by or resulting from the sole negligence of the City, its officers, employees or agents. A Certificate of such insurance shall be filed with the City before commencing any of the Work under this Agreement.

I. Declaration by Independent Contractor

The Contractor declares and states that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the Work to be performed under this Agreement.

J. Sovereign and Governmental Immunities

The City does not waive its sovereign and governmental immunities by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.

K. Dispute Resolution

In the event of a dispute arising under the terms of this Agreement the Parties shall, prior to resorting to the Courts, enter into good faith efforts to mediate their differences. The Parties shall jointly select a disinterested third party to act as a mediator to facilitate the resolution of their dispute. In the event the Parties are unable to jointly decide on a mediator, they shall each select an impartial representative, the two of whom shall decide on a mediator. The mediator shall, within ninety (90) days, conduct a hearing on the matter, and submit his or her findings and conclusions to the Parties. The provisions of Wyoming Statutes shall apply to the mediation process. Each of the Parties shall share equally in the cost of the mediator, but shall otherwise each bear their own costs in the mediation process.

Article 9. Notice

For purposes of this Agreement, any notice shall be deemed properly sent and received when sent by certified mail with return receipt requested to the Parties at the following addresses:

Town of Jackson
Attn: Tyler Sinclair
P.O. Box 1687
Jackson, WY 83001

Simon Associates, LLC
Attn: David Simon
1981 East Curtis Drive
Salt Lake City, Utah 84121

Until or unless changed by one Party giving written notice of such change of address to the other Party.

APPROVAL AND EXECUTION

IN WITNESS WHEREOF the parties have executed this Agreement on this ____ day of _____, 2019.

CITY OF JACKSON, WYOMING

Mayor Pete Muldoon

Attest:

Sandy Birdyshaw, Town Clerk

SIMON ASSOCIATES, LLC

David Simon, Principal

Exhibit A –Scope of Work for Hillside Development Standards Update: Geologic Hazard Ordinance & Geohazard Mapping

The following scope for the Hillside Development Standards Update details Simon Associates, LLC process, timeline and deliverables for rewriting the Town of Jackson Natural Hazard Protection Standards and producing a map identifying geologic hazards within and adjacent to the Town of Jackson. The project will update its standards for development threatened by unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards characteristic of hillside environments.

A detailed work plan including timetables and deliverables is attached. A Schedule of Fees is also attached.

Phase 1: Recommendation on Regulatory Approach + Data Gathering

August-October 2019

Task #1: Recommend the type of geohazard regulations most suited to the Town of Jackson. The consultant will offer a range of natural hazard regulatory approaches that best match the Town's goals and capability. Town Council has already given direction that the new regulations should be loosely based on Draper City, Utah's Geologic Hazards code based on a workshop held November 19, 2018. The consultant should evaluate Draper City's code and other communities' geologic hazard codes and provide a brief analysis for why taking one regulatory approach over any other is preferable. Staff has carried out some research on this topic already. This research can be found in the Nov. 19th Town Council Workshop Staff report. The consultant should supplement and critique this work, using their expertise on geohazards and geohazard regulations to recommend a final path forward for the update.

Task #2: Map Data Collection and Field Work. In mapping geohazards within and adjacent to the Town of Jackson, the consultant will use existing data collected by the Town and the consultant to identify unstable slopes, landslides, rockfall, liquefaction, and seismic hazards. The existing data available includes previous site-specific geotechnical studies, Wyoming Geological Survey maps of the area, and the Teton County / Town of Jackson GIS (LIDAR data, slope steepness, vegetation, and historical landslides). On the ground fieldwork to verify the accuracy of this data and the resulting maps is required and will be performed in Trip #1.

Phase 2: Draft Regulations + Geohazard Map

October-December 2019

Task #1: Draft the Regulations. The consultant will draft Natural Hazard Protection Standards that address development near geologic hazards including unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards within the community in order to minimize negative impacts to public safety and property. Attention will be given to clearly stating the purpose of the new regulations, using simple and clear language, balancing private property rights and safety, and providing objective measures that avoid the need for unnecessary interpretation. These regulations will include submittal and review requirements of geotechnical reports. The regulations will include protocol for how geotechnical reports will be reviewed by Town of Jackson Staff and/or a third-party with geotechnical expertise. The consultant will coordinate drafting of the Natural Hazard Protection Standards with the geologic information to be included on the Geohazards Map.

Task #2: Solicit feedback. The consultant will coordinate with the Town of Jackson Long-Range Planning Department to solicit feedback from a stakeholder group of local professionals and other Town staff on the draft regulations. This will occur in Trip #2.

Task #3: Create a Geohazard Map. The mapping consultant will work with the consultant drafting the Natural Hazards Protections Standards to create a 'Geohazard Overlay' or 'Geologic Hazard Study Area.' The Geohazards Overlay may trigger requirements to carry out geologic investigations when a landowner wishes to develop (or redevelop) a site located within that overlay. The consultant will recommend whether it is preferable to have a tiered overlay representing *low*, *medium*, and *high* geologic hazard risk or whether it is best to have a single geohazard overlay triggering further geologic investigation. The mapping consultant will also work with Staff and the consultant drafting the Natural Hazard Protections Standards to solicit feedback on the geohazard mapping from local professionals.

Phase 3: Reviews and Approval

December 2019-February 2020

Task #1: Public review. The final draft of the regulations and geohazards map will be released and public comment will be collected by Planning Staff.

Task #2: Planning Commission Review. A public hearing will be held for the Town Planning Commission to review and make a recommendation on the regulations and map to the Town Council.

Task #3: Town Council Review. In a public hearing, the Town Council will review the regulations and map and decide on future adoption and use.

WORK PLAN

August 19, 2019

Contract Awarded

- At their regular meeting, Jackson Town Council will review Simon Associates, LLC (SA) proposal, contract and this scope of work. If approved by majority vote, the contract will be executed by the Mayor and the project will commence.

August 20, 2019

Project Kick-off Phone Call

- At a time to be scheduled by Planning Staff (TOJ), a kick-off phone call between Simon Associates LLC and Planning Staff will occur to discuss results of the August 19th Council meeting and next steps of the project
- SA DELIVERABLE: Signed Contract returned to TOJ Planning Staff**

August 20-September 3, 2019

Research on Potential Regulatory Approach

- In preparation for Jackson Trip #1, SA will conduct research on potential types of geohazard regulations suited to the Town of Jackson. They will evaluate the Draper City Geologic Hazards Ordinance as well as other municipalities' geologic hazard ordinances in regards to applicability to the Town's goals, commitment, and capabilities as understood thus far.

September 3-6, 2019

Site Visit for Geologic Mapping & Stakeholder Interviews

- SA Trip #1** will be for SA to conduct site visits at specific locations within and around the Town of Jackson to collect geologic data for the geohazard mapping component of the project and to meet with stakeholders to gather input on recommendations for a regulatory approach. TOJ will assemble and schedule stakeholder group members. Prior to this visit, SA will create a database of readily available pertinent published and unpublished geologic literature, geologic reports, and geologic maps of the site and surrounding vicinity and stereo-paired aerial photographs and lidar imagery to identify geomorphic features indicative of geologic hazards. TOJ will provide additional data that it may possess at the request of SA. Based on the data, SA will arrive at Trip #1 with a prepared list of sites needed to visit to perform the geohazard mapping task.
- SA DELIVERABLE: Presentation to stakeholder group on alternative regulatory approaches**

September 7-30, 2019

Prepare Regulatory Approach Recommendation

- SA will use research collected independently and feedback from the stakeholder group discussions to prepare a final recommendation for regulatory approach within the contextual understanding of the Town's goals, commitment, and capabilities.
- SA DELIVERABLE: Written Recommendation for Regulatory Approach, including a brief analysis for why taking one regulatory approach over any other is preferable in regard to the Town's goals, commitment, and capabilities, a supplement and critique of the November 19, 2018, Jackson Town Council Workshop Staff report that evaluated various regulatory approaches to addressing geologic hazards, and a recommended final path forward for updating Jackson's Natural Hazard Protection Standards.**

October 7, 2019

Workshop on Recommended Regulatory Approach

- TOJ will present SA's recommendation for regulatory approach, facilitate a discussion, and take direction from the Town Council to move forward with draft regulations

October 8-November 4, 2019

Write Draft Regulations

- Based on Town Council direction, Simon Associates LLC will prepare a first draft of the Hillside Development Standards Update within the formatting and framework of Teton County Land Development Regulations Division 5.4 Natural Hazard Protection Standards
- SA DELIVERABLE: First Draft of Hillside Development Standards + Geohazard Map**

WORK PLAN

November 14-15, 2019

Stakeholder Meetings and Interviews on Draft Regulations and Map

- SA Trip #2:** SA will hold a series of either individual interviews or small group meetings with the stakeholder group members to discuss and critique the first draft of regulations and consider any recommended changes. Draft regulations will be considered within the context of the geohazard map.
- SA DELIVERABLE: Presentation of draft regulations and geohazard map to stakeholder group members**

December 16, 2019

Final Drafts Due

- Final draft of regulations and the geohazard map will be released for public review and comment
- SA DELIVERABLE: Final Draft Regulations + final Geohazard Map**

February 5, 2020

Planning Commission Hearing

- TOJ presentation of final draft regulations and final geohazard map to Town of Jackson Planning Commission in public hearing

February 19, 2020

Town Council Hearing + Trip 3

- SA Trip #3:** presentation of final draft regulations and final geohazard map to Town of Jackson Town Council in public hearing
- SA DELIVERABLE: Presentation to Town Council**

EXHIBIT B--FEE SCHEDULE

Task #1: Natural Hazard Protection Standards Drafting					
	SA	TG	Avalanche	Kippen	GIS
<i>Subtask #1: Recommend the type of geohazard regulations most suited to the Town of Jackson</i>	16	16	4		
<i>Subtask #2: Draft the Regulations</i>	36	24	12		
<i>Subtask #3: Solicit feedback</i>	14	13		20	
Subtotal Task #1	66 hrs.	53 hrs.	16 hrs.	20 hrs.	
2.1.2 Task #2 Geohazard Mapping	SA	TG	Avalanche	Kippen	GIS
Office mapping	20	10	8		60
Field mapping	25	25	15		
Subtotal Task #2	45 hrs.	35 hrs.	23 hrs.		60 hrs.
Stakeholder Interviews and Meetings	Simultaneous with field work				
Town Council Regular Meeting 12-2-19	15 hrs.	15 hrs.			
Aerial Photographs and GIS Software					
Software	\$1,200				
Aerials	\$500				
Photographs and Software Subtotal	\$1,700				
Travel - Airfare and Per Diem					
Initial visit to Jackson	\$1060	\$1060			
Town Council Regular Meeting 12-2-19	\$1585	\$1585			
Field (2 days)	\$1585	\$1585	\$1,585		
Travel Subtotal	\$4,230	\$4,230	\$1,585		
Professional Fees					
Simon Associates - Professional Geologist	126 hrs.	\$130	\$16,380		
Taylor Geotechnical - Professional Engineer	103 hrs.	\$130	\$13,390		
Scroggins	39 hrs.	\$120	\$4,680		
Walker	60 hrs.	\$80	\$4,800		
Ronda	20 hrs.	\$105	\$2,100		
Professional Fee Subtotal			\$41,350.00		
Aerial Photographs and GIS Software Subtotal			\$1,700.00		
Travel Subtotal			\$10,045.00		
PROJECT TOTAL			\$53,095.00		



Simon Associates, LLC

geologic & environmental consultants

1981 East Curtis Drive
Salt Lake City, Utah 84121
801.718.2231

PROPOSAL

Hillside Development Standards Update:
Geologic Hazard Ordinance & Geohazard Mapping
Town of Jackson, Wyoming

PREPARED FOR:

Tiffany Stolte, Office Manager
Town of Jackson Planning & Building Department
150 East Pearl Avenue, 2nd Floor
Jackson, WY 83001

May 31, 2019



Simon Associates LLC

geologic & environmental consultants

1981 East Curtis Drive
Salt Lake City, Utah 84121
801.718.2231

May 31, 2019

Tiffany Stolte, Office Manager
Town of Jackson Planning & Building Department
150 East Pearl Avenue, 2nd Floor
Jackson, WY 83001

Subject: Hillside Development Standards Update:
Geologic Hazard Ordinance & Geohazard Mapping
Town of Jackson, Wyoming

Dear Ms. Stolte,

Simon Associates, LLC (SA) is pleased to submit our proposal to assist the Town of Jackson with developing Natural Hazards Protection Standards and Geologic Mapping as outlined in the Town of Jackson Request for Proposals (RFP), dated May 1, 2019. SA provides comprehensive geologic and environmental consulting services throughout the Rocky Mountain region.

Should the Town of Jackson have any questions please feel free to contact the undersigned.

Sincerely

SA

A handwritten signature in blue ink, appearing to read 'David B. Simon', written over the 'SA' logo.

David B. Simon, P.G.
President and Principal Geologist
DBS/AOT

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1.0 Identification of Submitting Entity

- Name of submitting entity:
Simon Associates LLC
- Mailing address of submitting entity:
1981 East Curtis Dr.
Salt Lake City, UT 84121
- Telephone number of submitting entity:
801-718-2232
- email address of submitting entity:
david@utahgeologist.com
- Individual authorized to negotiate on behalf of submitting entity:
David Simon

2.0 Work Plan and Fees

Our proposed Work Plan follows:

2.1 Recommended Geohazard Regulations

The initial task of our work plan will be to recommend the type of geohazard regulations that appears to be most suited to the Town of Jackson. To accomplish this SA will:

- Meet with the appropriate Jackson personnel to best understand the Town's goals, commitment, and capabilities.
- Evaluate the Draper City Geologic Hazards Ordinance as well as other municipalities' geologic hazard ordinances in regards to applicability to the Town's goals, commitment, and capabilities.
- Provide a brief analysis for why taking one regulatory approach over any other is preferable in regards to the Town's goals, commitment, and capabilities.

- Based on review of the RFP, we understand the Jackson Town Council has given direction that Jackson's new regulations should be loosely based on Draper City, Utah's Geologic Hazards Ordinance. SA is thoroughly familiar with Draper City, Utah's Geologic Hazards Ordinance having been involved with writing the ordinance and implementing the ordinance over the past 11 years.
- Supplement and critique the November 19, 2018, Jackson Town Council Workshop Staff report that evaluated various regulatory approaches to addressing geologic hazards.
- Recommend a final path forward for updating Jackson's Natural hazard Protection Standards.

2.2 Drafting the Regulations

Based on the outcome of the preceding task, SA will submit a draft Natural Hazard Protection Standards to the Town of Jackson. The Standards will include, but not necessary be limited to:

- A statement of purpose for the new regulations that will be based on reducing risks from geologic hazards and protecting public health, safety, and welfare, including objective measures to minimize and/ avoid the need for unnecessary interpretation.
- Development near geologic hazards including unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards in order to minimize negative impacts to public health, safety, welfare, and property.
- Protocol for how geologic hazard and geotechnical reports should be reviewed by the Town of Jackson.
- Coordinate drafting of the Natural Hazard Protection Standards with geologic information to be included on various Geohazards Overlay Maps.

2.3 *Soliciting Feedback*

SA will coordinate with the Town of Jackson Long-Range Planning Department to solicit feedback from a stakeholder group of local professionals and other Town staff on the draft regulations. SA will hold discussions with appropriate Town personnel to assemble information about local hazards and issues relevant to the current regulations.

2.4 *Geologic Hazard Mapping*

SA will use existing data collected by the Town and SA to identify unstable slopes, landslides, rockfall, liquefaction, avalanche, and seismic hazards. Data anticipated to be collected by SA include, but not necessary limited to review of:

- Readily available pertinent published and unpublished geologic literature, geologic reports, and geologic maps of the site and surrounding vicinity.
- Stereo-paired aerial photographs and lidar imagery to identify geomorphic features indicative of geologic hazards.

2.5 *Geologic Hazard Overlay Maps*

Based on the geologic mapping SA will compile a series of Geologic Hazard Overlay Maps depicting areas where a geologic hazard study should be performed as part of the development process. Geologic Hazard Overlay Maps may be compiled for landslides, slope stability, problems soils, surface-fault-rupture, rockfall, avalanche, and debris flows and liquefaction.

2.6 *Timeline*

Our proposed timeline to assist with the Hillside Development Standards follows:

SCHEDULE	TASK
July 1, 2019	Contract awarded
July 8, 2019	Start Project
July 15 – 18, 2019	Meet with City of Jackson to Discuss Recommendation for Regulatory Approach
July 22-31, 2019	Geologic Hazard Mapping with visit to Jackson
August 1 - 26, 2019	Draft the Regulations
August 26 - September 6, 2019	Stakeholder Interviews and Meetings
September 30, 2019	Final Draft
December 2, 2019	Town Council Regular Meeting

2.7 Fees

Estimated professional fees for the scope of work presented herein follow. A detailed fee schedule is attached.

Professional Fee Subtotal	\$41,350
Aerial Photographs and GIS Software Subtotal	\$1,700
Travel Subtotal	\$10,045
PROJECT TOTAL	\$53,095

3.0 Experience

SA will utilize the following project team to develop the Natural Hazards Protection Standards and Geologic Mapping as outlined in the Town of Jackson RFP, dated May 1, 2019:

3.1 Licensed Professional Geologist, specializing in engineering geology:

David Simon, SA: Mr. Simon will be responsible for overall project management of the contract and the following tasks:

- Geologic mapping of geologic hazards.

- Drafting of the Natural Hazard Protection Standards that address development near geologic hazards including unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards.
- Coordination with the Town of Jackson Long-Range Planning Department to solicit feedback from a stakeholder group of local professionals and other Town staff on the draft regulations.

3.2 Professional Engineer, specializing in geotechnical engineering:

Alan Taylor, Taylor Geotechnical (TG): Mr. Taylor will be the second primary contact for administration of the contract and the following tasks:

- Assist with geologic mapping of geologic hazards.
- Drafting of the Natural Hazard Protection Standards that address development near geologic hazards including unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards.
- Coordination with the Town of Jackson Long-Range Planning Department to solicit feedback from a stakeholder group of local professionals and other Town staff on the draft regulations.

3.3 Avalanche Specialist:

David Scroggins, Avalanche Assessment LLC: Mr. Scroggins will be responsible for:

- Development of the avalanche hazards part of the Natural Hazard Protection Standards.
- Development of the Avalanche Special Study Area Map.

3.4 Planning Services:

Rhonda Kippen, Kippen Planning & Development: Ms. Kippen assist with:

- Drafting of the regulations.
- Stakeholder interviews, stakeholder meetings, and working groups.
- Preparation of the final Draft Ordinance.
- Presentation of the project team findings, recommendations and Draft Ordinance to the Town Council.

3.6 GIS Services:

Jeff Ward, Small Town GIS: Mr. Ward will be responsible for production of the geologic hazard overlay maps.

3.7 General Team Experience

Mr. Simon and Mr. Taylor have worked as a team, providing geologic and geotechnical consulting services to Draper City, Utah since 2004. Responsibilities include:

- General geologic/geotechnical consultation.
- Application of standard of care.
- Implementation of Draper City geologic hazards ordinances, which include review of consultant's report for conformance to the Draper City geologic hazard ordinance.

In 2007, Mr. Simon was a Principal Member of the committee that drafted the Draper City Geologic Hazard Ordinance and Geologic Hazard Overlay Maps, recommended by Governor Huntsman's 2008 Working Group on Geologic Hazards as the model ordinance for Utah municipalities.

Mr. Simon also provides geologic consulting services to Millcreek City and Salt Lake County, Utah, which include implementation of the respective geologic hazard ordinances including review of consultant's report for conformance to the geologic hazard ordinances.

In 2005, Mr. Taylor wrote the Draper City Retaining Wall Ordinance and in 2014 wrote the Alpine City, Utah Retaining Wall Ordinance. In 2010, Mr. Taylor modified the Draper City Liquefaction Special Study Area Map contained in the Draper City Geologic Hazard Ordinance. Mr. Taylor currently is consulting for Draper City and Alpine City, Utah and had previously consulted for Summit County, Wasatch County and Weber County in Utah. Consultations included the review of plans and geotechnical documents for proposed developments and earth retaining structures.

Mr. Scroggins experience includes:

- Principal Member of the committee that drafted the avalanche hazards section of the Salt Lake County geologic hazard ordinance, including the Avalanche Hazard Overlay Map.
- Field research for the Vail/Aspen avalanche hazards map.
- Zoning of avalanche areas for The Colony Development at Park City, Utah.
- Design and implementation of avalanche mitigation structures adjacent to U.S. Highway 89 for Wyoming Department of Transportation, south of the Town of Jackson.
- Design and implementation of avalanche hazard mitigation structures for the Vail Resorts in Utah and Colorado.

4.0 Personnel and Staffing Plan

SA provides comprehensive geologic and environmental consulting services throughout the Rocky Mountain region and will serve as Lead Company during implementation of a contract with the Town of Jackson. The Project Team is presented in Section 3.0.

David Simon, P.G. (SA) will serve as Project Manager and Alan Taylor (TG) as Assistant Project Manager. Both Mr. Simon and Mr. Taylor will serve as the contact personnel for the Town of Jackson and other members of the Project Team

The coordination of all documents and correspondence will be the responsibility of SA. The level of effort each project team member, on a task-by-task basis follows:

Task #1: Natural Hazard Protection Standards Drafting					
	SA	TG	Avalanche	Kippen	GIS
<i>Subtask #1: Recommend the type of geohazard regulations most suited to the Town of Jackson</i>	44%	44%	12%		
<i>Subtask #2: Draft the Regulations</i>	50%	33%	17%		
<i>Subtask #3: Solicit feedback</i>	38%	36%		26%	
2.1.2 Task #2 Geohazard Mapping	SA	TG	Avalanche	Kippen	GIS
	28%	21%	14%		37%

The primary team members will be SA and TG, whose 15 year relationship providing geologic and geotechnical consulting services to Draper City, Utah, reflects the firms expertise and qualifications to provide professional services to the Town of Jackson. Resumes of project team members are attached.

5.0 References

1. David Dobbins

Draper City Manager

1020 E. Pioneer Rd.

Draper, Utah 84020

576-6523

david.dobbins@draper.ut.us

Consulting geologist to Draper City, Utah since 2004; responsibilities include general geologic consultation, application of standard of care, and implementation of Draper City geologic hazards ordinances. In 2007, Mr. Simon was a Principal member of the committee that drafted the Draper City Geologic Hazard Ordinance, recommended

by Governor Huntsman's 2008 Working Group on Geologic Hazards as the model ordinance for Utah municipalities.

2. Keith Collier
Draper City Chief Building Official
1020 E. Pioneer Rd.
Draper, Utah 84020
(801) 576-6524
keith.collier@draper.ut.us
Consulting geologist to Draper City, Utah since 2004; responsibilities include general geologic consultation, application of standard of care, and implementation of Draper City geologic hazards ordinances.
3. John Miller
Millcreek City Public Works Director/City Engineer
3330 South 1300 East St.
Millcreek, UT 84124
801-214-2719
jmiller@millcreek.us
Consulting geologist to Millcreek City, Utah since 2017; responsibilities include general geologic consultation, application of standard of care, and implementation of Millcreek City geologic hazards ordinances.
4. Greg Baptist
Salt Lake County Township and Development Services
2001 South State Street, Suite N-3100
P.O. Box 144575
Salt Lake City, Utah 84114-4575
(385) 468-6681
gbaptist@slco.org
Consulting geologist to Salt Lake County, Utah since 2015; responsibilities include general geologic consultation, application of standard of care, and implementation of Salt Lake County and magna, Utah geologic hazards ordinances.

ATTACHMENT

Detailed Fee Schedule

Proposal - Hillside Development Standards Update
Town of Jackson, Wyoming

ATTACHMENT
Detailed Fee Schedule
 Proposal - Hillside Development Standards Update
 Town of Jackson, Wyoming

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Travel Subtotal			\$10,045.00		
PROJECT TOTAL			\$53,095.00		

RESUMES

Proposal - Hillside Development Standards Update
Town of Jackson, Wyoming

SUMMARY

Mr. Simon has over 30 years of experience as an engineering and environmental geologist and is President of Simon Associates, LLC. Mr. Simon has served as consulting geologist to Draper City, Utah since 2004 and to Salt Lake County, Utah since 2015; responsibilities include general geologic consultation, application of standard of care, and implementation of Draper City and Salt Lake County geologic hazards ordinances. In 2007, Mr. Simon was a member of the committee that drafted the Draper City Geologic Hazard Ordinance, recommended by Governor Huntsman's 2008 Working Group on Geologic Hazards as the model ordinance for Utah municipalities.

On July 1, 2015, Mr. Simon was appointed (by the State of Utah) to the Utah Professional Geologist Licensing Board for a term of four years. Other professional service positions include:

- Utah Geological Survey, State Mapping Advisory Committee, 2000 to present.
- Utah Geological Survey Liquefaction Advisory Group for the Wasatch Front, 2003 to present.
- Member of Utah Geological Survey Board of Directors, 2005 to 2009.
- Chairman of the Morgan County Geologic Peer Review Committee, 2007-2009.
- National President of the Association of Engineering and Environmental Geologists, 2003-2004.

Engineering geology experience includes landslide, debris flow, and rockfall hazard investigations, geologic feasibility assessments, seismic hazard, and active fault investigations, liquefaction evaluations, slope stability analyses, rippability evaluations, site feasibility and characterization investigations, and groundwater resource exploration and development.

Representative environmental experience includes Phase I and Phase II site assessments for real property transactions, site characterization and remediation, removal and upgrading of underground storage tank systems, preparation of environmental impact reports, soil and groundwater contamination and remediation studies, landfill siting, environmental audits and assessments, and permitting/regulatory compliance.

Mr. Simon's project experience includes public, commercial, and industrial developments, large mass grading/earthwork projects, highways, water resources, dams, reservoirs, pipelines, airports, landfills, bridges, and other civil works.

PROFESSIONAL LICENSES AND CERTIFICATIONS

- Licensed Professional Geologist - California, Idaho, Utah, and Wyoming.
- Certified Engineering Geologist – California.
- 40-Hour Hazardous Waste Operations and Emergency Response.

PROFESSIONAL ORGANIZATIONS

- Geological Society of America (GSA).
- Utah Geological Association (UGA).
- Earthquake Engineering Research Institute (EERI), Utah Chapter.

EDUCATION

- Post Graduate Studies, University of Nevada, Reno, Engineering Geology, 1977-79.
- Bachelor's Degree - Geology, University of California at Santa Barbara, 1976.

- *A case study of a cracked dam, Frog Hollow Debris Basin, Washington County, Utah* (Vargo, A, Black, D.R., Simon, D.B., and Sieber, T.), 2016, poster presentation at Poster Session 3 at the Association of Environmental & Engineering Geologists 2016 Annual Meeting, September 2016, Hilo, Hawaii.
- Simon, D.B., Black, D.R., Hanson, J.R., and Rowley P.D., 2015, *Surface-fault-rupture-hazard investigation for a portion of the Southern Parkway Northern Extension (State Route 7), Fort Pearce Section, Washington Fault Zone, Washington County, Utah*, in, Geologic mapping and paleoseismic investigations of the Washington Fault Zone, Washington County, Utah, and Mohave County, Arizona, Paleoseismology of Utah, Volume 27, 2015, Lund, W.R, editor: Utah Geological Survey Miscellaneous Publication 15-6, p. 107-175, CD.
https://ugspub.nr.utah.gov/publications/misc_pubs/mp-15-6.pdf
- *One city's perspective on what local governments need from geoscientists* (Dobbins, D.W. and Simon, D.B.), 2015, Utah Geological Survey and Western States Seismic Policy Council, Proceedings of the Basin and Range Province Seismic Hazards Summit III, in press.
- *Surface-fault-rupture-hazard investigation for a transportation corridor, Fort Pearce section, Washington fault zone, Washington County, Utah*, (Simon, D.B., Hanson, J.R., Rowley, P.D., and Black, D.R.), 2012, in Lund, W.R., editor, *Paleoseismic investigation of the Northern section of the Washington fault zone, Washington County, Utah, and Mohave County, Arizona: Utah Geological Survey Final Technical Report to the U.S. Geological Survey, USGS External Grant Award Number G11AP20061*, p. 149-184.
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- *Engineering Geologists Play a Crucial Role in Providing Geologic Information to the Public* (Simon, D.B., Hatheway, A.W., and Proctor, R.J.), Article For Students, *Geotimes*, vol. 48, no. 12, p. 12, American Geological Institute, December 2003.
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- *Landslide Complexes in Eastern Utah County, Utah - Implications for Hillside Development*, 2002 (Simon, D.B. and Fall, E.W.); Geological Society of America, Rocky Mountain Section, Abstracts with Programs, v. 33, no. 4, April 2002. Presented to the Hillslope and Mountain Slope Hazards in the Rocky Mountains Symposium, 54th Annual Meeting of G.S.A. Rocky Mountain Section, 2002, Cedar City, Utah.
- *Episodic Deposition in Closed Depressions: Proxy Evidence of Holocene Paleoseismic Events, Provo Segment of The Wasatch Fault Zone, Utah*, 2001 (Simon, D.B. and Shlemon, R.J.); Geological Society of America, Cordilleran Section, Abstracts with Programs, v. 33, no. 7, p. A-95. Presented to the Engineering Geology Technical Section, 97th Annual Meeting of G.S.A. Cordilleran Section, 2001, Universal City, California.
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- *Stabilization of Landsliding-Friendly Valley, Canyon Country, Los Angeles County, California*, in Abstracts, 82nd Annual Meeting Cordilleran Section, Geological Society of America, 1986 (Simon, D.B. and Scullin, C.M.), vol. 18, no. 2. p182. Presented at the Landslide Mitigation Symposium, 85th Annual Meeting of G.S.A. Cordilleran Section, 1986, Los Angeles, California.
- *Hot Dry Rock Geothermal Site Evaluation, Western Snake River Plain, Idaho*, in Transactions, Geothermal Resources Council Annual Meeting, September 1980, Salt Lake City, Utah (J.H. Beyer, Weiss, R.B., Simon, D.B., Arney, B.H., and F.B. Tonani).
- *Active Fault Zones and Regional Seismicity in Western Nevada*, in Proceedings of the 17th Annual Symposium on Engineering Geology and Soil Engineering, April 1979, Moscow, Idaho (Rogers, D.K., Simon, D.B., and Stellar, J.R.).
- *Seismicity of a Portion of the Rose North-East Quadrangle, Nevada* (abs) (Simon, D.B.) in Earthquake Notes, Eastern Section, Seismological Society of America, January-March 1978, Vol. 49, No. 1. Presented at the 73rd Annual Meeting, Seismological Society of America, April 6-8, 1978 Sparks, Nevada.
- *Hot Dry Rock Geothermal Site Evaluation, Western Snake River Plain, Idaho*, in Transactions, Geothermal Resources Council Annual Meeting, September 1980, Salt Lake City, Utah (with B.H. Arney, J.H. Beyer, F.B. Tonani and R.B. Weiss).



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Lehi, Utah 84043
P. 801-766-3246
F. 801-769-3336

RESUME: ALANSON O. TAYLOR, P.E., Principal of Taylor Geotechnical

EDUCATION: B.S. in Civil Engineering, Brigham Young University, Provo, Utah (1991)

M.S. in Civil Engineering – Geotechnical Emphasis, Brigham Young University,
Provo, Utah, (1993)

SUMMARY OF EXPERIENCE:

Mr. Taylor has over 26 years of experience in the geotechnical consulting industry; managing small and large geotechnical firms in the Intermountain and Midwest regions of the United States and currently owns Taylor Geotechnical. Mr. Taylor has been providing geotechnical engineering review services for the past 15 years for Draper City, Lindon City, Alpine City, Morgan County, Summit County, Wasatch County and Weber County, Utah. Documents reviewed consisted of liquefaction studies, landslide studies, slope stability studies, geotechnical reports and retaining wall designs. Current active contracts are with Draper City and Alpine City. He understands the role of the geotechnical engineer in private and public sectors of the consulting and construction business.

PROFESSIONAL EXPERIENCE:

Taylor Geo-Engineering, LLC, Lehi, Utah, 2006 to Present
Principal

Draper City, Draper, Utah 2004-2006
Project Engineer and Interim City Engineer

PDA Engineering, Midvale, Utah 2004
Geotechnical Engineer

Professional Service Industries, Kansas City, MO and Salt Lake City, Utah, 1999-2004
Department Manager and District Manager

Earthtec Testing and Engineering, Orem, Utah 1996-1999
Project Geotechnical Engineer

Southwest Testing, St. George, Utah 1993-1996
Staff Geotechnical Engineer

PROFESSIONAL AFFILIATION

Member, American Society of Civil Engineers, ASCE
President ASCE Central Utah Branch, 2014-2015.

PROFESSIONAL LICENSES

Professional Engineer in the following States: Utah, Arizona, Idaho, Nevada, Oregon, and Wyoming.

801-699-9997
avalanche.scroggin@gmail.

432 Woodside Avenue
P.O. Box 2985
Park City, Utah 84060

Summary

Mr. Scroggin has over 40 years of experience in avalanche forecasting, control, zoning, risk reduction, and mitigation; including construction of avalanche control structures and ski resort design services.

Representative clients include Rio Tinto, UDOT, WDOT, Deer Valley Ski Resort, Canyons Ski Resort, Powder Mountain Ski Resort, Alta Ski Resort, Brighton Ski Resort, Solitude Ski Resort, Snowbird Ski Resort, Salt Lake County, Utah, Vail Resorts

Computer Skills

AutoCAD Civil 3D, ArcView, Excel, Adobe Products, Aval1D, RAMMS, and Microsoft Office.

Education

Bachelor of Science Civil Engineering, University of Utah (1990)
National Avalanche School, Professional Course
American Avalanche Institute, Professional Course
Outdoor Emergency Care

Representative Project Experience

Development of Salt Lake County, Utah Avalanche Hazard Ordinance and avalanche overlay maps.

Four Season Resort Master Planning and Project Management: Land Development, Financial Analysis, Tramway Feasibility and Design, Tramway and Snowmaking Bid Management, Ski Area Operations, Fatal Flaw Analysis, Trail Design and Construction.

Avalanche Atlas's and Research and Forecasting for highways: SR158 Powder Mountain Road, White Pine Canyon Road, Canyons Resort, Park City, SR153 Eagle Point, Bonanza Flats, Guardsman's Pass, Utah.

Resume - Jeff M. Ward

Small Town GIS

97 N. Commercial St, Morgan UT 84050
smalltowngis@gmail.com
801-845-8245

Summary

Mr. Ward has over 20 years of GIS experience which includes implementing ArcGIS Online with multiple interactive maps and applications, utility networks, asset inventories, parcel data, zoning layers, general plans, redevelopment zones, slope analysis, voting precincts, and address data, assignment, and correction.

Mr. Ward is owner of Small Town GIS, started in 2012 to provide GIS consulting services to smaller municipalities where resources preclude full-time GIS staff. Services provided to municipalities include:

- Coordinating all GIS activities for the particular municipality.
- GIS data creation, maintenance, quality control and dissemination.
- Imagery and elevation acquisition of Digital Elevation Models and (DEMs) and Light Detection and Ranging (Lidar) data.
- Three-dimensional representations of ground conditions utilizing Lidar sensor data.
- Implementation and maintenance of online maps, multiple GIS layers, and GIS applications.
- Writing scripts to automate recurring tasks.
- Master Street Address Guide (MSAG) Coordinator.
- Training of staff in GIS uses and applications.
- Preparation of maps and exhibits for staff reports, public, council and, department meetings, and general information display.

Education Bachelor of Science - Geography/GIS Utah State University Logan, Utah

Jeremy Archibald - Morgan County IT Director
Morgan County, Utah
801-645-2929
jeremy@morgan-county.net

References

Teresa Shope - Morgan City Planner
Morgan City, Utah
801-829-3461
tshope@morgancityut.org

Kippen Planning & Development

Resume – Ronda Kippen

801-710-8303
rondakippen@gmail.com

P.O. Box 780
31 S. 100 East St.
Morgan, Utah

Summary

Ms. Kippen has over nine years of experience as a Development Planner. Ms. Kippen has served in variety of planning and implementation initiatives including planning, development, and infrastructure projects with a local and regional purpose. Ms. Kippen's experience includes providing advice, upon request, to local officials, drafting statutory law, land use planning, resort planning, development review and permitting processes.

From 2019 to 2013 Ms. Kippen served on the Morgan County, Utah Council and multiple advisory boards for Morgan County including the Morgan County Geologic Advisory Board, Chamber of Commerce, Economic Development, Water Advisory Board, Park Board, Recreation Board, Redevelopment Agency, and Fairgrounds Board.

References

Mark Miller, P.E.
Wasatch Civil Engineering
(801) 628-9576

Doug Larsen
EV8-owner
(former Weber County Economic Development Director)
(801) 726-9048

Request for Proposals

Hillside Development Standards Update: Geologic Hazard Ordinance & Geohazard Mapping

TOWN OF JACKSON



May 1, 2019

SECTION ONE: INTRODUCTION

1.1. Purpose

The Town of Jackson intends to enter into a contract with a consultant(s) to rewrite the Town of Jackson Natural Hazard Protection Standards and to produce a map identifying geologic hazards within and adjacent to the Town of Jackson. More specifically, the Town seeks to update its standards for development threatened by unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards characteristic of hillside environments.

1.2. Need

The consultant or team of consultants need to have expertise in:

- Environmental geology
- Geotechnical engineering
- Conducting geotechnical investigations and review of geotechnical investigations
- Natural hazards including landslides, rockfall hazards, avalanches, seismic hazard, and liquefaction
- Geohazard mapping including identification of potential landslides, rockfall hazards, avalanches, seismic hazard, and liquefaction
- Working with stakeholder groups including local engineering and geologic professionals, city Public Works staff, city Planning staff, and local elected officials
- Code writing for geologic hazards ordinances

The consultant or team of consultants shall collectively have the following qualifications:

- Licensed Professional Geologist, specializing in engineering geology
- Professional Engineer, specializing in geological and/or geotechnical engineering

1.3 Available Local Resources

Personnel/Facilities:

- Staff – the Jackson/Teton County Long-Range Senior Planner will be available for about 10 hours a week to help review and edit the draft regulations. She will also be the local contact for coordinating stakeholder meetings, involving other Town departments in review of the regulations, and arranging presentations before Town Council. Availability of the Town Planning Director, Planning Staff and Public Works Director is dependent upon need.

Policy Guidance and Relevant Regulations:

- Town of Jackson / Teton County Comprehensive Plan
(<http://jacksontetonplan.com/270/Comprehensive-Plan>)
- Town of Jackson Land Development Regulations
(<http://www.jacksontetonplan.com/31/Land-Development-Regulations>)
- Town of Jackson GIS
(<https://maps.greenwoodmap.com/tetonwy/mapserver/>)

1.4 Background

In 2015, the Town of Jackson Council directed Town Planning Staff to update Sec. 5.4.1 Steep Slopes of the Town of Jackson Land Development Regulations (LDRs). Direction to update the regulations for development on steep slopes came on the heels of a landslide in 2014 near the intersection of Budge Drive and West

Broadway. Known today as the West Broadway Slide, the landslide destroyed two structures and cost Town of Jackson taxpayers \$11,000,000 to remediate.

At their November 19, 2018 Workshop, Town Council formally initiated the Hillside Development Standards Update by directing Staff to solicit bids from consultants to draft new regulations specific to geohazard risks. Their direction expanded the original intent of the update, which only addressed landslide hazards, to include the risks that other natural hazards including rockfall, liquefaction, seismic, and avalanche hazards posed to the community. They also directed Staff to solicit bids for development of a Geohazards Map that will preemptively identify unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards within the community.

In effect, the direction from Town Council at their November 19th workshop calls for an update to the following sections within the Natural Hazard Protections Standards Division (Div 5.4) of the Town's Land Development Regulations (LDRs):

- Sec 5.4.1 Steep Slopes
- Sec 5.4.2 Unstable Soils
- Sec 5.4.3 Faults

Additional sections will be required to address rockfall, liquefaction, and avalanche hazards.

The update will also impact certain sections within Div 5.7 Grading, Erosion Control, and Stormwater Management of the LDRs including:

- Grading Standards
- Erosion Control Standards

Collectively, these updates are still referred to as the Hillside Development Standards Update, but it is worth highlighting that the update includes more than just hazards presented by hillsides.

SECTION TWO: DESCRIPTION OF REQUIRED SERVICES

2.1 Required Services

There are two distinct tasks to the Hillside Development Standards Update:

- 1) Draft new Natural Hazard Protection Standards
- 2) Produce a Geohazards Map for the Town of Jackson that identifies unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards within the community based on available data sources

Consultants may complete both tasks in-house, or they may partner with another firm to complete both parts of the update. The required services for each part are listed below:

2.1.1 Task #1: Natural Hazard Protection Standards Drafting

Drafting the new Natural Hazard Protection Standards will consist of 3 subtasks:

Subtask #1: Recommend the type of geohazard regulations most suited to the Town of Jackson. The consultant will offer a range of natural hazard regulatory approaches that best match the Town's goals and capability. Town Council has already given direction that the new regulations should be loosely based on Draper City, Utah's Geologic Hazards code (see Appendix A). The consultant should evaluate Draper City's code and other

communities' geologic hazard codes and provide a brief analysis for why taking one regulatory approach over any other is preferable. Staff has carried out some research on this topic already. This research can be found in the Nov. 19th Town Council Workshop Staff report (Appendix B). The consultant should supplement and critique this work, using their expertise on geohazards and geohazard regulations to recommend a final path forward for the update.

Subtask #2: Draft the Regulations. The consultant will draft Natural Hazard Protection Standards that address development near geologic hazards including unstable soil, landslides, rockfall, liquefaction, seismic, and avalanche hazards within the community in order to minimize negative impacts to public safety and property. Attention should be given to clearly stating the purpose of the new regulations, using simple and clear language, balancing private property rights and safety, and providing objective measures that avoid the need for unnecessary interpretation. These regulations should include submittal and review requirements of geotechnical reports. The regulations should include protocol for how geotechnical reports will be reviewed by a third-party with geotechnical expertise. The consultant will coordinate drafting of the Natural Hazard Protection Standards with the geologic information to be included on the Geohazards Map (Sec 2.1.2, Task #2)

Subtask #4: Solicit feedback. The consultant will coordinate with the Town of Jackson Long-Range Planning Department to solicit feedback from a stakeholder group of local professionals and other Town staff on the draft regulations. We also encourage the consultant to reach out to stakeholders prior to drafting the regulations to assemble information about local hazards and issues relevant to the current regulations.

2.1.2 Task #2 Geohazard Mapping

In mapping geohazards within and adjacent to the Town of Jackson, the consultant will use existing data collected by the Town and the consultant to identify unstable slopes, landslides, rockfall, liquefaction, and seismic hazards. The existing data available includes previous site-specific geotechnical studies, Wyoming Geological Survey maps of the area, and the Teton County / Town of Jackson GIS (LIDAR data, slope steepness, vegetation, and historical landslides). Appendix C includes the data the Town of Jackson Planning Department has on geohazards in the community.

On the ground fieldwork to verify the accuracy of this data and the resulting maps may be required. Staff recognizes that we do not know how much fieldwork may be necessary for carrying out this mapping study. Consequently, the consultant should outline the expected costs for any fieldwork anticipated and the justification for this fieldwork in response to this RFP.

The mapping consultant will work with the consultant drafting the Natural Hazards Protections Standards to create a 'Geohazard Overlay' or 'Geologic Hazard Study Area.' The Geohazards Overlay may trigger requirements to carry out geologic investigations when a landowner wishes to develop (or redevelop) a site located within that overlay. The consultant will recommend whether it is preferable to have a tiered overlay representing *low*, *medium*, and *high* geologic hazard risk or whether it is best to have a single geohazard overlay triggering further geologic investigation. The mapping consultant will also work with Staff and the consultant drafting the Natural Hazard Protections Standards to solicit feedback on the geohazard mapping from local professionals.

2.2 Schedule

Specific schedules will be developed in coordination with the successful bidder. A general outline that assumes the consultant will adapt Draper City's code for Jackson and that most of the mapping inputs are readily available is included below. The consultant may suggest a different schedule based on their recommended approach to updating the regulations and based on whether fieldwork is required for geohazard mapping.

Hillside Development Standards Update Schedule (tentative)	
July 1, 2019	Contract awarded
July 29, 2019	Recommendation for Regulatory Approach
July 29-August 19	Drafting; stakeholder interviews and meetings
August 26, 2019	Draft due
August 26-Sept. 6	Town of Jackson Staff review and feedback; stakeholder meeting, review and feedback
September 30, 2019	Final Draft due
November 6, 2019	Town Planning Commission Presentation
December 2, 2019	Town Council Regular Meeting
December 16, 2019	First Reading
January 6, 2019	Second Reading
January 20, 2019	Third Reading

The consultant is expected to attend the Town Council Regular Meeting tentatively scheduled for December 2, 2019.

SECTION THREE: SUBMITTAL CONTENT / QUALIFICATIONS

3.1 Submittal Qualifications

The applicant must prove they can carry out both the Natural Hazards Protection Standards drafting and Geohazards Mapping tasks of this RFP. Consortiums, joint ventures, or teams are permitted. The Town of Jackson will contract with each corporation, if necessary. Submittals shall contain a concise description of the consultant's ability to satisfy the requirements of the Request for Proposals. Each proposal shall be submitted in the requested format and include all pertinent information necessary for it to be evaluated.

3.2 Submittal Content

Consultants shall adhere to the following format and content in their submittal:

1. **Identification of the Submitting Entity.** State the name of the firm, mailing address, telephone number, email address, and individual authorized to negotiate on behalf of the firm. (1 page maximum)
2. **Work Plan and Fees.** Describe in detail, and as discrete tasks, the proposed work program that will be developed to undertake and accomplish the Hillside Development Standards Update. Include in your submission a work plan outline, fee proposal (task hours and staff billing rates with inclusion of expected travel costs, project-related expenses and contingency) and proposed timeline for all tasks. (10 pages maximum)

3. **Experience.** Provide specific and detailed examples of direct experience with drafting regulatory standards addressing development near geohazards. Note any experience that included drafting these regulations for small communities and highlight how the draft regulations produced were appropriate for the size and level of resources typical of a small community. Provide specific and detailed examples of work related to geohazard mapping. (5 pages maximum)
4. **Personnel and Staffing Plan.** Identify and provide resumes for all personnel who will have responsibility for performing the proposed scope of work. Indicate the level of effort each staff person shall have on a task-by-task basis. Indicate the organization of the proposed team, specifically identifying the proposed Project Manager. If the proposal involves a team submission, explain how the team will be organized to ensure adequate communication and performance among the firms in the team arrangement. Provide a brief overview of the firm's qualifications to undertake this assignment. The Owner is expressly interested in the firm's experience and qualifications of providing professional services for this specific project. Lengthy explanations of completed, yet unrelated, projects will not be considered. (10 pages maximum)
5. **References.** Provide a list of current and past clients for which your firm has performed work of a similar nature. For each reference, include a contact name, phone number and address. Briefly describe the work performed for each reference. Include a minimum of three references and no more than five.

3.3 Submittal Deadline

Each consultant shall submit one (1) printed copy of the complete submittal and one (1) electronic copy in a PDF-format. Proposals shall be sealed and shall state on the outside of the envelope or packaging: Town Hillside RFP. All submittals must be received by the Town of Jackson Planning & Building Department by 4:00 P.M. MST, Friday, May 31, 2019. Submittals shall be valid for a period of forty-five (45) days from opening by the Town. Submittals received after the date and time specified above shall be disqualified from consideration. Late submittals shall be returned unopened. Qualifying submittals shall be opened on Friday, May 31, 2019 at 4:00 P.M. MST in the Town of Jackson Planning & Building Department located at 150 East Pearl Avenue, Jackson, Wyoming. The public is invited to attend.

Responses to this RFP should be submitted via Federal Express, United Parcel Service, or hand delivered to:

Tiffany Stolte, Office Manager
Town of Jackson Planning & Building Department
150 East Pearl Avenue, 2nd Floor
Jackson, WY 83001

All questions and requests for additional information shall be directed to Kristi Malone, Long-Range Planner via e-mail only at kmalone@tetoncountywy.gov.

3.4 Postponement or Amendment

The Town reserves the right to amend any portion of the RFP. Copies of such amendments shall be made available to all prospective, interested consultants via e-mail. Where such amendments require changes in the submittal requirements, the final date for submission may be extended.

3.5 Cost of Submittal Preparation

Any costs incurred by the consultant in responding to this RFP in anticipation of receiving a contract award shall be the responsibility of the Entity submitting the response. The Town shall not reimburse the Entity for any such expenses.

3.6 Schedule of Submission and Review

The Selection Committee, after its initial review and scoring, may elect to select a successful submittal. Conversely, the Selection Committee may elect to contact short-listed applicants to ask for final and best offers, pursuant to the Town of Jackson procurement policy. After scoring all submittals (and all final and best offers, if applicable), the Selection Committee shall make a recommendation to the Town Council regarding the successful submittal. The Town Council will formally award the project and the Town of Jackson will enter into a contract with the consultant.

The Town shall follow the schedule outlined below. However, the Town reserve the right to revise the review schedule at its sole discretion.

May 1, 2019	RFP available for review
May 31, 2019	Proposal submittal due date
June 17, 2019	Selection Committee Recommendation presented to Town Council
July 1, 2019	Contract Awarded by Town Council

3.7 Acceptance

This RFP provides interested professionals with the necessary information to enable them to prepare and submit information for consideration by the Town.

The Town reserve the right to enter into further discussions with any consultant based solely on the initial response to this RFP along with the right to negotiate the cost with the selected consultant if it is deemed to be in the best interest of the Town.

If the Town is unable to negotiate a final scope of services and professional fee with their first choice, they reserve the right to negotiate with other consultants that submitted a response to this RFP.

SECTION FOUR: EVALUATION CRITERIA

The Selection Committee will evaluate the submittals based on the following criteria:

	<u>Rating</u>	<u>Weight</u>	<u>Score</u>
Criteria 1: Proposal Format	_____	<u>1</u>	_____
Criteria 2: Work Plan and Schedule	_____	<u>5</u>	_____
Criteria 3: Professional Fees and Expenses	_____	<u>5</u>	_____
Criteria 4: Experience	_____	<u>10</u>	_____
Criteria 5: Personnel and Staffing Plan	_____	<u>5</u>	_____
		Total Score	_____

Rating System: 10 – Excellent; 7.5 – Good; 5.0 – Satisfactory; 2.5 – Marginal; 0.0 – Unsatisfactory

ATTACHMENTS:

Appendix A: Draper City, Utah's Geologic Hazards code

Appendix B: Nov. 19th Town Council Workshop Staff Report

Appendix C: Geohazard Data Collected by the Town of Jackson Planning Department
(Excluding Site-specific Geotechnical Reports and Town-wide GIS
data which is available upon request)

Appendix A: Draper City, UT Code

Chapter 19 GEOLOGIC HAZARDS

9-19-010: PURPOSE:

- A. The purpose of this geologic hazards chapter is to protect the health, safety, and welfare of the citizens of Draper City, protect Draper City's infrastructure and financial health, and minimize adverse effects of geologic hazards to public health, safety, and property by encouraging wise land use.
- B. This chapter and its appendices address surface fault rupture, slope stability, liquefaction, debris flow, and rockfall hazards, and present minimum standards and methods for evaluating geologic hazards.
- C. Results of geologic hazard studies shall comply with this chapter and its appendices. The standards set forth in the appendices are minimum requirements. More complex projects may require more detailed and in depth evaluations than outlined herein. In addition, the appendices shall not supersede other more stringent requirements that may be required by other regulatory agents.
- D. Section [9-19-161-1](#), appendix A of this chapter presents geologic hazards study area maps reflecting geological concerns pertaining to development within Draper City. The maps incorporate data obtained from previous geologic hazard studies. Site specific geologic hazard assessments performed by qualified engineering geologists shall be required prior to developing projects located within a geologic hazards study area. In the event known or readily apparent geologic hazards exist in an area subject to a development application, which area is not depicted on the geologic hazards study area maps, the developer shall nevertheless submit the applicable study and the process outlined in this chapter shall be followed. (Ord. 935, 6-1-2010)

9-19-020: DEFINITIONS:

As used in this chapter:

ACCEPTABLE AND REASONABLE RISK: No loss or significant injury to occupants, no release of hazardous or toxic substances, and minimal structural damage.

ACCESSORY BUILDING: Any structure not designed for human occupancy, which may include tool or storage sheds, gazebos, and swimming pools.

ACTIVE FAULT: A fault displaying evidence of displacement along one or more of its traces during Holocene time, which is approximately ten thousand (10,000) years ago to the present.

AVALANCHE: A large mass of snow, ice, soil or rock, or a mixture of these materials, falling, sliding, or flowing rapidly under the force of gravity.

BUILDABLE AREA: Based on an accepted engineering geology report, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to a level where risk to human life, property and city infrastructure are reduced and where structures may be safely sited.

CITY: The public works director, city engineer, community development director, planning manager, building official, or other Draper City employee.

CITY COUNCIL: The city council of Draper City.

CRITICAL FACILITIES: Essential, hazardous, special occupancy facilities, and occupancy categories III and IV as defined in the currently adopted international building code, and lifelines, such as major utility, transportation, and communication facilities and their connections to critical facilities.

DEBRIS FLOW: A slurry of rock, soil, organic material, and water transported in an extremely fast and destructive flow that flows down channels and onto and across alluvial fans; including a continuum of sedimentation events and processes, including debris flows, debris floods, mudflows, clear water floods, and alluvial fan flooding.

DEVELOPMENT: All critical facilities, subdivisions, single- and multi-family dwellings, commercial and industrial buildings; also additions to or intensification of existing buildings, storage facilities, pipelines and utility conveyances, and other land uses.

ENGINEERING GEOLOGIST: A Utah licensed geologist, who, through education, training, and experience, is competent in applying geologic data, geologic techniques, and geologic principles, which includes conducting field investigations, so that geologic conditions and geologic factors affecting engineered works, groundwater resources, and land use planning are recognized, adequately interpreted, and clearly presented for use in engineering practice, land use planning, and for the protection of the public, and who utilizes specialized geologic training and experience to provide quantitative geologic information and recommendations and also works with and for land use planners, environmental specialists, architects, public policymakers, and property owners to provide geologic information on which decisions can be made.

ENGINEERING GEOLOGY: Geologic work that is relevant to engineering and environmental concerns, and the public health, safety, and welfare. "Engineering geology" is the application of geological data, principles, and interpretation so that geological factors affecting planning, design, construction, and maintenance of engineered works, land use planning, and groundwater resources are adequately recognized and properly interpreted for use in engineering, land use planning, and related practice.

ESSENTIAL FACILITY: Buildings and other structures intended to remain operational in the event of an adverse geologic event, including all structures defined in section [9-19-160](#), "Table 1", of this chapter.

FAULT: A fracture in the earth's crust forming a boundary between rock or soil masses that have moved relative to each other.

FAULT SCARP: A steep slope or cliff formed by movement along a fault.

FAULT SETBACK: An area on either side of a fault within which structures for human occupancy or critical facilities or their structural supports are not permitted.

FAULT TRACE: The intersection of a fault plane with the ground surface, often present as a fault scarp, or detected as a lineament on aerial photographs.

FAULT ZONE: A corridor of variable width along one or more fault traces, within which deformation has occurred.

GEOLOGIC HAZARD: A surface fault rupture, liquefaction, slope stability, landslide, debris flow, and rockfall that may present a risk to life or property.

GEOLOGIC HAZARD STUDY AREA: A potentially hazardous area as shown on the geologic hazard study area maps within which hazard investigations are required prior to development.

GEOTECHNICAL ENGINEER: A professional, Utah licensed engineer who, through education, training and experience, is competent in the field of geotechnical engineering.

GEOTECHNICAL ENGINEERING: The investigation and engineering evaluation of earth materials, including soil, rock, and manmade materials and their interaction with earth retention systems, foundations, and other civil engineering works. The practice involves the fields of soil mechanics, rock mechanics, and earth sciences and requires knowledge of engineering

laws, formulas, construction techniques, and performance evaluation of engineering.

GOVERNING BODY: The city council, or a designee of the city council.

LANDSLIDE: The downslope movement of a mass of soil, surficial deposits or bedrock, including a continuum of processes between landslides, earth flows, debris flows and debris avalanches, and rockfalls.

LIQUEFACTION: A process by which certain water saturated soils lose bearing strength because of earthquake related ground shaking and subsequent increase of groundwater pore pressure.

NONBUILDABLE AREA: That portion of a site which a geologic hazards report has concluded may be impacted by geologic hazards and where the siting of critical facilities is not permitted.

ROCKFALL: A rock or mass of rock, newly detached from a cliff or other steep slope which moves downslope by falling, rolling, toppling, or bouncing; includes rockslides, rockfall avalanches, and talus.

SETBACK: An area within which support of critical facilities is not permitted.

SLOPE STABILITY: The resistance of a natural or artificial slope or other inclined surface to failure by landsliding, usually assessed under both static and dynamic (earthquake induced) conditions.

SNOW AVALANCHE: A mass of predominantly snow and ice, but also including a mixture of soil or rock and organic debris, falling, sliding, and/or flowing rapidly under the force of gravity.

STRUCTURE DESIGNED FOR HUMAN OCCUPANCY: Any residential dwelling or any other structure used or intended for supporting or sheltering any use or occupancy, which is expected to have an occupancy rate of at least two thousand (2,000) person hours per year, but does not include an accessory building.

TALUS: Rock fragments lying at the base of a cliff or a very steep rocky slope. (Ord. 935, 6-1-2010; amd. Ord. 1132, 2-17-2015)

9-19-030: APPLICABILITY:

The regulations contained in this chapter shall apply to all lands in Draper City. (Ord. 935, 6-1-2010)

9-19-040: RESPONSIBILITY FOR GEOLOGIC HAZARD STUDIES:

Geologic hazard studies often involve both engineering geology and geotechnical engineering. Engineering geologic studies shall be performed under the direct supervision of a qualified engineering geologist. Geotechnical engineering studies shall be performed under the direct supervision of a qualified geotechnical engineer. (Ord. 935, 6-1-2010)

9-19-050: MINIMUM QUALIFICATIONS OF THE GEOLOGIST:

Engineering geology and the evaluation of geologic hazards is a specialized discipline within the practice of geology requiring technical expertise and knowledge of techniques not commonly used in other geologic investigations. Therefore, geologic hazard investigations involving engineering geologic studies shall only be accepted by Draper City when conducted and signed by a qualified engineering geologist. The minimum qualifications of the engineering geologist who performs geologic hazard investigations are:

- A. An undergraduate or graduate degree in geology, engineering geology, or geological engineering, or closely related field, from an accredited college or university;
- B. Five (5) full years of experience in a responsible position in the field of engineering geology in Utah, or in a state with similar geologic hazards and regulatory environment. This experience must demonstrate the engineering geologist's knowledge and application of appropriate techniques in performing geologic hazard studies; and
- C. A Utah state professional geologist's license. (Ord. 935, 6-1-2010)

9-19-060: MINIMUM QUALIFICATIONS OF THE ENGINEER:

Evaluation and mitigation of geologic hazards often require contributions from a qualified geotechnical engineer, particularly in the design of mitigation measures. Geotechnical engineering is a specialized discipline within the practice of civil engineering requiring technical expertise and knowledge of techniques not commonly used in civil engineering investigations. Therefore, geologic hazard investigations requiring contributions from a qualified geotechnical engineer will only be accepted by Draper City when also signed and sealed by a qualified geotechnical engineer. Minimum qualifications of the geotechnical engineer who participates in geologic hazard investigations are:

- A. A graduate degree in civil engineering, with an emphasis in geotechnical engineering; or a B.S. degree in civil engineering with twelve (12) semester hours of post-B.S. credit in geotechnical engineering, or course content related to evaluation of geologic hazards, from an accredited college or university;
- B. Five (5) full years of experience in a responsible position in the field of geotechnical engineering in Utah, or in a state with similar geologic hazards and regulatory environment, and experience demonstrating the engineer's knowledge and application of appropriate techniques in participating in geologic hazard studies; and
- C. A Utah state professional engineer's license. (Ord. 935, 6-1-2010)

9-19-070: PRELIMINARY ACTIVITIES:

- A. Development Improvements: This section shall apply to any geologic hazard investigation for the purpose of determining the feasibility of development or for the purpose of exploring, evaluating or establishing locations for permanent improvements.
- B. Scoping Meeting: The developer or consultant shall schedule a scoping meeting with the city to evaluate the engineering geologist/geotechnical engineer's investigative approach. At this meeting, the consultant shall present a work plan that includes locations of anticipated geologic hazards and locations of proposed exploratory excavations, such as trenches, borings, and CPT soundings, which meet the minimum standard of practice. The investigation approach should allow for flexibility due to unexpected site conditions. Field findings may require modifications to the work plan. Upon completion of a successful scoping meeting, a land disturbance permit application may be submitted to Draper City.
- C. Land Disturbance Permit: As required by [title 18](#) of this code and except as otherwise noted therein, no person shall commence or perform any land disturbance, grading, relocation of earth, or any other land disturbance activity, without first obtaining a land disturbance permit. Application for a land disturbance permit shall be filed with the city engineer on forms furnished by the city for such purposes only after a scoping meeting has taken place.
- D. Responsible Contact: The applicant shall specify a primary contact responsible for coordination with the city during the land disturbance activity. (Ord. 935, 6-1-2010)

9-19-080: GEOLOGIC HAZARDS STUDY AREA MAPS:

- A. Geologic hazards study area maps are prepared using the best available scientific information but are necessarily generalized and designed only to indicate areas where hazards may exist and where geologic hazards studies are required. Because the geologic hazards study area maps are prepared at a nonsite specific scale, hazards may exist that are not shown on the geologic hazards study area maps. The fact that a site is not in a geologic hazards study area for a particular hazard does not exempt the applicant from considering the hazard if evidence is found that it may exist. If it is subsequently determined that the site has geologic hazards that are not shown on the geologic hazards study area maps, the review process will be pursuant to this chapter.
- B. Geologic hazards study area boundaries shown on the maps will not be systematically adjusted as each individual site specific study indicates whether or not an actual hazard exists at a site because geologic hazards study area maps are meant only to indicate where scientific evidence indicates a hazard may exist. However, geologic hazards study area maps may be updated and amended by the city if found to be inaccurate or in error, or as new methods or data are developed to better define areas of potential hazards.
- C. Where geologic hazards study area maps are thought by an applicant to be inaccurate or in error and require revision, the applicant shall submit to the city technical evidence by a qualified professional supporting the claim and showing the proposed revision. The city will review the information and render a decision. The applicant may appeal that decision to the city council. (Ord. 935, 6-1-2010)

9-19-090: GEOLOGIC HAZARD STUDIES AND REPORTS REQUIRED:

Any applicant requesting development approval on a parcel of land within a geologic hazard study area or where there are known or readily apparent geologic hazards and the area is not depicted on the geologic hazards study area maps, shall submit to the city five (5) paper copies and one electronic copy of a site specific geologic hazard study report. (Ord. 935, 6-1-2010)

9-19-100: GEOLOGIC HAZARD REPORTS:

- A. Each geologic hazards report shall be site specific and shall identify all known or suspected potential geologic hazards, originating on site or off site, whether previously identified or previously unrecognized, that may affect the subject property. All geologic hazards reports shall include the original or wet signature and professional seal, both in blue ink, of the qualified professional. Geologic hazards reports coprepared by professional geologists and engineers must include both professionals' original signature and seal in blue ink.
- B. Surface fault rupture reports shall contain all requirements as described in section [9-19-161-2](#), "Appendix B, Minimum Standards For Surface Fault Rupture Hazard Studies", of this chapter. Surface fault rupture studies shall be prepared by a qualified engineering geologist.
- C. Slope stability and landslide reports shall contain all requirements as described in section [9-19-161-3](#), "Appendix C, Minimum Standards For Slope Stability Analysis", of this chapter. Slope stability and landslide studies shall be prepared by a qualified engineering geologist and a qualified geotechnical engineer.
- D. Liquefaction reports shall contain all requirements as described in section [9-19-161-4](#), "Appendix D, Minimum Standards For Liquefaction Investigations And Evaluations", of this chapter. Liquefaction analyses shall be prepared by a qualified geotechnical engineer. Liquefaction investigations are not required for residential construction classified in the international residential code as R-3.
- E. Debris flow reports shall contain all requirements as described in section [9-19-161-5](#), "Appendix E, Minimum Standards For Debris Flow Analyses", of this chapter. Debris flow hazard investigations shall be prepared by a qualified engineering geologist. Mitigation measures will generally require contributions from geotechnical engineers, hydrologists, or civil engineers.
- F. Rockfall reports shall contain all requirements as described in section [9-19-161-6](#), "Appendix F, Minimum Standards For Rockfall Analyses", of this chapter. Rockfall studies shall be prepared by a qualified engineering geologist. Mitigation measures will generally require contributions from geotechnical and/or civil engineers.
- G. All geologic hazards reports shall include, at a minimum:
1. A one to twenty four thousand (1:24,000) scale geologic map, with references, showing the general surface geology (landslides, alluvial fans, etc.), bedrock geology where exposed, bedding attitudes, faults, and other geologic structural features;

2. A detailed site map of the subject area, at a scale equal to or more detailed than one inch equals two hundred feet (1" = 200'), showing the locations of subsurface investigations and site specific geologic mapping performed as part of the geologic investigation, including boundaries and features related to any geologic hazards, topography, and drainage. The site map must show the location and boundaries of the property, geologic hazards, delineation of any recommended setback distances from hazards, and recommended locations for structures. Buildable and nonbuildable areas shall be clearly identified;
 3. Trench logs, when applicable, prepared in the field and presented in the geologic hazard report at a scale equal to or more detailed than one inch equals five feet (1" = 5');
 4. Boring logs when applicable, prepared with standard geologic nomenclature;
 5. Listing of aerial photographs used and other supporting information, as applicable;
 6. Conclusions, clearly supported by adequate data included in the report, that summarize the characteristics of the geologic hazards, and that address the potential effects of the geologic conditions and geologic hazards on the proposed development and occupants thereof, particularly in terms of risk and potential damage;
 7. Specific recommendations for additional or more detailed studies, as may be required to understand or quantify a geologic hazard;
 8. An evaluation of whether or not mitigation measures are required, including an evaluation of multiple mitigation options;
 9. Specific recommendations for avoidance or mitigation of the effects of the hazards, consistent with the purposes set forth in section [9-19-010](#) of this chapter, including design or performance criteria for engineered mitigation measures and all supporting calculations, analyses, modeling or other methods, and assumptions. Final design plans and specifications for engineered mitigation must be signed and stamped by a qualified geotechnical, civil and/or structural engineer, as appropriate;
 10. Data upon which recommendations and conclusions are based, shall be clearly stated in the report; and
 11. A statement shall be provided regarding the suitability of the proposed development from a geologic hazard perspective.
- H. When a submitted report does not contain adequate data to support its findings, additional or more detailed studies shall be required to explain or quantify a particular geologic hazard or to describe how mitigation measures recommended in the report are appropriate and adequate. (Ord. 935, 6-1-2010)

9-19-110: REVIEW OF GEOLOGIC HAZARD REPORTS:

- A. Scope: The city shall review any proposed land use which requires preparation of a geologic hazards report under this chapter to determine the possible risks to the safety of persons, property and city infrastructure from geologic hazards.
- B. Submittal: Prior to consideration of any request for preliminary plat approval or site plan approval, the geologic hazards report, if required, shall be submitted to the city for review.
- C. Time Frame For Review: The city will complete each review in a reasonable time frame, not to exceed forty five (45) days.
- D. Costs Borne By Applicant: All direct costs associated with the review of geologic hazard studies shall be paid by the applicant.
- E. Records: The city shall retain a copy of each geologic report in the planning division project file.
- F. Standards: The city shall determine whether the report complies with all of the following standards:
1. A suitable geologic hazard report has been prepared by qualified professionals.
 2. The proposed land use does not present an unreasonable risk to the health, safety, and welfare of persons or property, including buildings, storm drains, public streets, culinary water facilities, utilities or critical facilities, whether off site or on site, or to the aesthetics and natural functions of the landscape, such as slopes, streams or other waterways, drainage, or wildlife habitat, whether off site or on site, because of the presence of geologic hazards or because of modifications to the site due to the proposed land use.
 3. The proposed land use demonstrates that, consistent with the state of the practice, the identified geologic hazards can be mitigated to a level where the risk to human life and damage to property are reduced to an acceptable and reasonable level in a manner which will not violate applicable federal, state, or local statutes, ordinances or regulations. Mitigation measures should consider, in their design, the intended aesthetic functions of other governing ordinances, such as the sensitive lands overlay zone. The applicant must include with the geologic hazards report a mitigation plan that defines how the identified hazards or limitations will be addressed without impacting or adversely affecting off site areas. Mitigation measures must be reasonable and practical to implement especially if such measures require ongoing maintenance by property owners.
- G. Additional Requirements: The city may set other requirements as are necessary to overcome any geologic hazards and to ensure that the purposes of this chapter are met. These requirements may include, but are not limited to:
1. Additional or more detailed studies to understand or quantify the hazard or determine whether mitigation measures recommended in the report are adequate;
 2. Specific mitigation requirements; establishing buildable and nonbuildable areas; limitations on slope grading and controls on grading, or revegetation;
 3. Grading plans, when required, shall be prepared, signed and sealed by a licensed professional engineer. As built grading plans, when required, shall be signed and sealed by the project geotechnical engineer as well as the professional engineer that prepared the grading plans. Grading plans, when required, shall include, at a minimum, the following:
 - a. Maps of existing and proposed contours;
 - b. Present and proposed slopes for each graded area;
 - c. Existing and proposed drainage patterns;
 - d. Location and depth of all proposed cuts and fills;
 - e. Description of methods to be employed to achieve stabilization and compaction;
 - f. Location and capacities of proposed drainage, structures, and erosion control measures based on maximum runoff for a 100-year storm;
 - g. Location of existing buildings or structures on or within one hundred feet (100') of the site, or which may be affected by proposed grading and construction; and
 - h. Plan for monitoring and documentation of testing, field inspections during grading, and reporting to the city.

4. Installation of monitoring equipment and seasonal monitoring of surface and subsurface geologic conditions, including groundwater levels; and
5. Other requirements such as time schedules for completion of the mitigation and phasing of development.

H. Condition Of Approval: Draper City may also set requirements necessary to protect the health, safety, and welfare of the citizens of Draper City, protect Draper City's infrastructure and financial health, and minimize potential adverse effects of geologic hazards to public health, safety, and property as a condition of approval of any development which requires a geologic hazards report.

I. On Site Professional; Final Inspection: Draper City may require a qualified professional be on site, at the cost of the developer, during certain phases of construction, particularly during grading phases and the construction of retaining walls. For any real property with respect to which development has proceeded on the basis of a geologic or geotechnical report which has been accepted by the city, no final inspection shall be completed or certificate of occupancy issued or performance bond released until the geotechnical engineer or engineering geologist who signed and approved the report certifies, in writing, that the completed improvements and structures conform to the descriptions and requirements contained in said report.

J. Appeal: An applicant may appeal any decision made under the provisions of this chapter only after the city has issued a written review of a report, and shall set forth the specific grounds or issues upon which the appeal is based. The appeal shall be submitted in writing to the director of community development within thirty (30) days of the issuance of the written review or other decision. The city shall assemble a professional panel of three (3) qualified experts to serve as the appeal authority for any technical dispute. The panel shall consist of an expert designated by the city, an expert designated by the applicant, and an expert chosen by the city's and the applicant's designated experts. If the city's and the applicant's designated experts cannot reach a consensus of the third expert within thirty (30) days, the city shall select the third expert. Decisions of the panel will be binding and will be based on the majority decision of the panel. The costs of the appeal process shall be paid by the applicant. (Ord. 935, 6-1-2010)

9-19-120: DISCLOSURE WHEN A GEOLOGIC HAZARD REPORT IS REQUIRED:

A. Form Of Disclosure: Whenever a geologic hazards report is required under this chapter, the owner of the parcel shall record a notice running with the land in a form satisfactory to Draper City prior to the approval of any development or subdivision of such parcel. Disclosure shall include signing a disclosure and acknowledgment form provided by the city, which includes:

1. Notice that the parcel is located within a geologic hazards study area as shown on the geologic hazards study area map or as otherwise defined in this chapter; and
2. Notice that a geologic hazards report was prepared and is available for public inspection in the city's files.

B. Additional Notification On Plat: Where geologic hazards and related setbacks are delineated in a subdivision, the owner shall also place additional notification on the plat stating the above information, prior to final approval of the plat. (Ord. 935, 6-1-2010)

9-19-130: WARNING AND DISCLAIMER:

The geologic hazards study area maps represent only those potentially hazardous areas known to Draper City and should not be construed to include all possible potential hazard areas. This chapter and the geologic hazards study area maps may be amended as new information becomes available pursuant to procedures set forth in section [9-5-060](#) of this title. The provisions of this chapter do not in any way assure or imply that areas outside the geologic hazards study area maps boundaries are free from the possible adverse effects of geologic hazards. This chapter shall not create any liability on the part of Draper City, any Draper City officer, Draper City reviewer, or Draper City employee thereof, for any damages from geologic hazards that result from reliance on this chapter or any administrative requirement or decision lawfully made hereunder. (Ord. 935, 6-1-2010)

9-19-140: CHANGE OF USE:

No change in use which results in the conversion of a building or structure from one not used for human occupancy to one that is so used shall be permitted unless the building or structure complies with the provisions of this chapter. (Ord. 935, 6-1-2010)

9-19-150: CONFLICTING REGULATIONS:

In cases of conflict between the provisions of existing zoning classifications, building code, subdivision ordinance, or any other ordinance of Draper City and the geologic hazards ordinance codified in this chapter, the most restrictive provision shall apply. (Ord. 935, 6-1-2010)

9-19-160: TABLE 1:

In the event of failure, the following buildings and structures represent a substantial hazard to human life:

1. Those where more than 300 people congregate in one area;
2. Elementary schools, secondary schools, or daycare facilities with an occupancy greater than 250;
3. Those colleges or adult education facilities with an occupancy greater than 500;
4. Healthcare facilities with an occupancy greater than 50 or more resident patients but not having surgery or emergency treatment facilities;
5. Jails and detention facilities;
6. Any structure with an occupancy greater than 1,000;
7. Power generating stations, water treatment or storage for potable water, wastewater treatment facilities and other public utility facilities; and

8.Those containing toxic or explosive substances that would be dangerous to the public if released.

The following buildings and structures are designated as essential facilities, including, but not limited to:

- 1.Hospitals and other care facilities having surgery or emergency treatment facilities;
- 2.Fire, rescue and police stations and emergency vehicle garages and fueling facilities;
- 3.Designated emergency shelters;
- 4.Designated emergency preparedness, communications, and operation centers and other facilities required for emergency response;
- 5.Power generating stations and other public utility facilities required as emergency backup facilities for facilities and structures included in this table;
- 6.Structures containing highly toxic materials as defined by the most recently adopted version of the IBC;
- 7.Aviation control towers, air traffic centers and emergency aircraft hangars;
- 8.Buildings and other structures having critical national defense functions; and
- 9.Water treatment and storage facilities required to maintain water pressure for fire suppression.

(Ord. 796, 12-11-2007)

9-19-161: APPENDICES:

9-19-161-1: APPENDIX A, GEOLOGIC HAZARDS STUDY AREA MAPS:

PLATE A-1: SURFACE FAULT RUPTURE HAZARD SPECIAL STUDY AREA MAP

Draper City Geologic Hazards Ordinance

Surface Fault Rupture Hazard Special Study Area Map

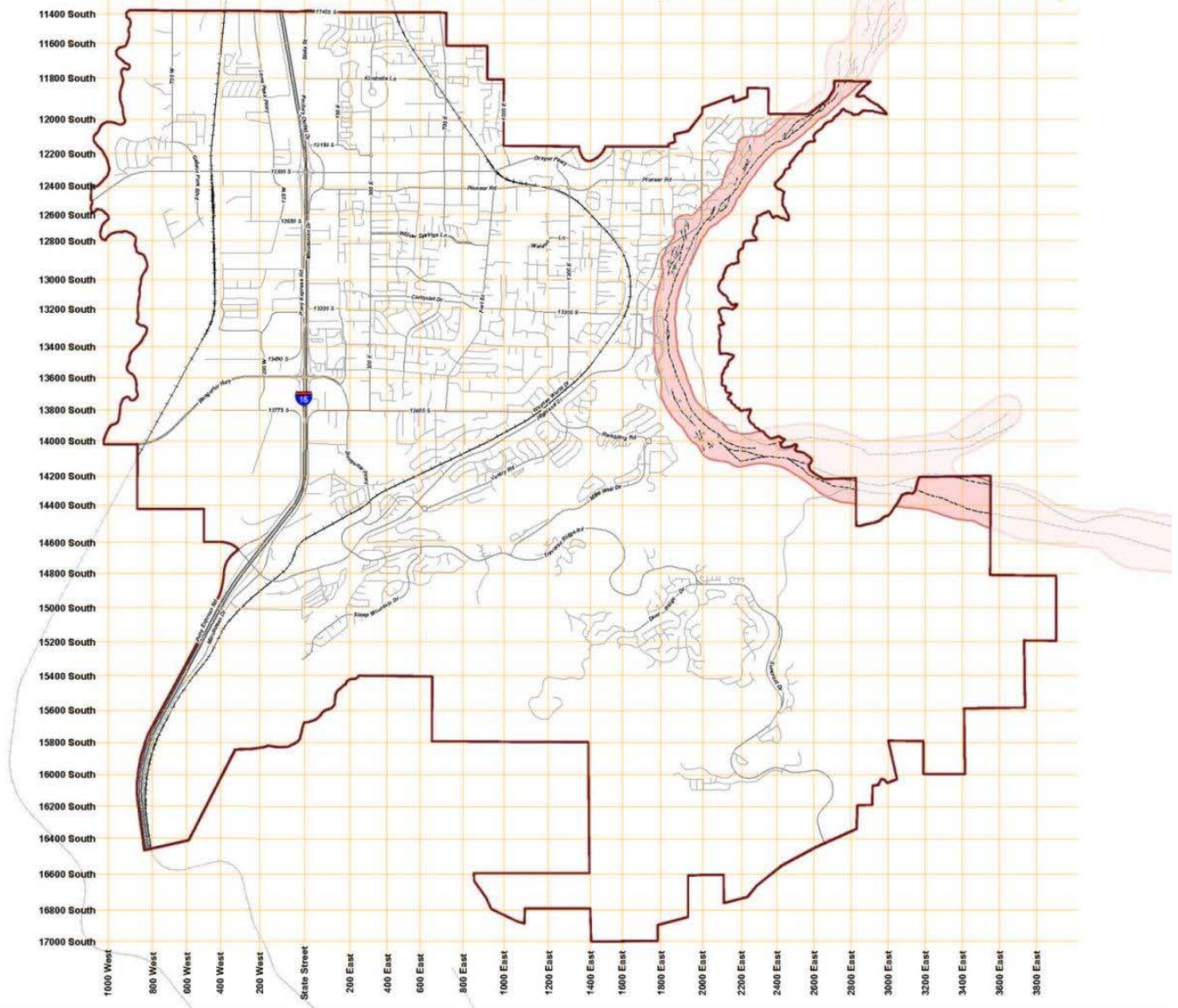


PLATE A-2: LIQUEFACTION SPECIAL STUDY AREA MAP

Liquefaction Special Study Area Ma



Draper City Geologic Hazards Ordinance

Slope Stability Special Study Area Map

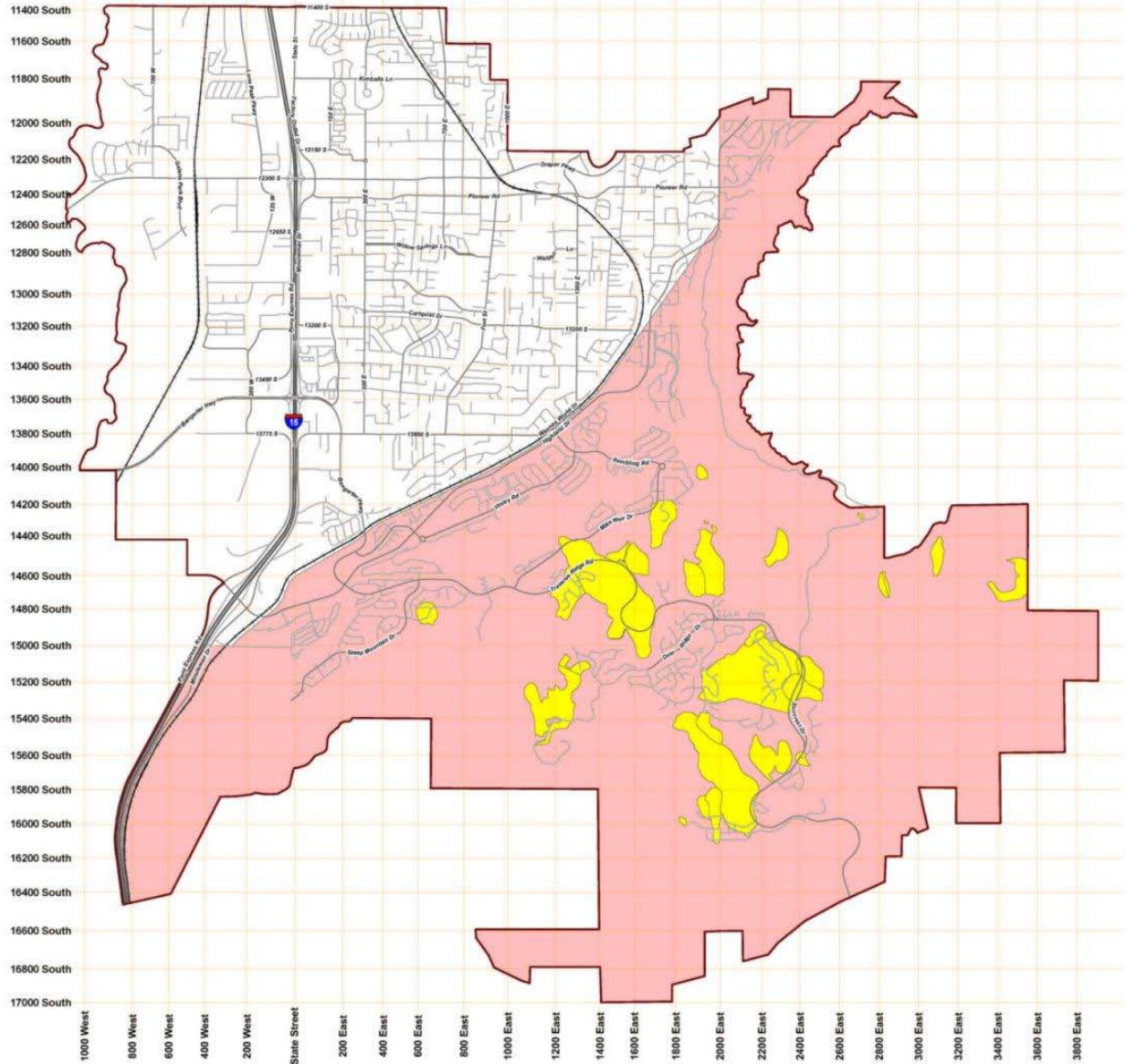


PLATE A-4: DEBRIS FLOW SPECIAL STUDY AREA MAP

Draper City Geologic Hazards Ordinance

Debris Flow Special Study Area Map

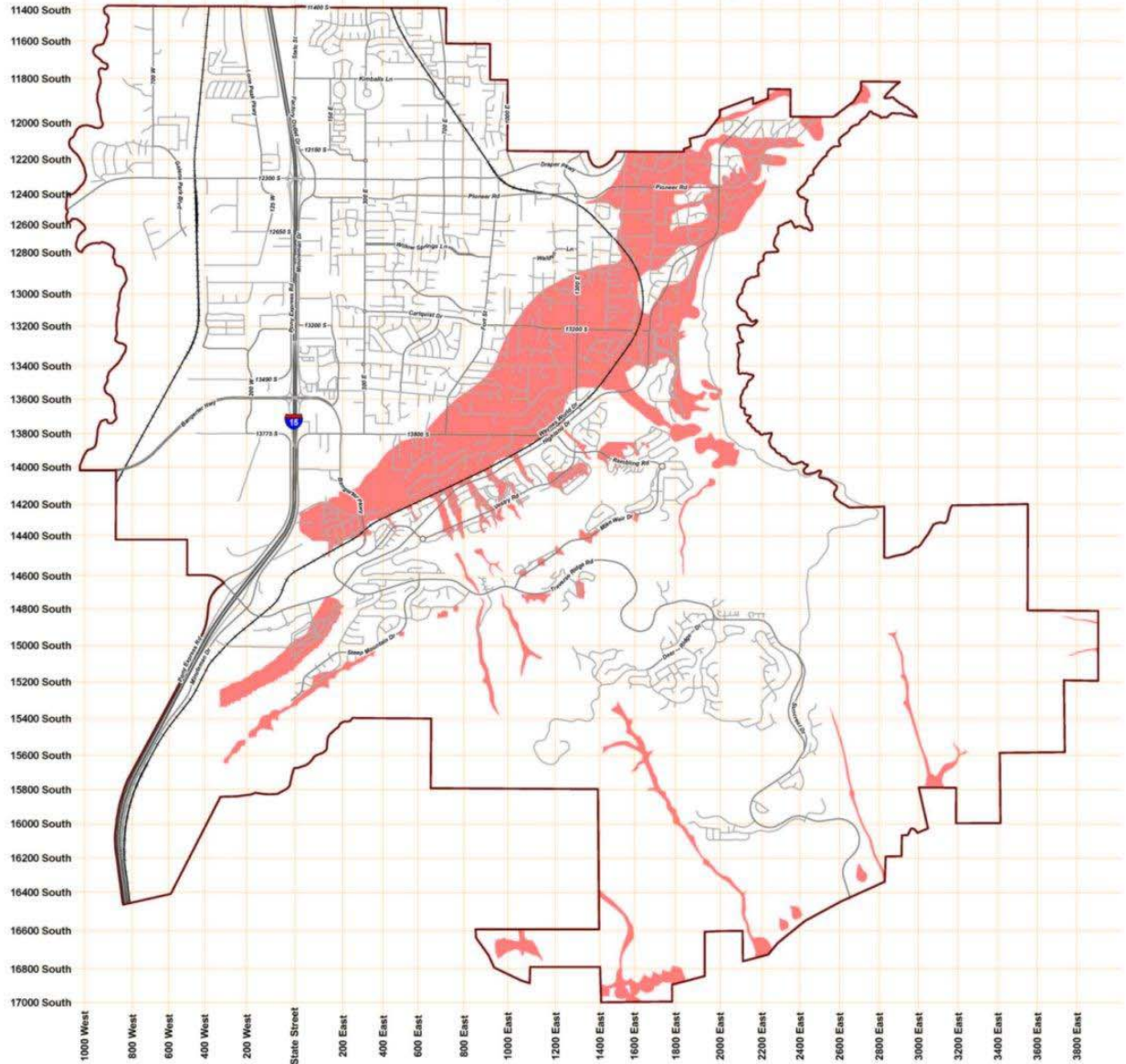
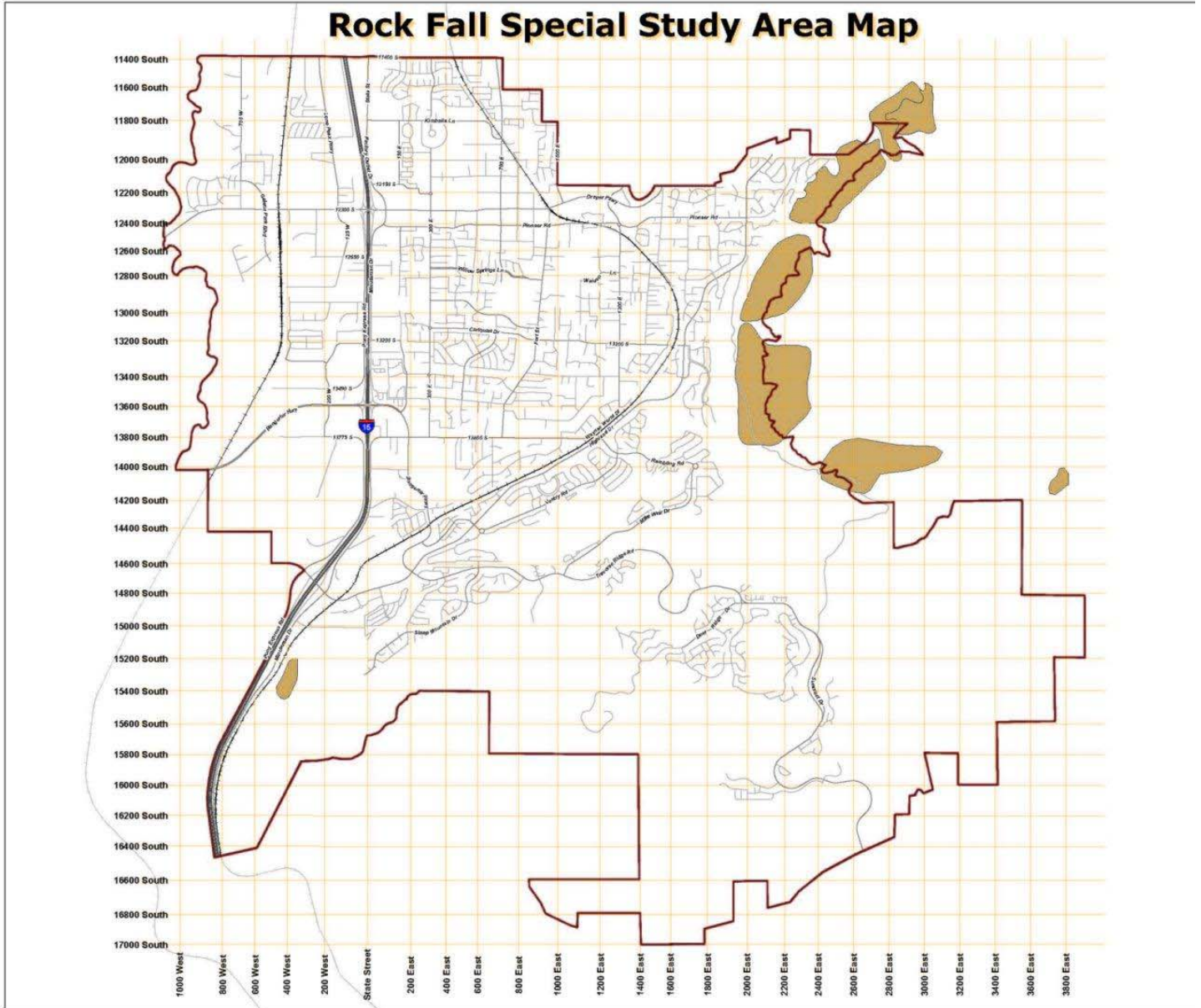


PLATE A-5: ROCKFALL SPECIAL STUDY AREA MAP

Draper City Geologic Hazards Ordinance

Rock Fall Special Study Area Map



(Ord. 796, 12-11-2007)

9-19-161-2: APPENDIX B, MINIMUM STANDARDS FOR SURFACE FAULT RUPTURE HAZARD STUDIES:

1.0 INTRODUCTION

The Wasatch Fault Zone (WFZ) is a major tectonic feature in the western United States, extending for about 230 miles from near Fayette, Utah at the south to near Malad, Idaho at the north. Surface faulting has occurred along the WFZ in northern Utah throughout late Pleistocene and Holocene time (Lund, 1990; Black and others, 2003). "Surface faulting" is fault-related offset or displacement of the ground surface that may occur in an earthquake.

The WFZ consists of a series of normal-slip fault segments with relative movement down to the west and up to the east. Ten major fault segments are recognized along the WFZ (Machette and others, 1992), which are believed to be independent in regard to their potential for surface faulting. These segments have distinct geomorphic expression and are clearly visible on aerial photographs.

In Salt Lake Valley, the WFZ is represented by the Salt Lake City segment which extends for 23. miles along the eastern edge of the valley (Lund, 1990). A portion of the Salt Lake City segment of the WFZ is present within the east part of the City (Personius and Scott, 1992; Machette, 1992).

Repeated Holocene movement has been well documented along the Salt Lake City segment. Studies along Wasatch Boulevard near the mouth of Little Cottonwood Canyon and at South Fork Dry Creek indicate at least four major earthquake events in the last 6,000 years (Black and others, 2003).

If a fault were to break the ground surface beneath a building, significant damage could occur, perhaps resulting in injuries or loss of life. To reduce risk from surface-fault-rupture hazards and to protect public health and safety, the City has defined Surface-Fault-Rupture Special Study Areas. Quaternary faults located within the Surface-Fault-Rupture Special Study Areas should be considered active until proven otherwise.

To ensure that buildings are not sited across Holocene-age (active) faults, the Draper City Geologic Hazards Ordinance (Article 4, [chapter 9-19](#) of the Draper City Municipal Code) requires a site-specific geologic investigation of the portion of the property situated within the Surface-Fault-Rupture Special Study Area. The primary purposes of the geologic investigation are to assess the surface fault rupture potential of the property and to assess the suitability of the property for the proposed development from the standpoint of surface fault rupture. If a fault is discovered and determined (or presumed) to be Holocene-age (i.e., "active"), appropriate building setbacks from the fault are required such that structures are not located astride the fault trace. Building setbacks must be established prior to development of sites located within the Surface-Fault-Rupture Special Study Area.

A site-specific surface-fault-rupture-hazard study includes a field investigation (usually involving the excavation and geologic documentation of a trench) and report. This appendix describes the minimum standards required by the City for surface-fault-rupture-hazard studies.

The purpose of establishing minimum standards for surface fault rupture hazard studies is to:

- (a) Protect the health, safety, welfare, and property of the public by minimizing the potentially adverse effects of surface fault rupture and related hazards;
- (b) Assist property owners and land developers within the Surface-Fault-Rupture Special Study Area in conducting reasonable and adequate studies;
- (c) Provide consulting engineering geologists with a common basis for preparing proposals, conducting investigations, and recommending setbacks; and,
- (d) Provide an objective framework for review of fault study report.

The procedures outlined herein are intended to provide the developer and consulting engineering geologist with an outline of appropriate exploration methods, standardized report information, and expectations of the City.

These standards constitute the minimum level of effort required in conducting surface-fault-rupture-hazard special studies in the City. Considering the complexity of evaluating surface and near-surface faults, additional effort beyond the minimum standards may be required at some sites to adequately address the fault hazard. The information presented herein does not relieve the engineering geologist from his/her duty to perform additional geologic or engineering services he/she believes are necessary to assess the fault rupture potential at a site.

1.1 References and Sources

The minimum standards presented herein were developed from the following sources:

- (a) Guidelines for Evaluating Surface Fault Rupture Hazards in Utah (AEG, 1987).
- (b) Guidelines to geologic and seismic reports, (CDMG, 1986a).
- (c) Guidelines for preparing engineering geologic reports (CDMG, 1986b).
- (d) Guidelines for Evaluating Potential Surface Fault Rupture/Land Subsidence Hazards in Nevada (Nevada Earthquake Safety Council, 1998).
- (e) Fault Setback Requirements to Reduce Fault Rupture Hazards in Salt Lake County (Batatian and Nelson, 1999).
- (f) Salt Lake County Geologic Hazards Ordinance (2002).
- (g) Draper City geologic hazard ordinance (2003).
- (h) Guidelines for evaluating surface-fault-rupture hazards in Utah: Christenson and others (2003).

1.2 Properties Requiring a Fault Investigation

A fault study is required, prior to approval of any land use, for properties situated within Surface Fault Rupture Study Areas, as shown on the Surface Fault Rupture Study Area map (Plate A-1). This map identifies known active faults in the City, and defines special study areas where site-specific geologic investigations are required. Development of any parcel within a Surface Fault Rupture Study Areas requires submittal and review of a site-specific fault study prior to receiving a land use or building permit from the City. It is the responsibility of the applicant to retain a qualified engineering geologist to perform the fault study (see Draper City Geologic Hazards Ordinance 9-19).

In addition, a fault investigation may be required if on site or nearby fault-related features not shown on the Surface Fault Rupture Study Area map are identified during the course of other geologic or geotechnical studies performed on or near the site or during construction.

2.0 MINIMUM STANDARDS FOR FAULT STUDIES

Following are the minimum standards for a comprehensive fault investigation. Fault investigations may be reported in conjunction with other geological and geotechnical investigations, or may be submitted separately. See Draper City Geologic Hazards Ordinance (9-19) for supplemental requirements.

2.1 Scoping Meeting

The developer's consultant must schedule a scoping meeting with the City to evaluate the fault investigation approach. At this meeting, the consultant should present a site plan that includes: proposed building locations (if known); expected fault location(s) and orientation; and the proposed trench locations, orientation, length, and depth (see section 2.3, Fault Investigation Method). The investigative approach should allow for flexibility due to unexpected site conditions; field findings may require modifications to the work plan.

2.2 Fault Investigation Method

Inherent in fault study methods is the assumption that future faulting will recur along pre-existing faults and in a manner consistent with past displacement. The focus of fault investigations is therefore to accurately locate existing faults. If faults are documented, the investigation shall also 1) evaluate the age of movement along the fault trace(s), and 2) estimate amounts of past displacement, which is required in order to derive fault setbacks.

2.2.1 Previous Studies and Aerial Photograph Review

A fault investigation shall include review of available literature pertinent to the site and vicinity, including previous published and unpublished geologic/soils reports, and interpretation of available stereo-paired aerial photographs. The photographs reviewed should include more than one set and should include pre-urbanization aerial

photographs, if available. Efforts must be made to accurately plot the locations of mapped or inferred fault traces on the property as shown by previous studies in the area.

2.2.2 Exploration Methods

Subsurface exploration consisting of trenching is required. The engineering geologist shall clean and document ("log") trench exposures as described in section 2.3.5. Existing faults may also be identified and mapped in the field by direct observation of young, fault-related geomorphic features, and by examination of aerial photographs. When trenching is not feasible (i.e., the presence of shallow ground water, excessive thickness of fill, etc.), supplemental methods such as closely spaced Cone Penetration Test (CPT) soundings may be employed. Such supplemental methods must be discussed with the City prior to implementation and should be clearly described in the report.

In lieu of conventional trenching or the CPT method, an alternative subsurface exploration program may be acceptable, depending upon site conditions. Such a program may consist of a sufficient number of closely spaced downhole-logged bucket-auger borings, geophysical exploration techniques, or a combination of techniques.

When an alternative exploration program is proposed, a written description of the proposed exploration program along with an exploration plan should be submitted to the City for review, prior to the exploration. The plan must include, at a minimum, a map of suitable scale showing the site limits, surface geologic conditions within several thousand feet of the site boundary, the location and type of the proposed alternative subsurface exploration, and the anticipated earth materials present at depth on the site.

The actual subsurface exploration program to be used on any specific parcel will be determined on an individual basis, considering the current state of technical knowledge about the fault zone and information gained from previous exploration on adjacent or nearby parcels. At all times, consideration must be given to safety, and trenching should comply with all applicable safety regulations.

2.2.3 Trench Siting

Exploratory trenches must be oriented approximately perpendicular to the anticipated trend of known fault traces. The trenches shall provide the minimum footage of trenching necessary to explore the portion of the property situated in the surface-fault-rupture special study area, such that the potential for surface fault rupture may be adequately assessed. When trenching to determine if faults might affect a proposed building site, the trench should extend beyond the building footprint at least the minimum setback distance for the building type (see Table A-1).

Test pits or potholes alone are neither adequate nor acceptable. In some instances more than one trench may be required to cover the entire building area, particularly if the proposed development involves more than one building. Where feasible, trenches shall be located outside the proposed building footprint, as the trench is generally backfilled without compaction, which could lead to differential settlement beneath the footings. Supplemental trenching may be required in order to: 1) further refine fault locations (or the absence thereof); 2) accurately define building restriction areas, and/or; 3) provide additional exposures for evaluating the age of movement along fault traces.

2.2.4 Location Determination

All trenches and fault locations must be surveyed by a registered professional land surveyor. Fault locations should be surveyed with an accuracy of about 0.1 foot or better, so that structural setbacks can be developed.

2.2.5 Depth of Excavation

The depth of the trenches will ultimately depend on the trench location, occurrence of ground water, stability of subsurface deposits, and the geologic age of the subsurface geologic units. As a minimum, however, trenches shall extend substantially below the A and B soil horizons and well into distinctly bedded Pleistocene-age materials, if possible. Where possible, the trenches should extend below Holocene deposits and should expose contacts between Holocene materials and the underlying older materials.

Appropriate safety measures pertaining to trench safety for ingress, egress, and working in or in the vicinity of the trench must be implemented and maintained. It is the responsibility of the person in the field directing trench excavation to ensure that fault trenches are excavated in compliance with current Occupational Safety and Health Administration excavation safety regulations.

Trench backfilling methods and procedures should be documented in order to establish whether additional corrective excavation, backfilling, and compaction should be performed at the time of site grading.

In cases where Holocene (i.e., active) faults may be present, but pre-Holocene deposits are below the practical limit of excavation, the trenches must extend at least through sediments that are clearly older than several fault recurrence intervals. The practical limitations of the trenching must be acknowledged in the report and recommendations must reflect resulting uncertainties.

2.2.6 Documenting Trench Exposures

Trench walls shall be cleaned of debris and backhoe smear prior to documentation. Trench logs shall be carefully drawn in the field at a minimum scale of 1-inch equals 5-feet (1:60) following standard and accepted fault trench investigation practices. Vertical and horizontal control must be used and shown on trench logs. Trench logs must document all significant geologic information from the trench and should graphically represent the geologic units observed; see section 2.6.3(E). The strike, dip, and net vertical displacement (or minimum displacement) of faults must be noted.

2.2.7 Age Dating

The engineering geologist shall interpret the ages of geologic units exposed in the trench. When necessary, radiocarbon or other age determinations methods shall be used. If evidence of faulting is documented, efforts shall be made to date the time of latest movement (to determine whether recent (Holocene) displacement has occurred) using appropriate geologic and/or soil stratigraphic dating techniques. When necessary, obtain radiocarbon or other age determinations. If soil stratigraphic dating techniques are used, a geologist experienced in using the techniques and soil-development rates in the area should perform them.

Many of the surficial deposits within Salt Lake Valley were deposited during the last pluvial lake cycle, referred to as the Bonneville lake cycle. Although late-stage Bonneville lake cycle sediments do not correspond to the Pleistocene-Holocene boundary (i.e., Bonneville lake cycle deposits are older than 10,000 years old), for purposes of evaluating fault activity, these deposits provide a useful regional datum (particularly so when the entire Holocene sequence of sediments is not present).

For practical purposes, and due to documented Holocene displacement along the Salt Lake segment of the Wasatch fault, any fault which displaces late-stage Bonneville Lake Cycle deposits should be considered active unless the Bonneville deposits are overlain by clearly unfaulted early Holocene-age deposits. Conversely, the presence of demonstrably unbroken, undeformed, and stratigraphically continuous Bonneville sediments constitutes reasonable geologic evidence for the absence of active faulting.

2.3 Field Review

A field review by the City is required during exploratory trenching. The applicant must provide a minimum of 48-hours notice to schedule the field review with the City. The trenches should be open, safe, cleaned, and a preliminary log completed at the time of the review. The field review allows the City to evaluate the subsurface data (i.e., age and type of sediments; presence/absence of faulting, etc.) with the consultant. Discussions about questionable features or an appropriate setback distance are encouraged, but the City will not help log the trench, explain the stratigraphy, or give verbal approval of the proposed development during the field review.

2.4 Recommendations for Fault Setbacks

To address wide discrepancies in fault setback recommendations, the City has adopted the fault setback calculation methodology for normal faults of Batatian and Nelson (1999) and Christenson and others (2003). The consultant should use this method to establish the recommended fault setback for critical facilities and structures designed for human occupancy. If another fault setback method is used, the consultant must provide justification in the report for the method used. Faults and fault setbacks must be clearly identified on site plans and maps.

Minimum setbacks are based on the type and occupancy of the proposed structures (see Table A-1). A setback should be calculated using the formulas presented below, and then compared to the minimum setback established in Table A-1. The greater of the two shall be used as the setback. Minimum setbacks apply to both the hanging wall and footwall blocks.

Top of slope and/or toe of slope setbacks required by the local Building Code must also be considered; again, the greater setback must be used.

Dowthrown Fault Block (Hanging Wall)

The fault setback for the dowthrown block will be calculated using the following formula: $S = U (2D + F/\tan.)$ where:

S	=	Setback within which structures for human occupancy are not permitted;
U	=	Criticality Factor, based on the proposed occupancy of the structure (see Table A-1)
D	=	Expected fault displacement per event (assumed to be equal to the net vertical displacement measured for each past event)
F	=	Maximum depth of footing or subgrade portion of the building
.	=	Dip of the fault (degrees)

Upthrown Fault Block (Footwall)

The dip of the fault and depth of the subgrade portion of the structure are irrelevant in calculating the setback on the upthrown fault block. Therefore, the setback for the upthrown side of the fault will be calculated as:

$$S = U \times 2D$$

The setback is measured from the portion of the building closest to the fault, whether subgrade or above grade. Minimum setbacks apply as discussed above.

2.5 Small Displacement Faults

Small-displacement faults are not categorically exempt from setback requirements. Some faults having less than 4 inches (100 mm) of displacement ("small displacement faults") may be exempt from setback requirements.

Specific structural risk-reduction options such as foundation reinforcement may be acceptable for some small-displacement faults in lieu of setbacks. Structural options must minimize structural damage.

Fault studies must still identify faults and fault displacements (both net vertical displacements and horizontal extension across the fault or fault zone), and consider the possibility that future displacement amounts may exceed past amounts. If structural risk-reduction measures are proposed for small displacement faults, the following criteria must be addressed:

- (a) Reasonable geologic data indicating that future surface displacement along the particular fault will not exceed 4 inches.
- (b) Specific structural mitigation to minimize structural damage.
- (c) A structural engineer must provide appropriate designs and the City shall review the designs.

2.6 Required Outline for Surface Fault Rupture Hazard Studies

The information described herein may be presented as a separate surface-fault-rupture-potential report or it may be incorporated within other geology or engineering reports that may be required for the property.

The report shall contain a conclusion regarding the potential risk of surface fault rupture on the subject property and a statement addressing the suitability of the proposed development from a surface-fault-rupture-hazard perspective. If exploration determines that there is a potential for surface rupture due to faulting, or if gradational contacts or other uncertainties associated with the exploration methods preclude the determination of absence of small fault offsets, the report should provide estimates of the amplitude of fault offsets that might affect habitable structures.

Surface-fault-rupture-hazard reports submitted to the City are expected to follow the outline and address the subjects presented below. However, variations in site conditions may require that additional items be addressed, or permit some of the subjects to be omitted (except as noted).

2.6.1. Report

- (a) Purpose and scope of work: The report shall contain a clear and concise statement of the purpose of the investigation and the scope of work performed for the investigation.
- (b) Geologic and tectonic setting: The report shall contain a clear and concise statement of the general geologic and tectonic setting of the site vicinity. The section should include a discussion of active faults in the area, paleoseismicity of the relevant fault system(s), and should reference relevant published and unpublished geologic literature.
- (c) Site description and conditions: The report shall include information on geologic units, graded and filled areas, vegetation, existing structures, and other factors that may affect site development, choice of investigative methods, and the interpretation of data.
- (d) Methods of investigation:
 - (1) Review of published and unpublished maps, literature and records concerning geologic units, faults, surface and ground water, and other factors.
 - (2) Stereoscopic interpretation of aerial photographs to detect fault-related topography, vegetation or soil contrasts, and other lineaments of possible fault origin. Reference the photograph source, date, flightline numbers, and scale. Salt Lake County has an excellent collection of stereoscopic aerial photographs dating back to 1937 (including 1937, 1940, 1958, 1964, and 1985).
 - (3) Observations of surface features, both on-site and off site, including mapping of geologic and soil units; geomorphic features such as scarps, springs, and seeps

(aligned or not); faceted spurs, offset ridges or drainages; and geologic structures. Locations and relative ages of other possible earthquake-induced features such as sand blows, lateral spreads, liquefaction, and ground settlement should be mapped and described. Slope failures, although they may not be conclusively tied to earthquake causes, should also be noted.

(4) Subsurface investigations: The report shall include a description of the program of subsurface exploration, including trench logs, purpose of trench locations, and a summary of trenching or other detailed, direct observation of continuously exposed geologic units, soils, and geologic structures. All trench logs shall be at a scale of at least 1-inch equals five-feet.

The report must describe the criteria used to evaluate the ages of the deposits encountered in the trench, and clearly evaluate the presence or absence of active (Holocene) faulting.

(e)Conclusions: Conclusions must be supported by adequate data and shall contain, at a minimum:

(1) Summary of data upon which conclusions are based.

(2) Location of active faults, including orientation and geometry of faults, amount of net slip along faults, anticipated future offset, and delineation of setback areas.

(3) Degree of confidence in and limitations of data and conclusions.

(f)Recommendations: Recommendations must be supported by adequate geologic data and appropriate reasoning behind each statement. Minimum recommendations shall include:

(1) Recommended setback distances per section 2.5. Supporting calculations must be included. Faults and setbacks must be shown on site maps and final recorded plat maps.

(2) Other recommended building restrictions or use limitations (i.e., placement of detached garages, swimming pools, or other non-habitable structures).

(3) Need for additional or future studies to confirm buildings are not sited across active faults, such as inspection of building footing or foundation excavations by the consultant.

2.6.2. Report References

Reports must include citations of literature and records used in the study, referenced aerial photographs or images interpreted (air-photo source, date and flight number, scale), and any other sources of data and information, including well logs, personal communications, etc.

2.6.3. Illustrations:

At a minimum, reports must include the following illustrations:

(a) Location Map: A site location map depicting topographic and geographic features and other pertinent data. Generally a 1:24,000-scale USGS topographic base map will suffice.

(b) Geologic Map: A regional-scale map (1:24,000 to 1:50,000 scale) is generally adequate. Depending on site complexity, a site-scale geologic map (1 inch = 200 ft or more detailed) may also be necessary. The map should show Quaternary and bedrock geologic units, faults, seeps or springs, soil or bedrock slumps, and other geologic and soil features existing on and adjacent to the project site. Geologic cross-sections may be included as needed to illustrate 3-dimensional relationships.

(c) Site Plan: A detailed site plan is required. The site plan should be at a scale of at least 1 inch = 200 feet (or more detailed) and should clearly show site boundaries, proposed building footprints, existing structures, streets, slopes, drainages, exploratory trenches, boreholes, test pits, geophysical traverses, and any other data pertinent data.

(d) Site Specific Fault Map: If faulting is documented at a parcel, the report shall include a site-specific fault map. The fault map should be at a scale of at least 1 inch = 200 feet and should clearly show the surveyed locations of trenches (and any other exploratory techniques), surveyed location(s) of faults documented in the trenches, inferred location of the faults between trenches, recommended fault setback distance on each side of the faults, topographic contours, and proposed building locations, if known.

(e) Exploratory Trench Logs: Trench logs are required for each trench excavated as part of the study. Trench logs shall accurately depict all observed geologic features and conditions. Trench logs shall not be generalized or diagrammatic. The minimum scale is 1 inch = 5 feet (1:60) with no vertical exaggeration. Trench logs must accurately reflect the features observed in the trench (see section 2.3.6).

Trench logs shall include: trench orientation and indication of which trench wall was logged; trench top and bottom; stratigraphic contacts; stratigraphic unit descriptions including lithology, USCS soil classification, genesis (geologic origin), age, and contact descriptions; soil (pedogenic) horizons; marker beds; and deformation or offset of sediments, faults, and fissures. Other features of tectonic significance such as buried scarp free-faces, colluvial wedges, in-filled soil cracks, drag folds, rotated clasts, lineations, and liquefaction features including dikes, sand blows, etc. should also be shown. Interpretations of the age and origin of the deposits and any faulting or deformation must be included, based on depositional sequence. Fault orientation and geometry (strike and dip), and amount of net displacement must be measured and noted.

(f) Exploratory boreholes and CPT soundings: Should boreholes or CPT soundings be utilized as part of the investigation, reports shall include the logs of the borings/soundings. Borehole logs must include lithology descriptions, interpretations of geologic origin, USCS soil classification or other standardized engineering soil classification (include an explanation of the classification scheme), sample intervals, penetrative resistance values, static ground-water depths and dates measured, total depth of borehole, and identity of the person logging the borehole. Electronic copies of CPT data files should be provided to the City's reviewer, upon request.

(g) Geophysical data: All geophysical data, showing stratigraphic interpretations and fault locations, must be included in the report, along with correlations to trench or borehole logs to confirm interpretations.

(h) Photographs: Photographs of scarps, trench walls, or other features that enhance understanding of site conditions and fault-related conditions are not required but should be included when deemed appropriate. Composited, rectified digital photographs of trench walls may be used as background for trench logs, but features as outlined in section F above must still be delineated.

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TABLE A-1
SETBACK RECOMMENDATIONS AND
CRITICALITY FACTORS (U) FOR IBC OCCUPANCY CLASSES
(International Code Council, 2003)

Class (IBC)	Occupancy Group	Criticality	U	Minimum Setback
A	Assembly	2	2.0	25 feet
B	Business	2	2.0	20 feet
E	Educational	1	3.0	50 feet
F	Factory/Industrial	2	2.0	20 feet
H	High hazard	1	3.0	50 feet
I	Institutional	1	3.0	50 feet
M	Mercantile	2	2.0	20 feet
R	Residential (R-1, R-2, R-4)	2	2.0	20 feet
R-3	Residential (R-3, includes single family homes)	3	1.5	15 feet
S	Storage	-	1	0
U	Utility and misc.	-	1	0
	Table A-2	1	3.0	50 feet

TABLE A-2
ADDITIONAL STRUCTURES REQUIRING GEOLOGIC INVESTIGATION

Buildings and other structures that represent a substantial hazard to human life in the event of failure, but not limited to:

1. Buildings and other structures where more than 300 people congregate in one area.
2. Buildings and other structures with elementary school, secondary school or day care facilities with occupancy greater than 250.
3. Buildings and other structures with occupancy greater than 500 for colleges or adult education facilities.
4. Health care facilities with occupancy greater than 50 or more resident patients but not having surgery or emergency treatment facilities.
5. Jails and detention facilities.
6. Any other occupancy with occupancy greater than 1000.
7. Power generating stations, water treatment or storage for potable water, waste water treatment facilities and other public utility facilities.
8. Buildings and other structures containing sufficient quantities of toxic or explosive substances to be dangerous to the public if released.

Buildings and other structures designed as essential facilities including, but not limited to:

1. Hospitals and other care facilities having surgery or emergency treatment facilities.
 2. Fire, rescue and police stations and emergency vehicle garages and fueling facilities.
 3. Designated emergency shelters.
 4. Designated emergency preparedness, communications, and operation centers and other facilities required for emergency response.
 5. Power-generating stations and other public utility facilities required as emergency backup facilities for facilities and structures included in this table.
 6. Structures containing highly toxic materials as defined by the most recently adopted version of the IBC where the quantity of the material exceeds the maximum allowable quantities defined by the most recently adopted version of the IBC.
 7. Aviation control towers, air traffic centers and emergency aircraft hangars.
 8. Buildings and other structures having critical national defense functions.
 9. Water treatment and storage facilities required to maintain water pressure for fire suppression.
- (Ord. 796, 12-11-2007)

9-19-161-3: APPENDIX C, MINIMUM STANDARDS FOR SLOPE STABILITY ANALYSIS:

1.0 INTRODUCTION

The procedures outlined herein are intended to provide consultants with a general outline for performing quantitative slope stability analyses and to clarify the expectations of Draper City. These standards constitute the minimum level of effort required in conducting quantitative slope stability analyses in Draper City. Considering the complexity inherent in performing slope stability analyses, additional effort beyond the minimum standards presented herein may be required at some sites to adequately address slope stability. The information presented herein does not relieve consultants of their duty to perform additional geologic or engineering analyses they believe are necessary to assess the stability of slopes at a site.

The evaluation of landslides generally requires quantitative slope stability analyses. Therefore, the standards presented herein are directly applicable to landslide investigation, and also constitute the minimum level of effort when performing landslide investigations. This appendix does not address debris flows (see appendix E) or rock falls (see appendix F).

The purposes for establishing minimum standards for slope stability analyses are to:

- (a) Protect the health, safety, welfare, and property of the public by minimizing the potentially adverse effects of unstable slopes and related hazards;
- (b) Assist property owners and land developers in conducting reasonable and adequate studies;
- (c) Provide consulting engineering geologists and geotechnical engineers with a common basis for preparing proposals, conducting investigations, and mitigation; and,
- (d) Provide an objective framework for regulatory review of slope stability reports.

1.1 References and Sources

The minimum standards presented herein were developed, in part, from the following sources:

- (a) Guidelines for Evaluating Landslide Hazards in Utah (Hylland, 1996).
- (b) Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California (Blake et al., 2002).
- (c) CDMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California
- (d) Salt Lake County Geologic Hazards Ordinance (2002).
- (e) Holladay City, Utah Natural Hazards Areas Provision (2006).
- (f) Cottonwood Heights, Utah Code of Ordinances (2005).
- (g) Centerville City Planning and Zoning Ordinance, section 12-330-2 Hillside Overlay District (1995).
- (h) City of Camarillo, California 2003 Guidelines for the preparation of geotechnical and geologic studies, prepared by Fugro, dated June 18, 2003.
- (i) City of Palmdale, California, Guidelines for preparation of geotechnical reports, prepared by GeoDynamics, Inc., dated April 2006 (draft copy).
- (j) City of Malibu, California, Guidelines for the preparation of engineering geologic and geotechnical engineering reports and procedure for report submittal, prepared by Bing

Yen and Associates) dated April, 2006.

1.2 Areas Requiring Slope Stability Analyses

Slope stability analyses shall be performed for all sites located within the Slope Stability Study Area Map (Plate A-3) and for all slopes that may be affected by the proposed development which meet the following criteria:

- (a) Cut and/or fill slopes steeper than about 2 horizontal (h) to 1 vertical (v).
- (b) Natural slopes steeper than or equal to 3 horizontal (h) to 1 vertical (v).
- (c) Natural and cut slopes with potentially adverse geologic conditions (e.g., bedding, foliation, or other structural features that are potentially adverse to the stability of the slope).
- (d) Natural and cut slopes which include a geologic hazard such as a landslide, irrespective of the slope height or slope gradient.
- (e) Buttresses and stability fills.
- (f) Cut, fill, or natural slopes of water-retention basins or flood-control channels.
- (g) In hillside areas (Plate A-3), investigations shall address the potential for surficial instability, debris/mudflows (see Appendix E), rock falls (see Appendix F), and soil creep on all slopes that may affect the proposed development or be affected by the proposed development.
- (h) When evaluating site conditions to determine the need for slope stability analyses, off-property conditions shall be considered (both up-slope to the top(s) of adjacent ascending slopes and down-slope to and beyond the toe(s) of adjacent descending slopes). Also, the consultant shall demonstrate that the proposed hillside development will not affect adjacent sites or limit adjacent property owners' ability to develop their sites.

1.3 Roles of Engineering Geologist and Engineering

The investigation of the static and seismic stability of slopes is an interdisciplinary practice. To provide greater assurance that the hazards are properly identified, assessed, and mitigated, involvement of both an engineering geologist and geotechnical engineer is required. Analyses shall be performed only by or under the direct supervision of licensed professionals, qualified and competent in their respective area of practice. An engineering geologist shall provide appropriate input to the geotechnical engineer with respect to the potential impact of the geology, stratigraphy, and hydrologic conditions on the stability of the slope. The shear strength and other geotechnical earth material properties shall be evaluated by the geotechnical engineer. Qualified engineering geologists, geological engineers and geotechnical engineers may assess and quantitatively evaluate slope stability. However, the geotechnical engineer shall perform all design stability calculations. Ground motion parameters for use in seismic stability analysis may be provided by either the engineering geologist or geotechnical engineer.

1.4 Minimum Qualifications of the Licensed Professional

Slope stability analyses must be performed by qualified engineering geologists and qualified geotechnical engineers (see sections [9-19-050](#) and [9-19-060](#) of the Draper City Geologic Hazards Ordinance, [chapter 9-19](#)).

2.0 GENERAL REQUIREMENTS

Except for the derivation of the input ground motion for pseudostatic and seismic deformation analyses (see section 12), slope stability analyses and evaluations should be performed in general accordance with the latest version of Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Landslide Hazards in California (Blake et al., 2002). Procedures for developing input ground motions to be used in Draper City are described in section 12.1. See Draper City Geologic Hazard Ordinance, [chapter 9-19](#), for supplemental requirements.

3.0 SUBMITTALS

Submittals for review shall include boring logs; geologic cross sections; trench and test pit logs; laboratory data (particularly shear strength test results, including individual stress-deformation plots from direct shear tests); discussions pertaining to how idealized subsurface conditions and shear strength parameters used for analyses were developed; analytical results, including computer output files (if requested); and summaries of the slope stability analyses and conclusions regarding slope stability.

Subsurface geologic and groundwater conditions must be illustrated on geologic cross sections and must be utilized by the geotechnical engineer for the slope stability analyses. If on-site sewage or storm water disposal exists or is proposed, the slope stability analyses shall include the effects of the effluent plume on slope stability.

The results of any slope stability analyses must be submitted with pertinent backup documentation (i.e., calculations, computer output, etc.). Printouts of input data, output data (if requested), and graphical plots must be submitted for each computer-aided slope stability analysis. In addition, input data files, recorded on diskettes, CDs, or other electronic media may be requested to facilitate the City's review.

4.0 FACTORS OF SAFETY

The minimum acceptable static factor of safety is 1.5 for both gross and surficial slope stability. The minimum acceptable factor of safety for a calibrated pseudostatic analysis is 1.0 using the method of Stewart and others (2003) (see section 12.2).

5.0 LANDSLIDES

The evaluation of landslides generally requires quantitative slope stability analyses. Therefore, the standards presented herein are directly applicable to landslide investigation, and also constitute the minimum level of effort when performing landslide investigations. Evaluation of landslides shall be performed in the preliminary phase of hillside developments. Where landslides are present or suspected, sufficient subsurface exploration will be required to determine the basic geometry and stability of the landslide mass and the required stabilization measures. The depth of geologic exploration shall consider the regional geologic structure, the likely failure mode of the suspected failure, and past geomorphic conditions.

6.0 SITE INVESTIGATION AND GEOLOGIC STUDIES

Adequate evaluation of slope stability for a given site requires thorough and comprehensive geologic and geotechnical engineering studies. These studies are a crucial component in the evaluation of slope stability. Geologic mapping and subsurface exploration are normal parts of field investigation. Samples of earth materials are routinely obtained during subsurface exploration for geotechnical testing in the laboratory to determine the shear strength parameters and other pertinent engineering properties.

In general, geologic studies for slope stability consist of the following fundamental phases:

- (a) Study and review of published and unpublished geologic information (both regional and site specific).
- (b) Review and interpretation of available stereoscopic and oblique aerial photographs, DEMs, and LiDAR.
- (c) Geologic field mapping, including, but not necessarily limited to, measurement of bedding, foliation, fracture, and fault attitudes and other parameters.
- (d) Documentation and evaluation of subsurface groundwater conditions (including effects of seasonal and longer-term natural fluctuations as well as landscape irrigation), surface water, on-site sewage disposal, and/or storm water disposal.
- (e) Subsurface exploration.
- (f) Analysis of the geologic failure mechanisms that could occur at the site (e.g., mode of failure and construction of the critical geologic cross sections).
- (g) Presentation and analysis of the data, including an evaluation of the potential impact of geologic conditions on the project.

Geologic/geotechnical reports shall demonstrate that each of these phases has been adequately performed and that the information obtained has been considered and logically evaluated. Minimum criteria for the performance of each phase are described and discussed in Blake and others (2002).

7.0 SUBSURFACE EXPLORATION

The purpose of subsurface exploration is to identify potentially significant geologic materials and structures at a site and to provide samples for detailed laboratory characterization of materials from potentially critical zones. Subsurface exploration is almost always required and may be performed by a number of widely known techniques such as bucket-auger borings, conventional small-diameter borings, cone penetration testing (CPT), test pits, trenches, and/or geophysical techniques (see section 4.2 of Blake et al., 2002). A discussion of the applicability of some subsurface exploration techniques follows.

7.1 Trenching

Subsurface exploration consisting of trenching has proven, in some cases, to be necessary when uncertainty exists regarding whether or not a particular landform is a landslide. Care must be exercised with this exploration method because landslides characteristically contain relatively large blocks of intact geologic units, which in a trench exposure could give the false impression that the geologic unit is "in-place." Although limited to a depth of about 15 feet below existing grades, trenching has also proven to be a useful technique for verifying margins of landslides, although the geometry of a landslide can generally be readily determined from evaluation of stereoscopic aerial photographs. Once a landslide is identified, conventional subsurface exploration drilling techniques will be required (see section 7.2 and 7.3). Slope stability analyses based solely on data obtained from trenches will not be accepted.

7.2 Methods for Bedded Formations

Conventional subsurface exploration techniques involving continuous core drilling with an oriented core barrel, test pits, and deep bucket-auger borings may be used to assess the subsurface soil and geologic conditions, particularly for geologic units with inclined bedding that includes weak layers.

Although not commonly utilized in Utah, a 24-inch-diameter bucket-auger-boring with down-hole logging can provide valuable data (provided the consultant has determined the drill hole is safe to enter). The evaluation of safety of the proposed subsurface exploration program will be the responsibility of the consultant.

Particular attention must be paid to the presence or absence of weak layers (e.g., clay, claystone, silt, shale, or siltstone units) during the exploration. Unless adequately demonstrated (through comprehensive and detailed subsurface exploration) that weak (clay, claystone, silt, shale, or siltstone) layers (even as thin as $1/16$ -inch or less) are not present, a weak layer shall be assumed to possibly occur anywhere in the stratigraphic profile (i.e., ubiquitous weak clay beds).

The depth of the subsurface exploration must be sufficient to assess the conditions at or below the level of the deepest potential failure surface possessing a factor of 1.5 or less. A preliminary slope stability analysis may need to be performed to assist in the planning of the subsurface exploration program.

7.3 Other Geologic Units

For alluvium, fill materials, or other soil units that do not contain weak interbeds, other exploration methods such as small-diameter borings (e.g., rotary wash or hollow-stem-auger) or cone penetration testing may be suitable.

8.0 SOIL PARAMETERS

Soil properties, including unit weight and shear strength parameters (cohesion and friction angle), may be based on conventional field and laboratory tests as well as on field performance. Where appropriate (i.e., for landslide slip surfaces, along bedding planes, for surficial stability analyses, etc.), laboratory tests for saturated, residual shear strengths must be performed. Estimation of the shear resistance along bedding (or landslide) planes normally requires an evaluation of saturated residual along-bedding-strength values of the weakest interbedded (or slide-plane) material encountered during the subsurface exploration, or in the absence of sufficient exploration, the weakest material that may be present, consistent with site geologic conditions. Strength parameters derived solely from CPT data may not be appropriate for slope-stability analysis in some cases, particularly for strengths along existing slip surfaces where residual strengths have developed. Additional guidance on the selection of strength parameters for slope stability analyses is contained in Blake et al. (2002).

8.1 Residual Shear Strength Parameters

Residual strength parameters may be determined using the direct shear or ring shear testing apparatus; however ring shear tests are preferred. If performed properly, direct shear test results may approach ring-shear test results. The soil specimen must be subjected to a sufficient amount of deformation (e.g., a significant number of shearing cycles in the direct shear test or a significant amount of rotation in the ring shear test) to assure that residual strength has been developed. In the direct-shear and ring-shear tests, stress-deformation curves can be used to determine when a sufficient number of cycles of shearing have been performed by showing that no further significant drop in shear strength results with the addition of more cycles or more rotation. The stress-deformation curves obtained during the shear tests must be submitted with the other laboratory test results. It shall be recognized that for most clayey soils, the residual shear strength envelope is curved and passes through the origin (i.e., at zero normal stress there is zero shear strength). Any "apparent shear strength" increases resulting from a non-horizontal shear surface (i.e., ramping) or "bulldozing" in residual direct shear tests shall be discounted in the interpretation of the strength parameters.

8.2 Interpretation

The engineer will need to use considerable judgment in the selection of appropriate shear test methods and in the interpretation of the results to develop shear strength parameters commensurate with slope stability conditions to be evaluated. Scatter plots of shear strength data may need to be presented to allow for assessment of idealized parameters. The report shall summarize shear strength parameters used for slope stability analyses and describe the methodology used to interpret test results and estimate those parameters.

Peak shear strengths may be used to represent across-bedding failure surfaces or compacted fill, in situations where strength degradations are not expected to occur (see

guidelines in Blake et al., 2002). Where peak strengths cannot be relied upon, fully softened (or lower) strengths shall be used.

Ultimate shear strength parameters shall be used in static slope stability analyses when there has not been past deformation. Residual shear strength parameters shall be used in static slope stability analyses when there has been past deformation.

Averaged strength parameters may be appropriate for some across-bedding conditions, if sufficient representative samples have been carefully tested. Analyses for along-bedding or along-existing-landslide slip surfaces shall be based on lower-bound interpretations of residual shear strength parameters and comparison of those results to correlations, such as those of Stark and others (2005).

8.3 Default Soil Parameters

In the Traverse Mountain area, failure surfaces for known landslides commonly occur within the Tertiary volcanics. Those failure surfaces typically are along clay layers formed by the in situ alteration of tuff deposits. In cases when the failure surface has been sampled and tested, relatively low residual-shear-strength values have been obtained; these values are cohesion equal to 0 psf and a friction angles equal to 11 to 12 degrees. Similar values have also been reported from the Springhill landslide in North Salt Lake that is in a similar tuffaceous volcanic formation of Tertiary age.

To assist in understanding shear strengths of these materials, the following shear strength parameters for landslide failure surfaces and along weak layers within the Tertiary volcanics shall be used; cohesion equal to 0 psf and a friction angle equal to 11 degrees, unless otherwise demonstrated. If site-specific testing produces lower residual shear strength than these values, the site-specific test results should be used. If site-specific testing produces higher values, documentation must be provided to demonstrate that the weakest materials were retrieved and tested and that the materials retrieved truly represent the basal landslide slip surface.

9.0 SOIL CREEP

The potential effects of soil creep shall be addressed where any proposed structure is planned in close proximity to an existing fill slope or natural slope. The potential effects on the proposed development shall be evaluated and mitigation measures proposed, including appropriate setback recommendations. Setback recommendations shall consider the potential effects of creep forces.

All reports in hillside areas shall address the potential for surficial instability, debris/mudflow (Appendix E), rock falls (Appendix F), and soil creep on all slopes that may affect the proposed development or be affected by the proposed development. Stability of slopes along access roads shall be addressed.

10.0 GROSS STATIC STABILITY

Gross stability includes rotational and translational deep-seated failures of slopes or portions of slopes existing within or outside of but potentially affecting the proposed development. The following guidelines, in addition to those in the Blake and others (2002) document, shall be followed when evaluating slope stability:

- (a) Stability shall be analyzed along cross sections depicting the most adverse conditions (e.g., highest slope, most adverse bedding planes, shallowest likely ground water table, and steepest slope). Often analyses are required for different conditions and for more than one cross section to demonstrate which condition is most adverse. When evaluating the stability of an existing landslide, analyses must also address the potential for partial reactivation. Inclometers may be used to help determine critical failure surfaces and, along with high-resolution GPS, the state of activity of existing landslides. The critical failure surfaces on each cross-section shall be identified, evaluated, and plotted on the large-scale cross section.
- (b) If the long-term, static factor of safety is less than 1.5, mitigation measures will be required to bring the factor of safety up to the required level or the project may be redesigned to achieve a minimum factor of safety of 1.5.
- (c) The temporary stability of excavations shall be evaluated and mitigation measures shall be recommended as necessary to obtain a minimum factor of safety of 1.3.
- (d) Long-term stability shall be analyzed using the highest known or anticipated groundwater level based upon a groundwater assessment performed under the requirements of section 6.0.
- (e) Where back-calculation is appropriate, shear strengths utilized for design shall be no higher than the lowest strength computed using back calculation. If a consultant proposes to use shear strengths higher than the lowest back-calculated value, justification shall be required. Assumptions used in back-calculations regarding pre-sliding topography and groundwater conditions at failure must be discussed and justified.
- (f) Reports shall describe how the shear strength testing methods used are appropriate in modeling field conditions and long-term performance of the subject slope. The utilized design shear strength values shall be justified with laboratory test data and geologic descriptions and history, along with past performance history, if known, of similar materials.
- (g) Reports shall include shear strength test plots consisting of normal stress versus shear resistance (failure envelope). Plots of shear resistance versus displacement shall be provided for all residual and fully softened (ultimate) shear tests.
- (h) The degree of saturation for all test specimens shall be reported. Direct shear tests on partially saturated samples may grossly overestimate the cohesion that can be mobilized when the material becomes saturated in the field. This potential shall be considered when selecting shear strength parameters. If the rate of shear displacement exceeds 0.005 inches per minute, the consultant shall provide data to demonstrate that the rate is sufficiently slow for drained conditions.
- (i) Shear strength values higher than those obtained through site-specific laboratory tests generally will not be accepted.
- (j) If direct shear or triaxial shear testing is not appropriate to model the strength of highly jointed and fractured rock masses, the design strengths shall be evaluated in a manner that considers overall rock mass quality and be consistent with rock mechanics practice.
- (k) Shear strengths used in slope stability analyses shall be evaluated considering the natural variability of engineering characteristics inherent in earth materials. Multiple shear tests on each site material are likely to be required.
- (l) Direct shear tests do not always provide realistic strength values (Watry and Lade, 2000). Correlations between liquid limit, percent clay fraction, and strength (fully softened and residual) with published data (e.g., Stark and McCone, 2002) shall be performed to verify tested shear strength parameters. Strength values used in analyses that exceed those obtained by the correlation must be appropriately justified.
- (m) Shear strengths for proposed fill slopes shall be evaluated using samples mixed and remolded to represent anticipated field conditions. Confirming strength testing may be required during grading.
- (n) Where bedding planes are laterally unsupported on slopes, potential failures along the unsupported bedding planes shall be analyzed. Similarly, stability analyses shall be performed where bedding planes form a dip-slope or near-dip-slope using composite potential failure surfaces that consist of potential slip surfaces along bedding planes in the upper portions of the slope in combination with slip surfaces across bedding planes in the lower portions of the slope.
- (o) The stability analysis shall include the effect of expected maximum moisture conditions on soil unit weight.
- (p) For effective stress analyses, measured groundwater conditions adjusted to consider likely unfavorable conditions with respect to anticipated future groundwater levels, seepage, or pore pressure shall be included in the slope stability analyses.
- (q) Tension crack development shall be considered in the analyses of potential failure surfaces. The height and location of the tension crack shall be determined by searching.
- (r) Anticipated surcharge loads as well as external boundary pressures from water shall be included in the slope stability evaluations, as deemed appropriate.
- (s) Analytical chart solutions may be used provided they were developed for conditions similar to those being analyzed. Generally though, computer-aided searching techniques shall be used, so that the potential failure surface with the lowest factor of safety can be located. Examples of typical searching techniques are illustrated on figures 9.1a through

9.1f in Blake and others (2002). However, verification of the reasonableness of the analytical results is the responsibility of the geotechnical engineer and/or engineering geologist.

(t) The critical potential failure surface used in the analysis may be composed of circles, wedges, planes, or other shapes considered to yield the minimum factor of safety most appropriate for the geologic site conditions. The critical potential failure surface having the lowest factor of safety with respect to shearing resistance must be sought. Both the lowest factor of safety and the critical failure surface shall be documented.

11.0 SURFICIAL STABILITY OF SLOPES

Surficial slope stability refers to slumping and sliding of near-surface sediments and is most critical during the snowmelt and rainy season or when excessive landscape water is applied. The assessment of surficial slope stability shall be based on analysis procedures for stability of an infinite slope with seepage parallel to the slope surface or an alternate failure mode that would produce the minimum factor of safety. The minimum acceptable depth of saturation for surficial stability evaluation shall be four feet.

11.1 Applicability and Procedures

Conclusions shall be substantiated with appropriate data and analyses. Residual shear strengths comparable to actual field conditions shall be used in completing surficial stability analyses. Surficial stability analyses shall be performed under rapid draw-down conditions where appropriate (e.g., for debris and detention basins).

Where 2:1 or steeper slopes have soil conditions that can result in the development of an infinite slope with parallel seepage, calculations shall be performed to demonstrate that the slope has a minimum static factor of safety of 1.5, assuming a fully saturated 4-foot thickness. If conditions will not allow the development of a slope with parallel seepage, surficial slope stability analyses may not be required (provided the geologic/geotechnical reviewer concurs).

Surficial slope stability analyses shall be performed for fill, cut, and natural slopes assuming an infinite slope with seepage parallel to the slope surface or other failure mode that would yield the minimum factor of safety against failure. A suggested procedure for evaluating surficial slope stability is presented in Blake et al. (2002).

11.2 Soil Properties

Soil properties used in surficial stability analyses shall be determined as noted in section 8.1. Residual shear strength parameters for surficial slope stability analyses shall be developed for a stress range that is consistent with the near-surface conditions being modeled. As indicated in section 8.1, it shall be recognized that for most clayey soils, the residual shear strength envelope is curved and passes through the origin (i.e., at zero normal stress there is zero shear strength). For sites with deep slip surfaces, the guidelines given by Blake and others (2002) should be followed.

11.3 Seepage Conditions

The minimum acceptable vertical depth for which seepage parallel to the slope shall be applied is four feet for cut or fill slopes. Greater depths may be necessary when analyzing natural slopes that have significant thicknesses of loose surficial material.

12.0 SEISMIC SLOPE STABILITY

In addition to static slope stability analyses, slopes shall be evaluated for seismic slope stability as well. Acceptable methods for evaluating seismic slope stability using calibrated pseudo-static limit-equilibrium procedures and simplified methods (e.g., those based on Newmark, 1965) to estimate permanent seismic slope movements are summarized in Blake and others (2002).

Nonlinear, dynamic finite element/finite difference numerical methods also may be used to evaluate slope movements resulting from seismic events as long as the procedures, input data, and results are thoroughly documented, and deemed acceptable by the City.

12.1 Ground Motion for Pseudostatic and Seismic Deformation Analyses

The two controlling faults that would most affect Draper City are the Salt Lake City and Provo segments of the Wasatch fault zone (WFZ). Repeated Holocene movement has been well documented along both segments (Black and others, 2003). Studies along the Provo segment of the WFZ indicate a recurrence interval of about 1150 years (Olig, and others, 2006; later revised, Olig, 2007) and the most recent event being about 500 to 650 years ago (Black and others, 2003; Olig, and others, 2006). Studies along the Salt Lake City segment of the WFZ indicate a recurrence interval of about 1300 years and the most recent event being about 1300 years ago (Lund, 2005). Based on the paleoseismic record of the Salt Lake City segment and assuming a time-dependent model, McCalpin (2002) estimates a conditional probability (using a log-normal renewal model) of 16.5% in the next 100 years (8.25% in the next 50 years) for a M>7 surface-faulting earthquake. Therefore, using a time-dependent rather than Poisson or random model for earthquake recurrence, the likelihood of a large surface-faulting earthquake on the Salt Lake City segment of the WFZ is relatively high and therefore the Salt Lake City segment is considered the primary controlling fault for deterministic analyses.

In regards to design ground accelerations for seismic slope-stability analyses, Draper City prefers a probabilistic approach to determining the likelihood that different levels of ground motion will be exceeded at a particular site within a given time period. In order to more closely represent the seismic characteristics of the WFZ and better capture this possible high likelihood of a surface-faulting earthquake on the Salt Lake City segment, design ground motion parameters for seismic slope stability analyses shall be based on the peak accelerations with a 3.5 percent probability in 50 years (1,400-year return period). Peak bedrock ground motions can be readily obtained via the internet from the United States Geological Survey (USGS) National Seismic Hazard Maps, Data and Documentation web page (USGS, 2002), which is based on Frankel and others (2002). PGAs obtained from the USGS (2002) web page should be adjusted for effects of soil/rock (site-class) conditions in accordance with Seed and others (2001). Site specific response analysis may also be used to develop PGA values as long as the procedures, input data, and results are thoroughly documented, and deemed acceptable by the City.

12.2 Pseudo-Static Evaluations

Pseudo-static methods for evaluating seismic slope stability are acceptable as long as minimum factors of safety are satisfied, and due consideration is given in the selection of the seismic coefficient, k_h , reduction in material shear strengths, and the factor of safety for pseudo-static conditions.

Pseudo-static seismic slope stability analyses can be performed using the "screening analysis" procedure described in Blake et al. (2002). For that procedure a k_h -value is selected from seismic source characteristics (modal magnitude, modal distance, and firm rock peak ground acceleration) and an acceptable level of deformation (5 cm) is specified. For that procedure, a factor of safety of 1.0 or greater is considered acceptable; otherwise, an analysis of permanent seismic slope deformation shall be performed.

12.3 Permanent Seismic Slope Deformation

For seismic slope stability analyses, estimates of permanent seismic displacement are preferred and may be performed using the procedures outlined in Blake and others (2002). It should be noted that Bray and Rathje (1998), referenced in Blake and others (2002), has been updated and superseded by Bray and Travararou (2007), which is the City's currently preferred method. For those analyses, calculated seismic displacements shall be 5 cm or less, or mitigation measures shall be proposed to limit calculated displacements to 5 cm or less.

For specific projects, different levels of tolerable displacement may be possible, but site-specific conditions, which shall include the following, must be considered:

- (a) The extent to which the displacements are localized or broadly distributed - broadly distributed shear deformations would generally be less damaging and more displacement could be allowed.
- (b) The displacement tolerance of the foundation system - stiff, well-reinforced foundations with lateral continuity of vertical support elements would be more resistant to damage (and hence could potentially tolerate larger displacements) than typical slabs-on-grade or foundation systems with individual spread footings.
- (c) The potential of the foundation soils to experience strain softening - slopes composed of soils likely to experience strain softening should be designed for relatively low displacements if peak strengths are used in the evaluation of k_y due to the potential for progressive failure, which could involve very large displacements following strain softening.

In order to consider a threshold larger than 5 cm, the project consultant shall provide prior, acceptable justification to the City and obtain the City's approval. Such justification shall demonstrate, to the satisfaction of the City, that the proposed project will achieve acceptable performance¹.

13.0 WATER RETENTION BASINS AND FLOOD CONTROL CHANNELS

For cut, fill, or natural slopes of water-retention basins or flood-control channels, slope stability analyses shall be performed. In addition to analyzing typical static and seismic slope stability, those analyses shall consider the effects of rapid drawdown, if such a condition could develop.

14.0 MITIGATION

When slope stability hazards are determined to exist on a project, measures to mitigate impacts from those hazards shall be implemented. Some guidance regarding mitigation measures is provided in Blake et al. (2002). Slope stability mitigation methods include 1) hazard avoidance, 2) grading to improve slope stability, 3) reinforcement of the slope or improvement of the soil within the slope, and (4) reinforcement of the structure built on the slope to tolerate anticipated slope displacements.

Where mitigation measures that are intended to add stabilizing forces to the slope are to be implemented, consideration may need to be given to strain compatibility. For example, if a compacted fill buttress is proposed to stabilize laterally unsupported bedding or a landslide, the amount of deformation needed to mobilize the recommended shear strength in the buttress shall be considered to confirm that it will not result in adverse movements of the upslope bedding or landslide deposits. Similarly, if a series of drilled soldier piers is to be used to support a potentially unstable slope and a residential structure will be built on the piers, pier deformations resulting from movements needed to mobilize the soil's shear strength shall be compared to tolerable deflections in the supported structure.

14.1 Full Mitigation

Full mitigation of slope stability hazards shall be performed for developments in the City. Remedial measures that produce static factors of safety in excess of 1.5 and acceptable seismic displacement estimates shall be implemented as needed.

14.2 Partial Mitigation for Seismic Displacement Hazards

On some projects or portions thereof (such as small structural additions, residential "infill projects", non-habitable structures, and non-structural natural-slope areas), full mitigation of seismic slope displacements may not be possible, due to physical or economic constraints. In those cases, partial mitigation, to the extent that it prevents structural collapse, injury, and loss of life, may be possible if it can be provided consistent with IBC philosophies, and if it is approved by Draper City. The applicability of partial mitigations to specific projects will be evaluated on a case-by-case basis.

15.0 Notice of Geologic Hazard and Waiver of Liability

For developments where full mitigation of seismic slope displacements is not implemented, a Notice of Geologic Hazard shall be recorded with the proposed development describing the displacement hazard at issue and the partial mitigation employed. The Notice shall clearly state that the seismic displacement hazard at the site has been reduced by the partial mitigation, but not totally eliminated.

In addition, the owner shall assume all risks, waive all claims against the City and its consultants, and indemnify and hold the City and its consultants harmless from any and all claims arising from the partial mitigation of the seismic displacement hazard.

APPENDIX C - REFERENCES

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9-19-161-4: APPENDIX D, MINIMUM STANDARDS FOR LIQUEFACTION INVESTIGATIONS AND EVALUATIONS:

1.0 INTRODUCTION

The procedures outlined herein are intended to provide consultants with a general outline for performing liquefaction investigations and to specify the expectations of Draper City. These standards constitute the minimum level of effort required in conducting liquefaction investigations in Draper City. Considering the complexity inherent in performing liquefaction investigations, additional effort beyond the minimum standards presented herein may be required at some sites to adequately address the liquefaction potential at the site. The information presented herein does not relieve consultants of their duty to perform additional geologic or geotechnical engineering analyses they believe are necessary to adequately assess the liquefaction potential at a site.

The purpose of establishing minimum standards for liquefaction investigations is to:

- (a) Protect the health, safety, welfare, and property of the public by minimizing the potentially adverse effects of liquefaction and related hazards;
- (b) Assist property owners and land developers in conducting reasonable and adequate studies;
- (c) Provide consulting engineering geologists and geotechnical engineers with a common basis for preparing proposals, conducting investigations, and mitigation; and,
- (d) Provide an objective framework for regulatory review of liquefaction investigation reports.

1.1 References and Sources

The minimum standards presented herein were developed, in part, from the following sources:

- (a) CDMG Special Publication 117, Guidelines for evaluating and mitigating seismic hazards in California (1997).
- (b) Recommended procedures for implementation of DMG special publication 117, guidelines for analyzing and mitigating liquefaction hazards in California (Martin and Lew, 1999).
- (c) Proceedings of the NCEER Workshop on Evaluation of Liquefaction Resistance of Soils, Technical Report NCEER-97-0022 (Youd and Idriss, 1997).
- (d) Liquefaction Resistance of Soils: Summary Report from the 1996 and 1998 NCEER/NSF Workshops on Evaluation of Liquefaction Resistance of Soils, Journal of Geotechnical and Environmental Engineering, (Youd et al., 2001).
- (e) Salt Lake County geologic hazards ordinance (2002).
- (d) Draper City geologic hazard ordinance (2003).
- (e) City of Camarillo, California 2003 Guidelines for the preparation of geotechnical and geologic studies, prepared by Fugro, dated June 18, 2003.
- (f) City of Palmdale, California, Guidelines for preparation of geotechnical reports, prepared by GeoDynamics, Inc., dated April 2006 (draft copy).
- (g) City of Malibu, California, Guidelines for the preparation of engineering geologic and geotechnical engineering reports and procedure for report submittal, prepared by Bing Yen and Associates) dated April, 2006.

1.2 Properties Requiring Liquefaction Analyses

Plate A-2 (Appendix A of the Draper City Geologic Hazards Ordinance, [chapter 9-19](#)), Liquefaction Special Study Area Map, depicts generalized liquefaction susceptibility for the city, and shall be used to determine whether or not a site-specific liquefaction assessment is required for a particular project.

The Liquefaction Special Study Area map is based on a regional-scale investigation of Salt Lake County. These maps may not identify all areas that have potential for liquefaction; a site located outside of a zone of required investigation is not necessarily free from liquefaction hazard. The zone does not always include lateral spread run-out areas. The Liquefaction Special Study Area map is available from the Draper City Planning Department.

The Draper City Geologic Hazards Ordinance requires a site-specific liquefaction investigation to be performed prior to approval of a project based on the land-use/liquefaction potential matrix shown in the following table.

Type Of Facility	Liquefaction Study Area	Acceptable Factor Of Safety
Critical facilities (essential facilities, hazardous facilities, and special occupancy structures as defined in section 9-19-20)	YES	1.3
Category III and IV in table 1604.58 of the most recently adopted edition of the IBC.	YES	1.3
Industrial and commercial buildings.	YES	1.25
Residential structures and subdivisions	NO	

1.3 Roles of Engineering Geology and Geotechnical Engineering

The investigation of liquefaction hazard is an interdisciplinary practice. The site investigation report must be prepared by a qualified engineering geologist or geotechnical engineer, who must have competence in the field of seismic hazard evaluation and mitigation, and be reviewed by a qualified engineering geologist or geotechnical engineer, also competent in the field of seismic hazard evaluation and mitigation.

Because of the differing expertise and abilities of qualified engineering geologists and geotechnical engineers, the scope of the site investigation report for the project may require that both types of professionals prepare and review the report, each practicing in the area of their expertise. Involvement of both a qualified engineering geologist and geotechnical engineer will generally provide greater assurance that the hazard is properly identified, assessed, and mitigated.

Liquefaction analyses are the responsibility of the geotechnical engineer, although the engineering geologist should be involved in the application of screening criteria (section 3.0, steps 1 and 2) and general geologic site evaluation (section 4.1) to map the likely extent of liquefiable deposits and shallow groundwater. Engineering properties of earth material shall be evaluated by the geotechnical engineer. The performance of the quantitative liquefaction analysis resulting in a numerical factor of safety and quantitative assessment of settlement and liquefaction-induced permanent ground displacement shall be performed by geotechnical engineers. The geotechnical and civil engineers shall develop all mitigation and design recommendations. Ground motion parameters for use in quantitative liquefaction analyses may be provided by either the engineering geologist or geotechnical engineer.

1.4 Minimum Qualifications of the Licensed Professional

Liquefaction analyses must be performed by qualified engineering geologists and qualified geotechnical engineers (see sections [9-19-050](#) and [9-19-060](#) of the Draper City Geologic Hazards Ordinance).

2.0 GENERAL REQUIREMENTS

Except for the derivation of input ground motion (see section 5.0), liquefaction investigations should be performed in general accordance with the latest version of Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California (Martin and Lew, 1999). Additional protocol for liquefaction investigations is provided in Youd and Idriss (1997). See Draper City Geologic Hazard Ordinance ([Chapter 9-19](#)) for supplemental requirements. Acceptable factors of safety are shown on the table in section 1.2.

3.0 PRELIMINARY SCREENING FOR LIQUEFACTION

The Liquefaction Study Area map is based on broad regional studies and does not replace site-specific studies. The fact that a site is located within a Liquefaction Study Area does not mean that there is a significant liquefaction potential at the site, only that a study shall be performed to determine if there is.

Soil liquefaction is caused by strong seismic ground shaking where saturated, cohesionless, granular soil undergoes a significant loss in shear strength that can result in settlement and permanent ground displacement. Surface effects of liquefaction include: settlement, bearing capacity failure, ground oscillations, lateral spread and flow failure. It has been well documented that soil liquefaction may occur in clean sands, silty sands, and sandy silt, non-plastic silts and gravelly soils. The following conditions must be present for liquefaction to occur:

- (a) Soils *must* be submerged below the water table;
- (b) Soils *must* be loose to moderately dense;
- (c) Ground shaking *must* be relatively intense; and
- (d) The duration of ground shaking *must* be sufficient for the soils to generate seismically-induced excess pore water pressure and lose their shearing resistance.

The following screening criteria may be applied to determine if further quantitative evaluation of liquefaction hazard is required:

- (a) If the estimated maximum past-, current-, and maximum-future-groundwater-levels (i.e., the highest groundwater level applicable for liquefaction analyses) are determined to be deeper than 50 feet below the existing ground surface or proposed finished grade (whichever is deeper), liquefaction assessments are not required. For soil materials that are located above the level of the groundwater, a quantitative assessment of seismically induced settlement is required.
- (b) If "bedrock" or similar lithified formational material underlies the site, those materials need not be considered liquefiable and no analysis of their liquefaction potential is necessary.
- (c) If the corrected standard penetration blow count, $(N1)_{60}$, is greater than or equal to 33 in all samples with a sufficient number of tests, liquefaction assessments are not required. If cone penetration test soundings are made, the corrected cone penetration test tip resistance, $qc1N$, should be greater than or equal to 180 in all soundings in sand materials, otherwise liquefaction assessments are needed.

If plastic soil ($PI \geq 20$) materials are encountered during site exploration, those materials may be considered non-liquefiable. Additional acceptable screening criteria regarding the effects of plasticity on liquefaction susceptibility are presented in Boulanger and Idriss (2004), Bray and Sancio (2006), and Seed and others (2003).

If the screening investigation clearly demonstrates the absence of liquefaction hazards at a project site and the City concurs, the screening investigation will satisfy the site investigation report requirement for liquefaction hazards. If not, a quantitative evaluation is required to assess the liquefaction hazards.

4.0 FIELD INVESTIGATIONS

Geotechnical field investigations are routinely performed for new projects as part of the normal development and design process. Geologic reconnaissance and subsurface explorations are normally performed as part of the field exploration program even when liquefaction does not need to be investigated.

4.1 Geologic Reconnaissance

Geologic research and reconnaissance are important to provide information to define the extent of unconsolidated deposits that may be prone to liquefaction. Such information should be presented on geologic maps and cross sections and provide a description of the formations present at the site that includes the nature, thickness, and origin of Quaternary deposits with liquefaction potential. There also should be an analysis of groundwater conditions at the site that includes the highest recorded water level and the highest water level likely to occur under the most adverse foreseeable conditions in the future.

During the field investigation, the engineering geologist should map the limits of unconsolidated deposits with liquefaction potential. Liquefaction typically occurs in cohesionless silt, sand, and fine-grained gravel deposits of Holocene to late Pleistocene age in areas where the groundwater is shallower than about 50 feet.

Shallow groundwater may exist for a variety of reasons, some of which are of natural and or manmade origin. Landscape irrigation, on-site sewage disposal, and unlined manmade lakes reservoirs, and storm-water detention basins may create a shallow groundwater table in sediments that were previously unsaturated.

4.2 Subsurface Explorations

Subsurface explorations shall consist of drilled-borings and/or cone penetration tests (CPTs). The exploration program shall be planned to determine the soil stratigraphy, groundwater level, and indices that could be used to evaluate the potential for liquefaction by either in situ testing or by laboratory testing of soil samples. Borings and CPT soundings must penetrate a minimum of 50 feet below final ground surface. If a standard penetration test (SPT) is used, sampling intervals shall not exceed 2.5 feet.

For saturated cohesionless soils where the SPT (N₁)₆₀ values are less than 15, or where CPT tip resistances are below 60 tsf, grain-size analyses, hydrometers tests, and Atterberg Limits tests shall be performed on these soils to further evaluate their potential for permanent ground displacement (Youd et al., 2002) and other forms of liquefaction-induced ground failure and settlement.

Where a structure may have subterranean construction or deep foundations (e.g., caissons or piles), the depth of investigation should extend to a depth that is a minimum of 20 feet (6 m) below the lowest expected foundation level (e.g., caisson bottom or pile tip) or 50 feet (15 m) below the existing ground surface or lowest proposed finished grade, whichever is deeper. If, during the investigation, the indices to evaluate liquefaction indicate that the liquefaction potential may extend below that depth, the exploration should be continued until a significant thickness (at least 10 feet or 3 m, to the extent possible) of nonliquefiable soils are encountered.

5.0 GROUND MOTION FOR LIQUEFACTION SUSCEPTIBILITY AND GROUND DEFORMATION ANALYSES

The two controlling faults that would most affect Draper City are the Salt Lake City and Provo segments of the Wasatch Fault Zone (WFZ). Repeated Holocene movement has been well documented along both segments (Black and others, 2003). Studies along the Provo segment of the WFZ indicate a recurrence interval of about 1150 years (Olig, and others, 2006; later revised, Olig, 2007) and the most recent event being about 500 to 650 years ago (Black and others, 2003; Olig, and others, 2006). Studies along the Salt Lake City segment of the WFZ indicate a recurrence interval of about 1300 years and the most recent event being about 1300 years ago (Lund, 2005). Based on the paleoseismic record of the Salt Lake City segment and assuming a time-dependent model, McCalpin (2002) estimates a conditional probability (using a log-normal renewal model) of 16.5% in the next 100 years (8.25% in the next 50 years) for a M>7 surface-faulting earthquake. Therefore, using a time-dependent rather than Poisson or random model for earthquake recurrence, the likelihood of a large surface-faulting earthquake on the Salt Lake City segment of the WFZ is relatively high and therefore the Salt Lake City segment is considered the primary controlling fault for deterministic analyses.

In regards to design ground accelerations for liquefaction analyses, Draper City prefers a probabilistic approach to determining the likelihood that different levels of ground motion will be exceeded at a particular site within a given time period. In order to more closely represent the seismic characteristics of the WFZ and better capture this possible high likelihood of a surface-faulting earthquake on the Salt Lake City segment, design ground motion parameters for liquefaction analyses shall be based on the peak accelerations with a 3.5 percent probability in 50 years (1,400-year return period). Peak bedrock ground motions can be readily obtained via the internet from the United States Geological Survey (USGS) National Seismic Hazard Maps, Data and Documentation web page (USGS, 2002), which is based on Frankel and others (2002). PGAs obtained from the USGS (2002) web page should be adjusted for effects of soil/rock (site-class) conditions in accordance with Seed and others (2001) or other appropriate methods that consider the site-specific soil conditions and their potential for amplification/deamplification of the high frequency strong motion.

6.0 REMEDIAL DESIGN

Sites, facilities, buildings, structures and utilities that are founded on or traverse liquefiable soils may require further remedial design and/or relocation to avoid liquefaction-induced damage. These should be investigated and evaluated on a site-specific basis with sufficient geologic and geotechnical evaluations to support the remedial design and/or mitigative plan. This design or plan may include: changes/modifications to the soil, foundation system, structural frame or support of the building, etc. and should be reviewed and approved by the City.

7.0 SUBMITTALS

Submittals for review shall include: boring logs; geologic cross-sections; laboratory data; discussions pertaining to how idealized subsurface conditions and parameters used for analyses were developed; analytical results, including computer output files (on request); and summaries of the liquefaction analyses and conclusions regarding liquefaction potential and likely types and amounts of ground failure.

Subsurface geologic and groundwater conditions must be illustrated on geologic cross-sections and must be utilized by the geotechnical engineer for the liquefaction analyses. If on-site sewage or storm-water disposal exists or is proposed, the liquefaction analyses shall include the effects of the effluent plume on liquefaction potential.

The results of any liquefaction analyses must be submitted with pertinent backup documentation (i.e., calculations, computer output, etc.). Printouts of input data, output data (on request), and graphical plots must be submitted for each computer-aided liquefaction analysis. In addition, input data files, recorded on diskettes, CDs, or other electronic media, may be requested to facilitate the City's review.

Appendix D - References

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(Ord. 935, 6-1-2010)

9-19-161-5: APPENDIX E, MINIMUM STANDARDS FOR DEBRIS FLOW ANALYSES:

Debris-flow reports shall follow general guidance contained in "Guidelines for the geologic evaluation of debris-flow hazards on alluvial fans in Utah," Utah Geological Survey Miscellaneous Publication 05-6. Debris-flow hazard analyses and mitigation measures may require contributions from hydrologists as well as qualified engineering geologists and geotechnical engineers.
(Ord. 935, 6-1-2010)

9-19-161-6: APPENDIX F, MINIMUM STANDARDS FOR ROCKFALL ANALYSES:

Useful methods to evaluate rock-fall hazards are outlined in: Evans, S.G., and Hungr, O., 1993, The assessment of rockfall hazard at the base of talus slopes: Canadian Geotechnical Journal, v. 30, p. 620-636; Jones, C.L., Higgins, J.D., and Andrew, R.D., 2000, Colorado rockfall simulation program, version 4.0: Report prepared for the Colorado Department of Transportation, 127 p.; and Wieczorek, G.F., Morrissey, M.M., Iovine, G., and Godt, J., 1998, Rock-fall hazards in the Yosemite Valley: U.S. Geological Survey Open-File Report 98-467, 7 p., 1 pl., scale 1:12,000. Rock-fall studies shall be prepared by a qualified engineering geologist and may require contributions from a qualified geotechnical engineer, particularly in the design of mitigation measures.
(Ord. 796, 12-11-2007)

Appendix B: Nov. 19th Staff Report



TOWN COUNCIL WORKSHOP AGENDA DOCUMENTATION

PREPARATION DATE: November 15, 2018

MEETING DATE: November 19, 2018

SUBMITTING DEPARTMENT: Planning Department

DEPARTMENT DIRECTOR: Tyler Sinclair

PRESENTER: Regan Kohlhardt

SUBJECT: Item P18-006: Hillsides Regulations Update

[STAFF NOTE: This Staff Report remains unchanged from the previous Council workshop on this item on October 15, 2018, except for a discussion on the number of Town properties expected to be impacted by new Hillside Regulations. This discussion is highlighted in italics and can be found on page 7 beneath the Stakeholder Analysis header. The recommended motion was also modified from the motion in the original October 15 Staff Report. The new motion separates the solicitation of bids for drafting the regulations and the solicitation of bids for geohazard mapping into separate motions.]

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to seek direction from Council on the desired process for updating the Town's Natural Hazard Protection Standards, specifically Section 5.4.1. Steep Slopes.

DESIRED OUTCOME

The desired outcome is for the Council to define the scope of the Steep Slopes update. Specifically, Staff seeks direction on the following topics:

1. What are the Council's general goals for the Hillside LDR update?
2. Does the Council have a preference for a certain type of Hillside Regulations for the Town of Jackson?
3. What Natural Hazards and other topics should be addressed in the update?
4. What type of review process does the Council prefer for the updated hillside regulations (e.g., Council or staff approval, etc.)?
5. What should the level of public engagement for adoption of new hillside LDRs be?

BACKGROUND

In 2015, Town Council directed Staff to update the Town Hillside Land Development Regulations (LDRs) with the goal of improving landslide information and identifying best practices for identifying, avoiding, and mitigating hazards in hillside development. Direction to update the Hillside Regulations came on the heels of the 2014 West Broadway Slide, which destroyed 2 structures and cost Town of Jackson taxpayers \$6,000,000.

Current Regulations

Division 5.4 Natural Hazard Protections contains two sections that deal with development on hillsides:

- 5.4.1. Steep Slopes
- 5.4.2. Unstable Soils

Sections 5.4.1. Steep Slopes and 5.4.2. Unstable Soils are nested under Division 5.4 Natural Hazard Protection Standards (also includes Faults, Floodplains, and Wildland Urban Interface).

Current regulations generally prohibit development on slopes steeper than 25%. Exceptions to this development prohibition include:

- manmade slopes,
- natural, small and isolated slopes less than 1,000 sq ft.
- Essential access
- Single Family Homes on lots or parcels created prior to 1994 (this exception is based on a Planning Director interpretation intended to incorporate the same exception that applies to the Hillside CUP standards)

In addition to the general prohibition of development on slopes greater than 25%, subdivisions or development on hillsides with slopes with an average slope greater than 10%, are required to submit a Hillside Conditional Use Permit (CUP). The regulations exempt single-family homes on lots platted prior to 1994 from having to submit a CUP. This exception has been expanded by the Planning Director to apply also to any parcel created prior to 1994. In addition to the typical requirements of a CUP, hillside CUPs must include a report summarizing impacts to wildlife, a reconnaissance level soil and subsurface investigation, a visual impact analysis, a complete grading and drainage plan, and a landscaping plan.

Sec. 5.4.2. Unstable Soils broadly states that no development shall be permitted on unstable soil. Exceptions are permitted where soil movement is localized and can be prevented through anchoring to substrate or other methods.

A third section which deals with development on hillsides falls under Division 5.7 Grading, Erosion Control, and Stormwater Management. Section 5.7.1. Grading Standards requires development on slopes greater than 25% to submit a geotechnical report or when deemed otherwise necessary by the Town Engineer. Furthermore, it states that grading shall avoid risk of landslides, seek to stabilize the slope, and minimize cut and fill.

Sections 5.4.1, 5.4.2, 5.7.1, and 5.7.2 will all be included in this update. Collectively, they will be referred to as Hillside Regulations.

Why do our current regulations need to change?

The 2014 Broadway landslide increased awareness of the risks of developing on or around hillsides for everyone in our community. The intent in updating our current steep slopes regulations is to reduce the risk of similar catastrophes occurring in the future. However, it would be a mistake to assume that an update to the regulations would prevent all risk from development-initiated landslides in the future. The goal is to reduce the risk of harm to the private landowner and community in a way that balances the Town's duty to protect the health, safety, and welfare of the community against the rights of the landowner to reasonably develop their property.

There are three main deficiencies in our current regulations that expose our community to higher levels of risk with regard to development-triggered landslides and that also make the approval process for development on hillsides onerous and subjective for applicants. These deficiencies include: 1) basing the trigger for further geological study of a site only on the steepness of a slope, 2) a CUP process that is vague, subjective, and does not clarify what level of safety we are trying to achieve, and 3) the lack of clarity around submittal requirements and methods used for geotechnical studies on sites with steeper slopes.

- 1) Basing hillside regulations off slope percent is problematic because the steepness of a slope by itself does not determine slope stability. Slope stability is determined by many factors including but not limited to soil type, variations in soil type within one area, slope shape, presence of moisture, presence of historical landslides, and vegetation. Shallow slopes well below 25% with specific geological composition or at the toe of steeper slopes can move and steep slopes above 25% can be very stable (e.g., development anchored to granite bedrock). In short, relying on slope steepness alone to trigger our review of hillside development is an inaccurate methodology.

- 2) Using the Hillside Conditional Use Permit to review development on steep slopes is problematic because the process relies on an ambiguous mixture of criteria, standards and findings to evaluate and approve hillside projects. For example, one standard is that “the amount of terrain disturbance” should be “considered” but there is no clarification on how much terrain disturbance is or is not acceptable, leaving the Town to make determinations on hillside projects without objective guidance.

In addition, the current regulations require a “report summarizing wildlife use”, a reconnaissance level soil and subsurface investigation, and a visual impact analysis. It does not specify what information should be included in these reports, how they should be conducted, or what the reports are hoping to achieve. The result is a vague (and often expensive) set of requirements that frustrates applicants and still never clearly define what standard of safety is expected for hillside development.

The Hillside CUP has also proven problematic because it asks Town Council to grant approval for a hillside project that involves highly technical data and analysis. While Council can often rely on the expertise of its staff to help evaluate and explain technical information from applicants, in many cases geotechnical reports are beyond the expertise of Town staff to fully review. To address this problem, staff has used in recent years a third-party consultant to review geotechnical reports. This approach is consistent with some other communities that may have geological/geotechnical experts on staff for review of geotechnical reports or who contract with a geotechnical expert for third-party review. Even so, a third-party reviewer cannot fix the fundamental problem that lies with the standards and process itself that often puts the Council in the awkward position of having to decide whether highly technical (and yet vague) geotechnical standards have been met.

- 3) Finally, the current regulations provide no direction for how applicants should carry out a geotechnical report and no direction for how Town Staff should review a geotechnical report. Other communities outline submittal requirements and methodologies to be used in geotechnical reports. These specifications significantly reduce the subjectivity of the geotechnical report submission and review. Other communities also have geological/geotechnical experts on staff for review of geotechnical reports or they contract a geotechnical expert for third-party review. Our staff has limited expertise in geotechnical matters and paired with the lack of specifications in the geotechnical report, cannot be expected to review these reports for accuracy.

Staff recommends addressing these deficiencies with the Town Hillside LDRs Update. However, Staff needs direction from Council on five topics before proceeding further with the Hillside Update. These topics are outlined in the key issues section below and include:

1. What are the Council’s general goals for the Hillside LDR update?
2. Does the Council have a preference for a certain type of Hillside Regulations for the Town of Jackson?
3. What Natural Hazards and other topics should be addressed in the update?
4. What type of review process does the Council prefer for the updated hillside regulations (e.g., Council or staff approval, etc.)?
5. What should the level of public engagement for adoption of new hillside LDRs be?

Key Issues

Key Issue #1: What are the Council’s general goals for the Hillside LDR update?

Before considering the more technical goals for the Hillside LDR update, the Council should be clear on what its policy-level goals are for the update. Is the Council’s priority the safety of the property owner, the safety of public infrastructure and/or emergency personnel, staff administration time/costs, or protecting private property rights? All of the above? Other consideration(s)? Another way to address this issue is for the Council to ask itself “What is the proper role or responsibility of the Town to regulate hillside development?” Staff does not have a prepared answer on this topic, but we can try to help you in your discussion if requested.

In thinking about this issue, the Council should consider the current purpose of Div. 5.4 Natural Hazard Protection Standards. Currently, the purpose of Div. 5.4 is: "...to limit development in naturally hazardous areas. Development in hazardous areas threatens the health, safety and welfare of human inhabitants. Steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous."

Staff recommends redefining the purpose in two ways: better define the intent of "limit development" and better define "health, safety, and welfare of human inhabitants." The purpose statement says the intent of the Natural Hazards Protection Standards Division is to *limit* development in hazardous areas. In practice, we do little to limit development on steep slopes, especially with the exemptions for development of single-family homes on properties platted prior to 1994. Should incentives be pursued (e.g., density transfers), should limitations be explored (e.g., prohibition of ARUs, graduated floor area allowances based on slope steepness), or is Council generally comfortable allowing all types of development to occur so long as the developer submits a geotechnical report that says the development is safe and can engineer the development to a certain level of safety? For the purposes of this workshop, Council does not have to decide how or if it would like to consider limiting development (incentives, use or floor area limitations, etc). Rather, staff is requesting that you decide whether to direct staff to explore options for limiting development in hazardous areas and whether it is an appropriate goal to include in the purpose statement of the Hillside Regulations.

To better define "health, safety, and welfare of human inhabitants," Staff recommends clarifying that "human inhabitants" includes residents on neighboring properties as well as the broader community. In practice, interpretation of who is being protected by the Hillside Regulations has been limited to the property owners on the site that is being developed. The new regulations should better clarify what protecting the "health, safety, and welfare of human inhabitants" really means (e.g., preventing damage to neighboring properties, preventing damage to public infrastructure, avoiding situations where taxpayer money has to be used to clean up a landslide triggered by development etc.).

Key Issue #2: Does Council have a preference for a certain type of Hillside Regulations for the Town of Jackson?

Based on how the Council addresses Issue #1 above, does the Council have an initial preference for what kind of regulations might be appropriate for the community? Namely, are more general and flexible, but vague, regulations like the status quo appropriate or should the new regulations be more specific, with clear, prescriptive standards that may be less flexible? Should the best practices for avoiding geohazards be incorporated at the "gold, silver, or bronze" level? Deciding whether the regulations should be more flexible or more prescriptive sets the stage for other decisions that must be made as part of this update.

Planning Staff has researched landslide hazard regulations in a variety of other communities including Blaine County, ID, Ketchum, ID, Pitkin County, CO, Jefferson County, CO, Portola Valley, CA, Portland, OR, Boise, ID, Keslo, WA, Draper City, UT, Holladay City, UT, Weber County, UT, and Cottonwood Heights, UT. The regulatory approach for hazard management in these communities ranges from general requirements assigning most risk responsibility to property owners and developers (Blaine CO, Ketchum, Pitkin, Jefferson Co) to prescriptive regulations that outline detailed steps for carrying out hazard analysis and that acknowledge the risks to development, to neighboring properties, to public infrastructure, and general welfare (Portola Valley, Wasatch front communities, Portland).

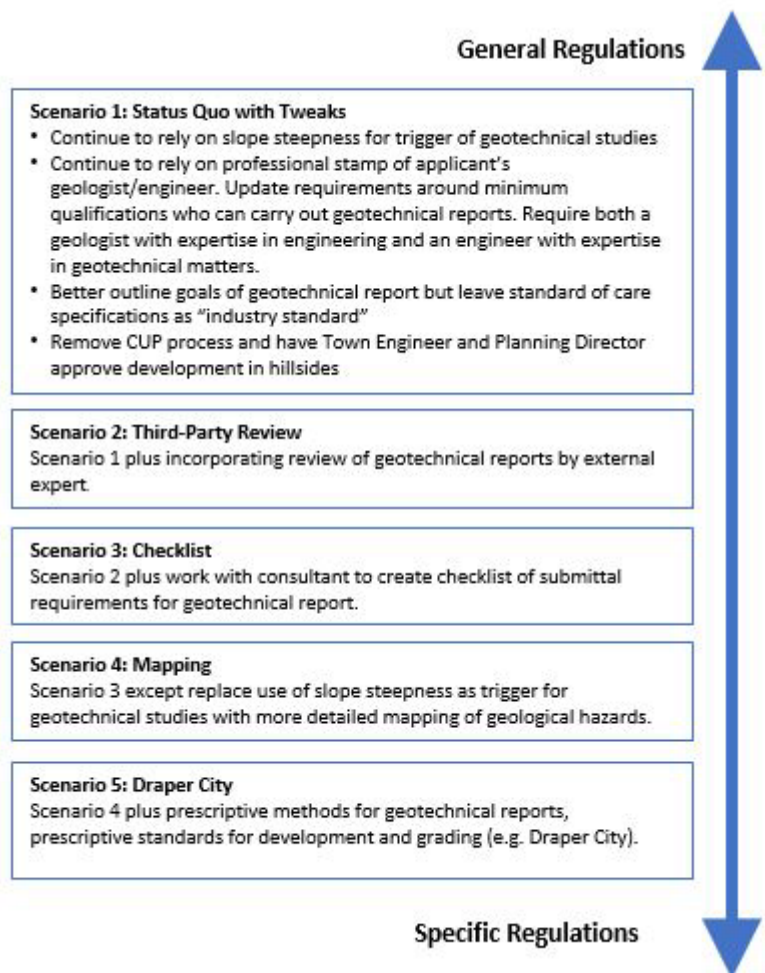
Based on this research, recommendations from the American Planning Association's Landslide Hazards and Planning publication (2005), recommendations from the Utah Geological Society's Guidelines for Investigation of Geologic Hazards publication (2016), and recommendations from George Machan, geological consultant from Landslide Technologies with whom the Town of Jackson contracted to help stabilize the Broadway Slide, Staff has concluded that the best practices of a gold-standard steep slopes regulation would likely include the following:

- **Prescriptive Methods.** Having detailed submittal requirements and checklists, methodology requirements, and review requirements for assessing the risks of developing in hazardous area. The intention is that the prescriptive requirements establish a minimum “standard of care” in conducting geotechnical analysis of hazards. A minimum standard of care levels the playing field for geologic consultants in the area and prevents a race to the bottom scenario where consultants try to win clients by offering a less expensive but also less comprehensive analysis of geologic hazards.
- **Geological Expertise.** Geological expertise on staff or as an outside contractor for review of geotechnical reports and to adjudicate conflicting professional opinions regarding risk of developing on a site
- **Mapping.** Detailed mapping of geological hazards evaluating all variables contributing to unstable conditions including slope steepness, shape of slope, soil types, drainage patterns, existence of historical landslides, faults, etc.

Staff is looking to Council to provide direction on whether it prefers to explore this type of gold standard program or something perhaps a little less comprehensive and more cost-conscious. From review of other communities’ regulations, it is clear that the more prescriptive a regulation becomes, the more important it is to have the geological expertise to draft, implement, and review those prescriptive methods. Similarly, as the regulations become more prescriptive, it becomes more important to accurately map the areas that should be subject to such regulations. However, contracting with a geotechnical expert to draft the regulations, maintaining a contract with a geotechnical professional to help review the new regulations, and carrying out more detailed mapping of geological hazard all have costs. Council should consider whether these costs are appropriate to achieve its goals for the Hillside Update.

There are ways to reduce the cost associated with integrating these best practices into the Town’s Hillside Regulations. Other communities pass the cost of contracting with a third-party to review geotechnical reports on to the applicant (e.g., Draper City). Keslo, WA uses a detailed checklist for geotechnical reports and only looks to external professionals for review when a project is particularly complex. And there are ways to reduce the cost of geohazard mapping either by focusing on existing information (overlaying slope steepness with slope shape, soil type, historical landslides, etc.) or relying on conservative estimates of geological hazard based on slope steepness. Of course, the consequences of conservatively estimating our geologic hazards means the cost of verifying whether the hazards exist falls more to the property owner.

The spectrum to the right presents a range of scenario options to consider in selecting how to update our regulations, from retaining our current, more generic regulations to drafting more prescriptive regulations. The more prescriptive the regulations, the costlier the



process, and the more Town staff will need to depend on geologic expertise. At the same time, moving towards a more specific, prescriptive process based on better mapping of geological hazards in the area and requiring third-party review reduces the risks of a landslide occurring.

Planning Staff recommends updating the regulations to something between Scenario 3 and Scenario 4. Based on current experience working with applicants on geotechnical reports, Planning Staff sees it as essential to work with a third-party to provide expert review of geotechnical reports. Assessment of geological hazards is a complex discipline, and Town engineering and planning department staff cannot be expected to develop the expertise to critique the models and tests submitted in a geotechnical report. Working with a geological consultant to develop a simple checklist of submittal requirements for a geotechnical report would help to standardize the types of reports that are submitted. Finally, having a more detailed map of hazardous areas creates a more accurate trigger for further geological study. Establishing prescriptive methods for geotechnical reports as described in Scenario 5 is less important if the Town contracts with a geological expert to review geotechnical reports, though it would reduce the subjectivity of how to carry out the reports for applicants.

In summary, Planning Staff recommends that we hire a consultant to do the following:

- Offer a range of regulatory approaches that best match the Town's goals and capability;
- Produce a map of the Town's geological hazards;
- Design regulations based on the assumption they will be reviewed by a third-party with expertise in geotechnical matters

With respects to the costs associated with such an approach, Planning Staff have spoken with a consultant out of Utah who helped with Draper City's code. Based on this conversation, Planning Staff estimates it would take 30 to 40 hours at \$150/hour to adapt Draper City's code for Jackson and for the goals of Town Council.

Geohazard mapping would consist of having a consultant interpret the existing information we have and carry out some field testing to confirm their analysis. We already have many of the inputs we need for mapping including: aerial photography, LiDAR data, bedrock mapping, soils mapping, historical landslides mapping, fault mapping, and vegetation mapping. Staff estimates mapping costs could be in the \$20,000 range.

Key Issue #3: What natural hazards and other topics should be addressed in the update?

If Council wishes to exclude or include certain topics within the scope the Hillside Update, this workshop represents the appropriate time to do so. Staff recommends including Fault hazards as part of the update and excluding the existing hillside wildlife impact assessments and visual resource analysis — impacts to wildlife will be addressed in the Town's upcoming Natural Resource Protections Update and impacts to visual resources are addressed through Sec. 5.3.2. Scenic Resources Overlay.

Staff's original understanding of the Hillside Update is that the focus should be prevention and avoidance of landslides on steep slopes or on unstable soils. Div. 5.4, Natural Hazard Protection Standards, also addresses other hazards including avalanches, Faults, Floodplains, and the Wildland Urban Interface (forest fire). Of these three hazards, Faults and the way the LDRs address development near faults share similarities to steep slopes and how the regulations address development on steep slopes. Faults can contribute to slope instability, and like development on steep slopes, the Town Engineer has the authority to require geotechnical reports for projects built within 200 ft of a fault. Consequently, Planning Staff recommends including Faults in the Hillside Update, especially if Council chooses to work with a geological professional to help draft the regulations. The advantages of addressing Faults, Steep Slopes, and Unstable Soils at the same time is that certain economies of scale can be achieved in drafting standards for the geotechnical report and mapping hazards.

Key Issue #4: What type of review process does the Council prefer for the updated hillside regulations (e.g., Council or staff approval, etc.)?

If and when new hillside regulations are adopted, would the Council prefer that the regulations be enforced at the staff level or would the Council like to review certain types of projects? What role should public notification and a public hearing play in a hillside project, assuming the project does not already require Council review

based on its size or use? Put another way, if the Council adopts new regulations, for example, that are more comprehensive and stringent, would the Council then be more comfortable with delegating to staff the responsibility to enforce those improved rules? These are just some process questions for the Council to consider.

Key Issue #5: Level of Public Engagement for adoption of new hillside LDRs

The process used for the Hillside update can range from a quick update undertaken by Staff (or consultant) to a participatory process involving stakeholder groups and public engagement events. Staff recommends choosing the middle path and proposes a process where a consultant writes the regulations (see Key Issue #1), which are then tweaked by a stakeholder group consisting of local geological and engineering professionals and Town Staff members. The purpose of the stakeholder group would be to implement Council's direction on the new regulations by ensuring the proposed regulations are appropriate geologically and administratively for our community.

Planning Staff recommends this option for several reasons. First, it is the most expedient option that still guarantees some level of public engagement and input. Second, the topic is highly technical. Members of the public could weigh in on higher level questions like the purpose of the regulations and whether to avoid, limit, or permit development in steep slopes, but Staff would have difficulties communicating the more technical aspects of the update, especially specifications outlined in geotechnical report submissions and review. A local stakeholder group of professionals would, however, be able to provide input on the technical aspects.

STAKEHOLDER ANALYSIS

There is a broad spectrum of stakeholders for the Hillside LDR Update. A list of the major stakeholders is provided below:

- **Homeowners/Property Owners**: Residents who own homes in hillside areas will want to know how the new standard will affect what can be developed on their property and whether the new regulations will affect the value of their property;
- **Commercial property owners**: The commercial property owners who will have an interest in this project include those who own property just east of the Y intersection on the northern side of Broadway. The new regulations will impact how these properties can develop or redevelop;
- **Developers**: New Hillside Regulations will determine the process for developing and redeveloping on some of the last remaining vacant properties in the Town of Jackson. Establishing clear and consistent rules for development will be a priority for this group;
- **Geological/Engineering Professionals**: Similar to Developers, Geological/Engineering Professionals will be interested in the new regulations because they will determine the process for developing on hillsides. They will be most interested in clear, consistent rules for geotechnical processes.

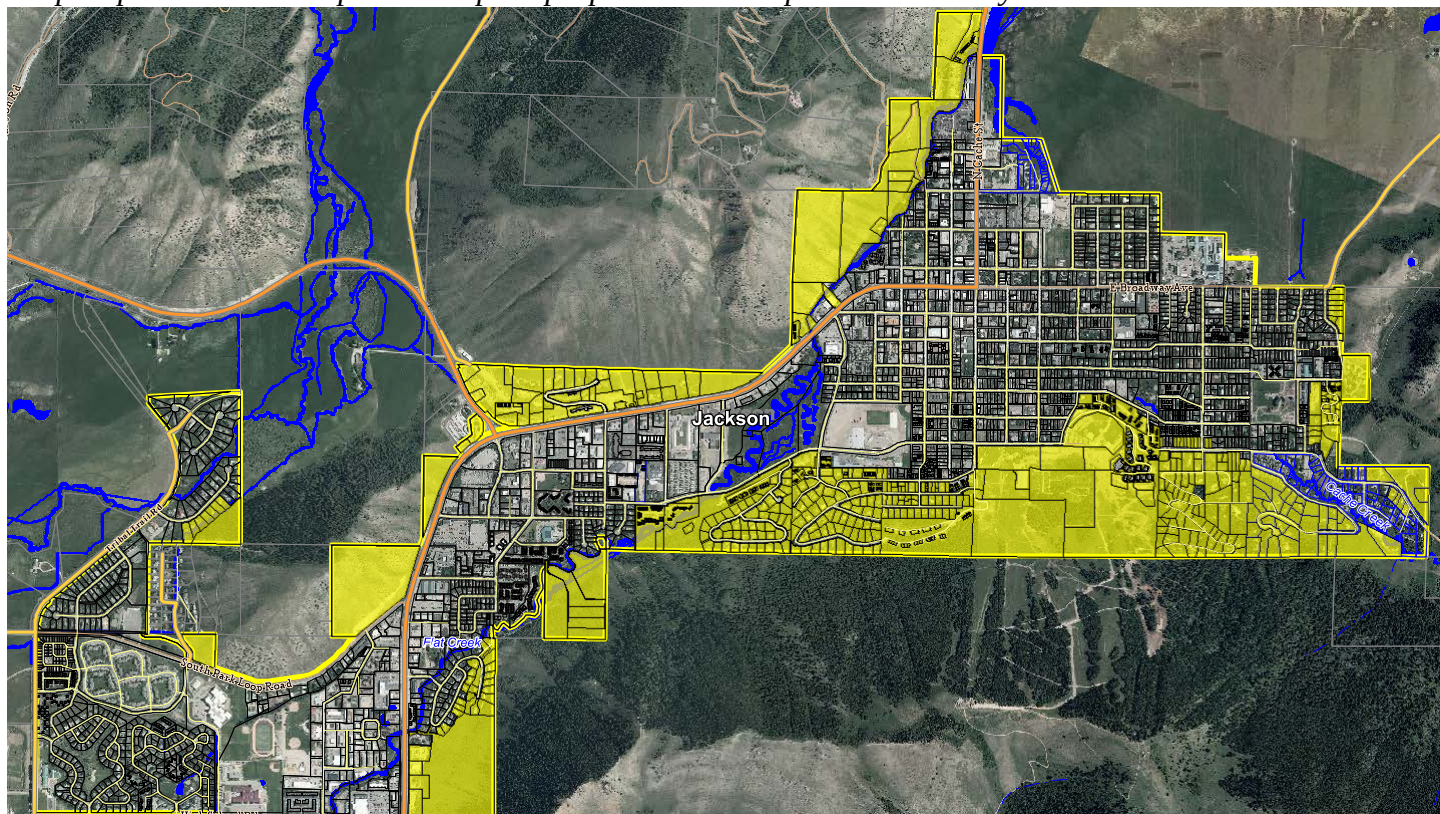
Depending on how the new Hillside Regulations are drafted, the update could impact up to 700 properties with steeper slopes in the Town of Jackson. The table below categorizes the number of properties that that would be impacted by the update according to slope steepness.

Town Parcels with Slopes		
	# of Parcels	% of Total
Total	3657	100%
Slopes >10%	700	19.1%
Slopes >15%	681	18.6%
Slopes >25%	626	17.1%
Slopes >30%	591	16.2%

The new regulations could affect up to 163 **vacant properties** with steeper slopes. The table below categorizes the number of vacant properties that the new regulations could apply to according to slope steepness.

Vacant Town Parcels with Slopes		
	# Vacant of Parcels	% of Total Vacant Parcels
Total	549	100%
Slopes >10%	163	4.5%
Slopes >15%	163	4.5%
Slopes >25%	160	4.4%
Slopes >30%	156	4.3%

Geographically, the update would impact properties located around the periphery of the Town where most steep slopes exist. The map below depicts properties with slopes over 30% in yellow.



FISCAL IMPACT

Based on conversations with a Utah consultant who wrote Draper City's code, Staff estimates about \$6,000 for a consult to update our current Hillside Regulations and about \$20,000 for geohazard mapping.

Contracting with a third party for review of geotechnical reports would also include associated costs. Staff estimates that such experts may charge around \$150 per hour. It is likely that we would have to contract with reviewers from outside of the community, and consequently, we may have to consider travel and accommodation costs as well for any field visits. As previously mentioned, some communities pass the entire cost of the third-party reviewer on to the applicant.

STAFF IMPACT

Planning Staff's recommended approach of working with a consultant to create a checklist for geotechnical submittal requirements, adopting a third-party review process, and carrying out some geohazard mapping would require a significant amount of time of the Planning Director, Principal Planner, and Associate Long-Range Planner between now and the new year.

LEGAL ISSUES

Legal review by the Town Attorney is ongoing.

ATTACHMENTS

Draper City's Geologic Hazard Regulations

SUGGESTED MOTION

I direct Staff to draft a Scope of Work for writing new Hillside Regulations and to solicit bids from a select group of consultants for consideration by Council at a future meeting based upon direction provided at this meeting.

I direct Staff to draft a Scope of Work for geohazard mapping and to solicit bids from a select group of consultants for consideration by Council at a future meeting based upon direction provided at this meeting.

Note, given the specialized and technical nature of this update, Staff does not recommend using an RFP process for selecting the appropriate consultant.

Synopsis for PowerPoint (120 words max):

Purpose: The purpose of this item is to solicit direction from Town Council for updating the Town Hillside Regulations. Specific questions to be addressed are:

- What kind of Hillside Regulations are appropriate for the Town of Jackson (generic versus prescriptive)?
- What topics should be addressed in the update?
- What will be the purpose of the regulations?
- What should the level of public engagement be?
- What is the timeframe for the project?

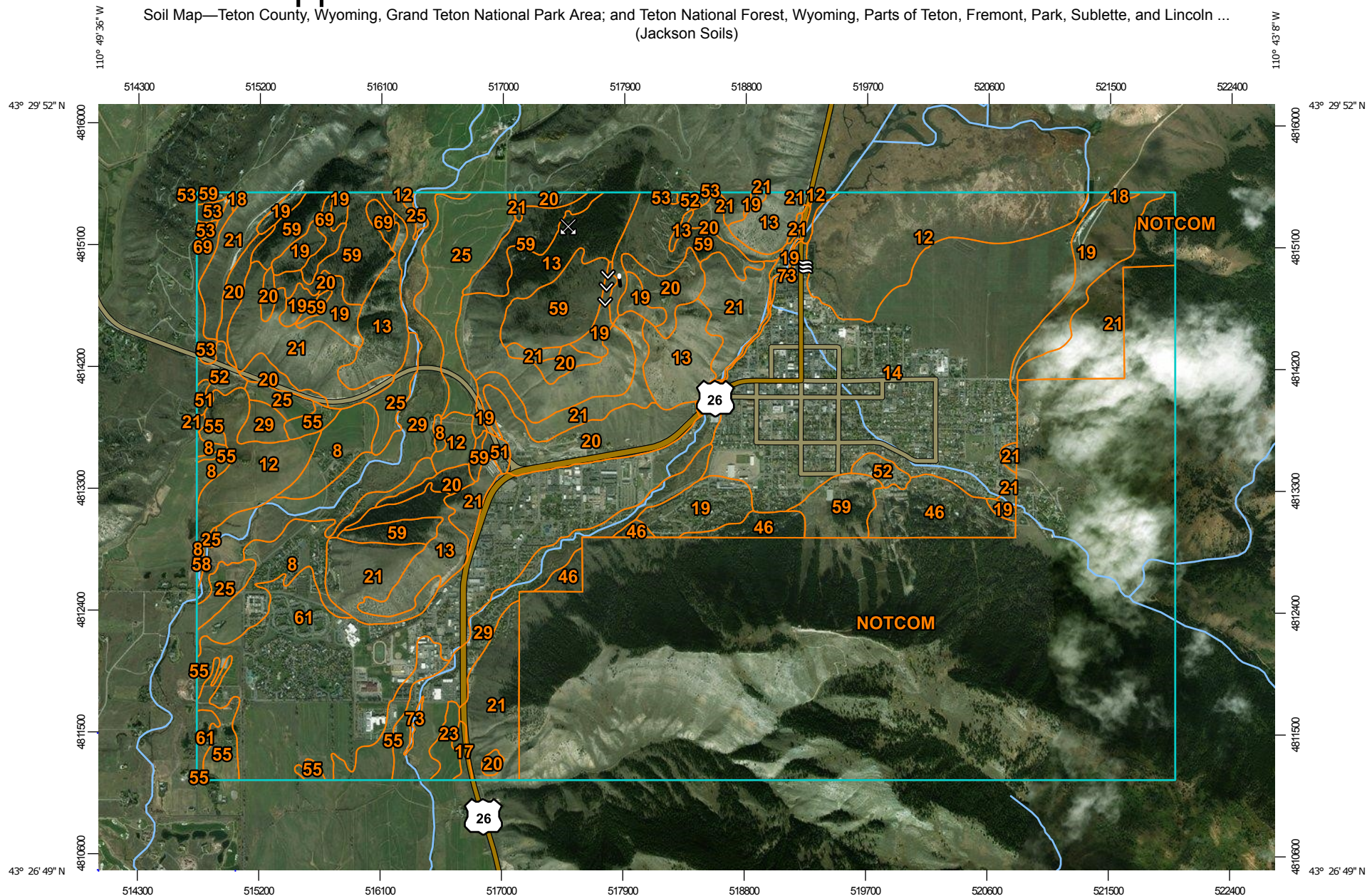
Background: In 2015 following the landslide on West Broadway, Town Council directed Staff to update the Town Hillside Land Development Regulations (LDRs) with goal of improving landslide information and identifying best practices for identifying, avoiding, and mitigating hazards in hillside development.

Fiscal Impact:

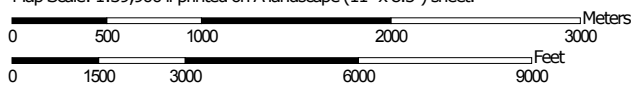
~\$6,000 for a consult to update our current Hillside Regulations. ~\$20,000 for geohazard mapping.

Appendix C: Town Geohazard Data

Soil Map—Teton County, Wyoming, Grand Teton National Park Area; and Teton National Forest, Wyoming, Parts of Teton, Fremont, Park, Sublette, and Lincoln ...
(Jackson Soils)



Map Scale: 1:39,900 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

10/5/2018
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teton County, Wyoming, Grand Teton National Park Area

Survey Area Data: Version 13, Sep 15, 2018

Soil Survey Area: Teton National Forest, Wyoming, Parts of Teton, Fremont, Park, Sublette, and Lincoln Counties

Survey Area Data: Version 1, Dec 24, 2013

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

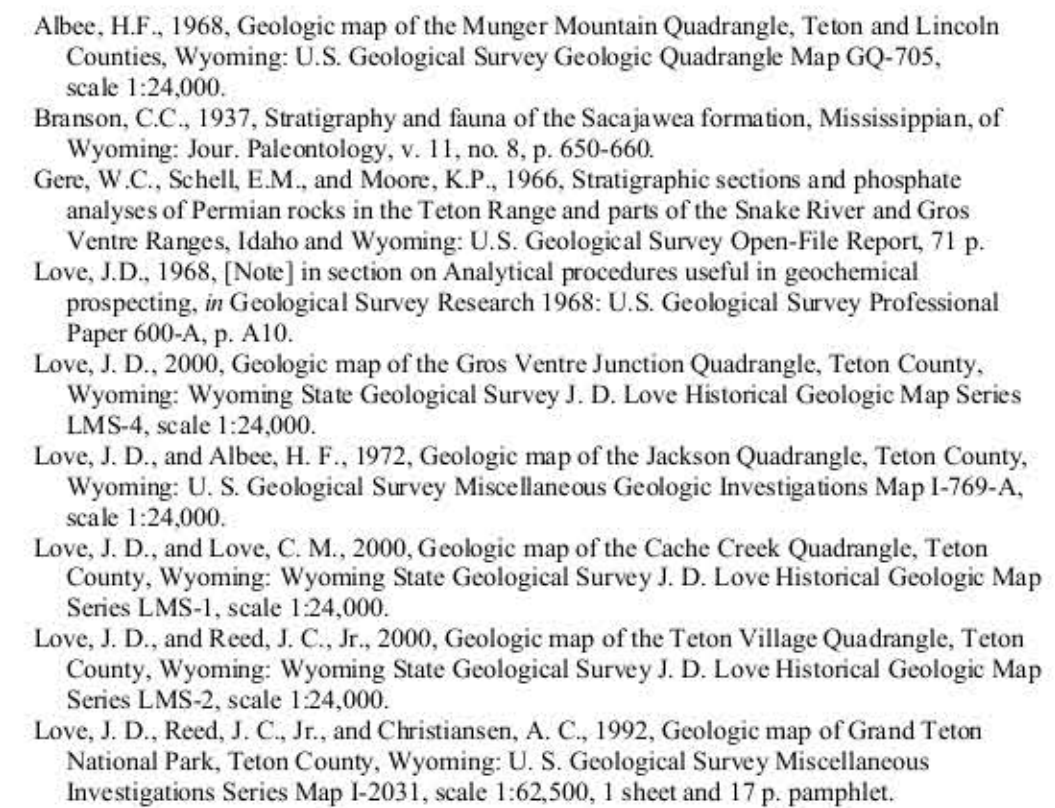
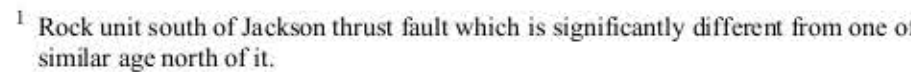
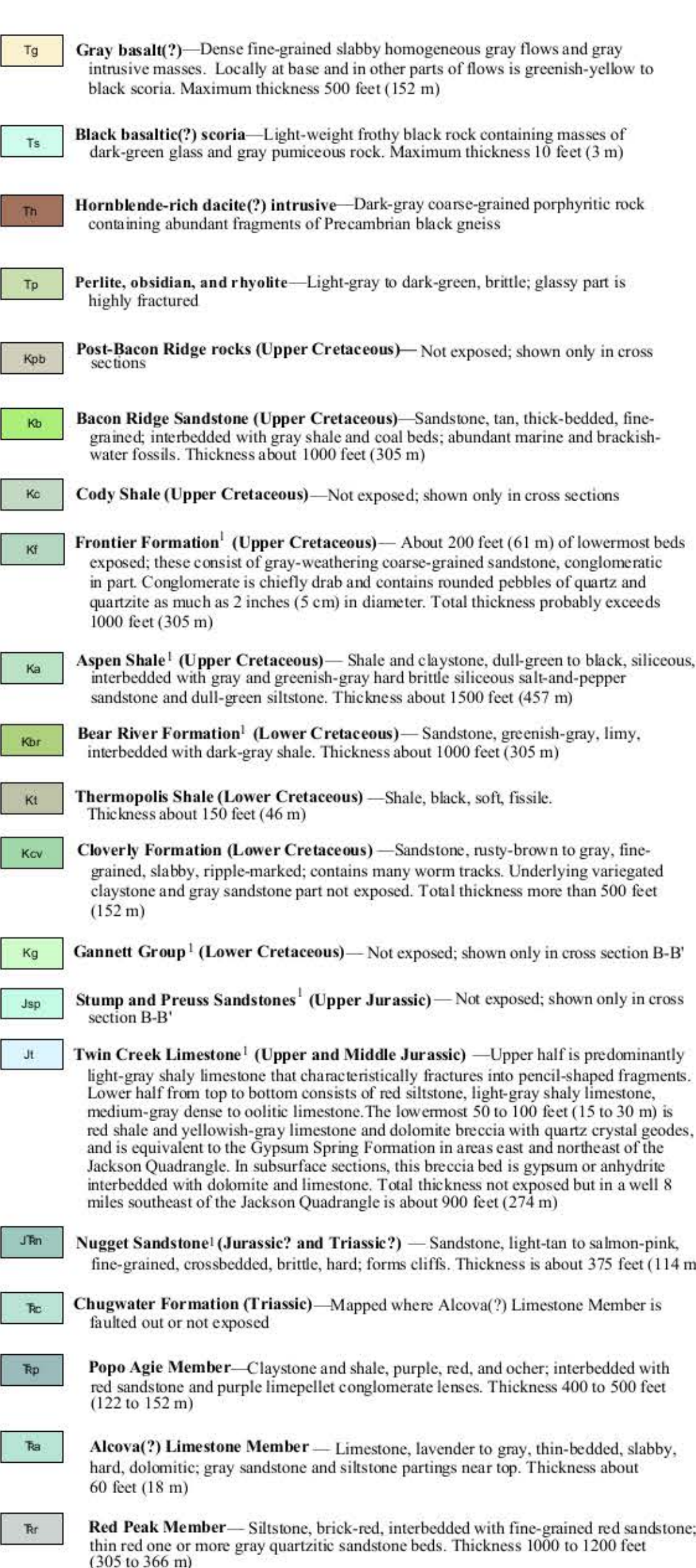
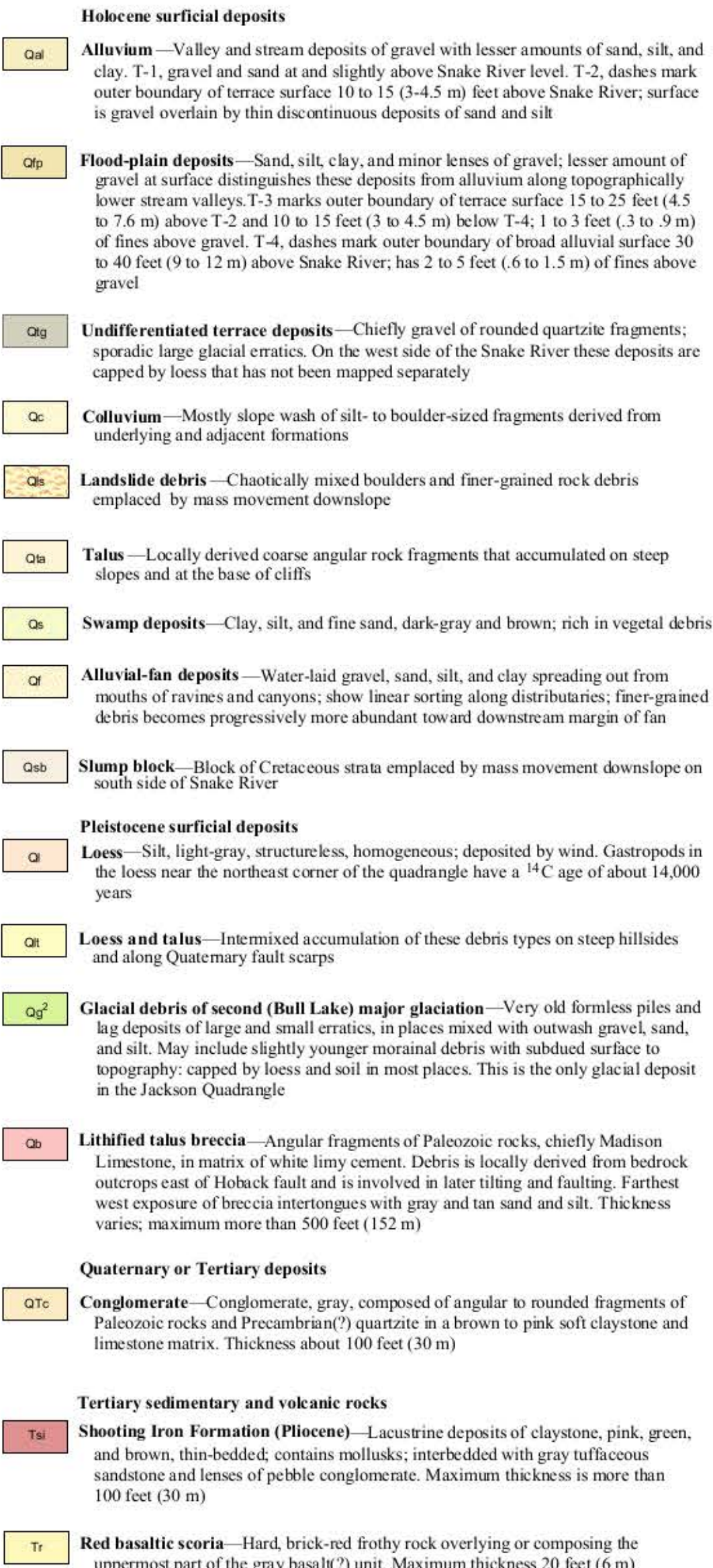
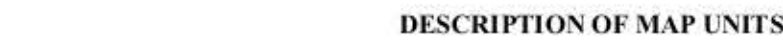
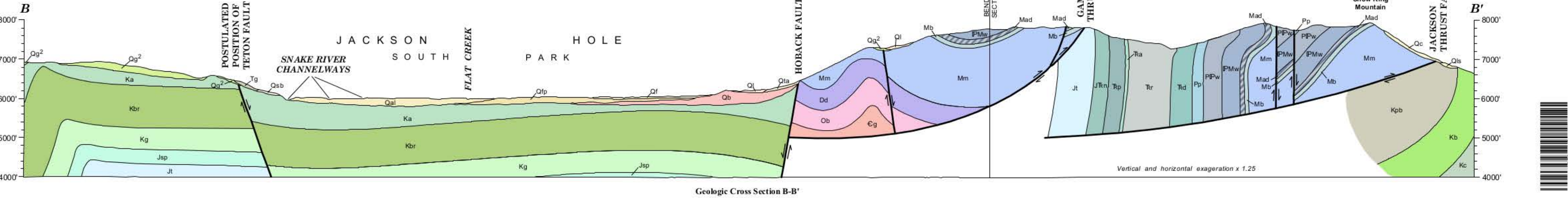
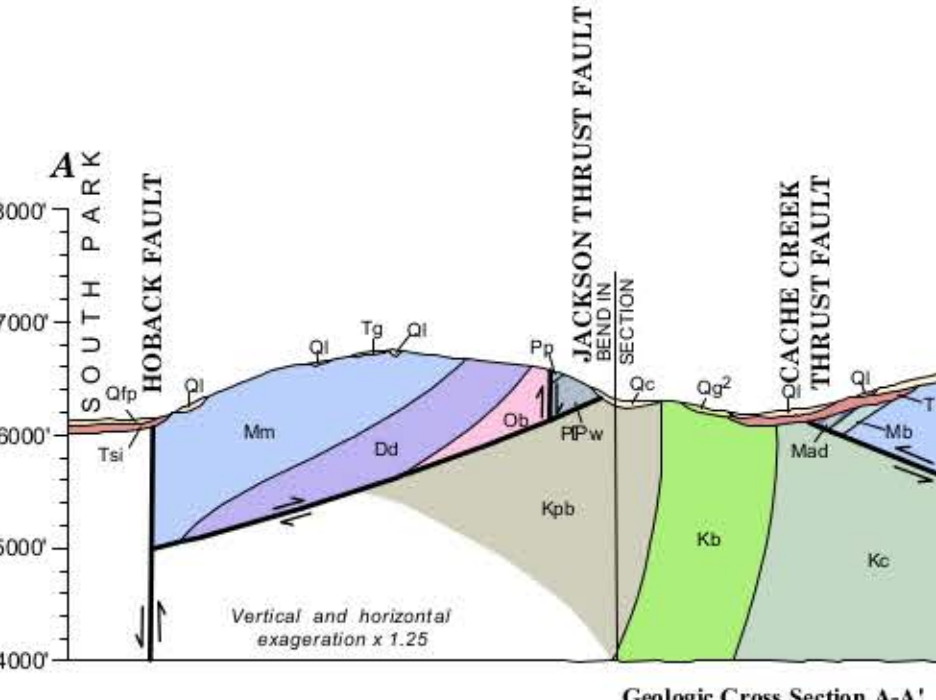
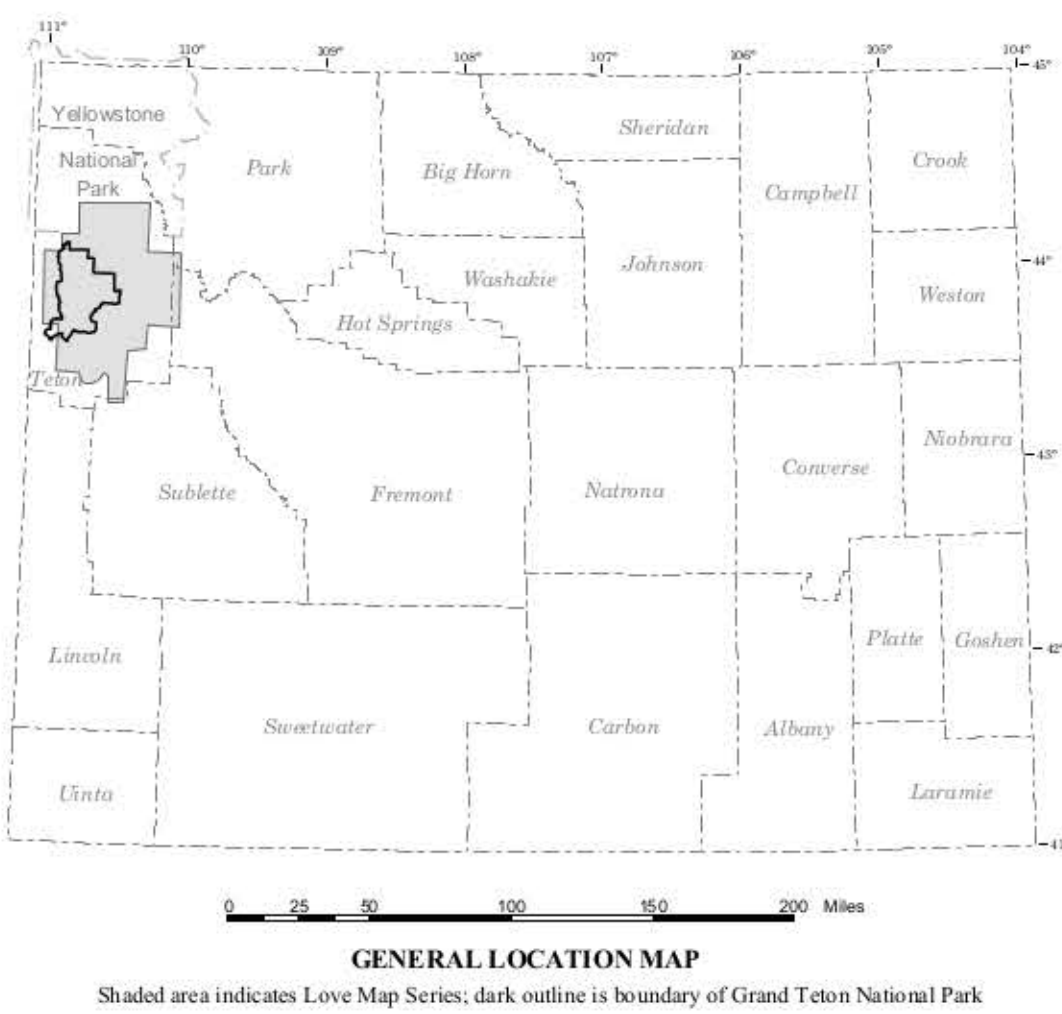
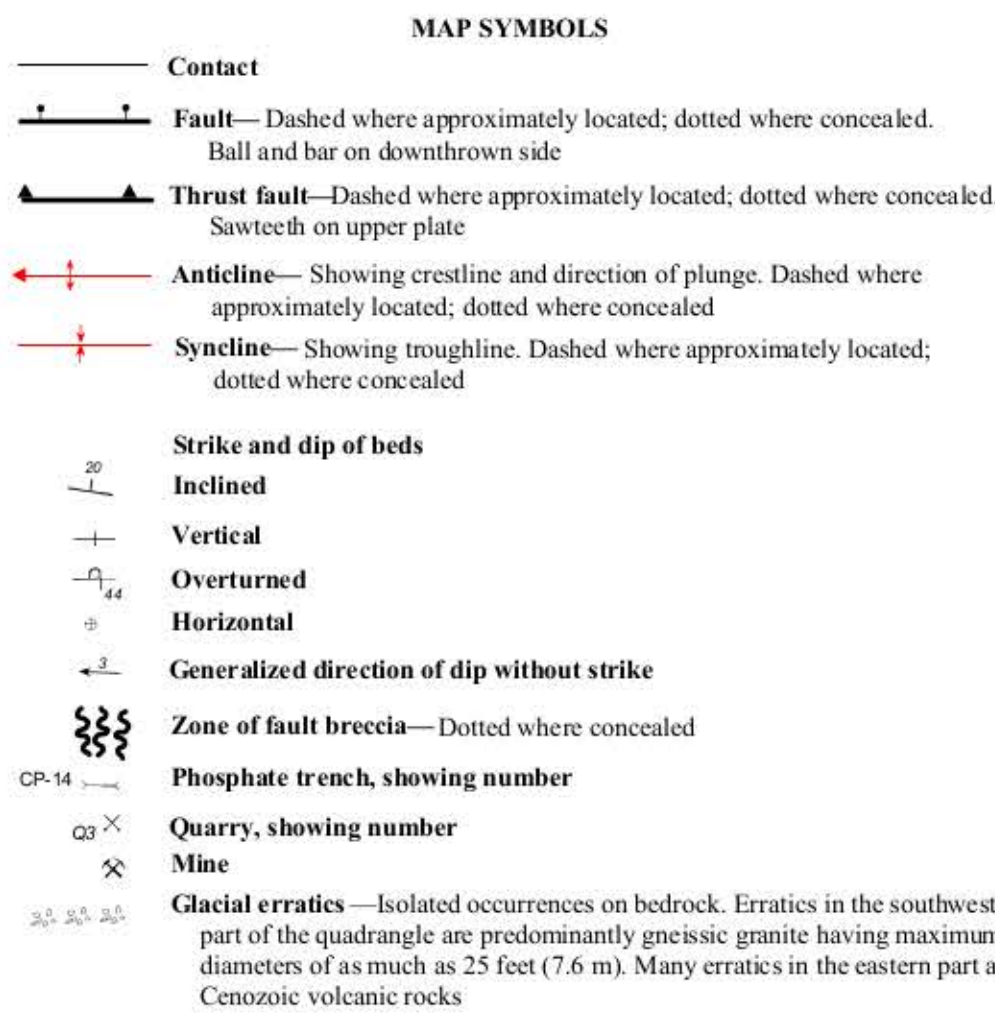
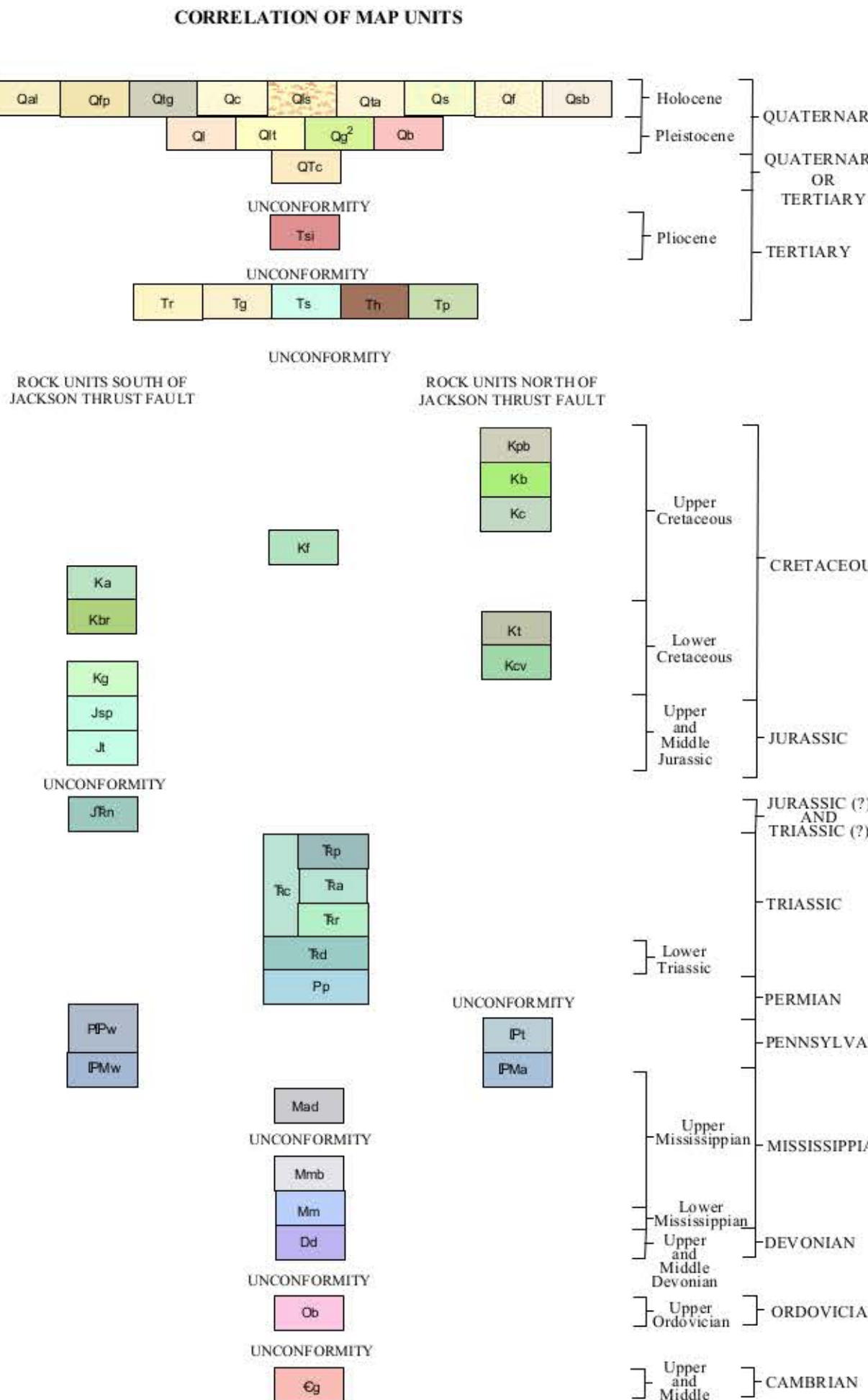
Date(s) aerial images were photographed: Jul 22, 2012—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8	Charlos variant loam	185.8	2.4%
12	Cryaquolls-Cryofibrists complex *	393.0	5.0%
13	Cryorthents-Cryoborolls complex, 60 to 90 percent slopes *	478.4	6.1%
14	Greyback gravelly loam, 0 to 3 percent slopes	876.7	11.2%
17	Greyback-Thayne complex, 3 to 6 percent slopes	8.7	0.1%
18	Greyback-Thayne complex, 6 to 10 percent slopes	5.9	0.1%
19	Greyback-Thayne complex, 10 to 20 percent slopes	278.5	3.6%
20	Greyback-Thayne complex, 20 to 30 percent slopes *	280.9	3.6%
21	Grobutte-Thayne gravelly loams, 30 to 60 percent slopes *	676.4	8.7%
23	Leavitt-Youga complex, 0 to 3 percent slopes	19.7	0.3%
25	Leavitt variant loam	220.7	2.8%
29	Newfork fine sandy loam	387.0	5.0%
46	Starman-Owlcan association *	139.8	1.8%
51	Tetonia-Lantonia silt loams, 6 to 10 percent slopes	24.4	0.3%
52	Tetonia-Lantonia silt loams, 10 to 20 percent slopes	40.9	0.5%
53	Tetonia-Lantonia silt loams, 20 to 30 percent slopes	22.5	0.3%
55	Tetonville gravelly loam	112.7	1.4%
58	Tetonville-Wilsonville fine sandy loams	3.2	0.0%
59	Thayne-Adel complex, 30 to 60 percent slopes *	416.8	5.3%
61	Tineman gravelly loam, wet	657.7	8.4%
69	Turnerville silt loam, 0 to 30 percent slopes *	33.4	0.4%
73	Water	16.1	0.2%
Subtotals for Soil Survey Area		5,279.1	67.5%
Totals for Area of Interest		7,816.1	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
NOTCOM	No Digital Data Available	2,537.0	32.5%
Subtotals for Soil Survey Area		2,537.0	32.5%
Totals for Area of Interest		7,816.1	100.0%



Kristi Malone

From: Colter Lane <clane@jorgensenassociates.com>
Sent: Friday, May 31, 2019 3:41 PM
To: Kristi Malone; Tiffany Stolte; Tyler Sinclair
Cc: Reed Armijo; Josh Fuller
Subject: Hillside Regulation RFP
Attachments: 2019-05-31 Hillside Regs RFP Response_Jorgensen.pdf

[NOTICE: This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Tiffany et al,

We have prepared a letter in response to the RFP for the changes to the Hillside Regulations. Although we are not pursuing the work, we wished to provide commentary on the RFP and offer some recommendations to help the process.

If we can be of any assistance please let us know. As stated in the letter, we are excited to see the updates to the regulations occur and plan to be an active participant in the stakeholders' group.

Best regards,
Colter

Colter H. Lane, P.E.
Geotechnical Engineering Manager

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May 31, 2019

Tiffany Stolte, Office Manager
Town of Jackson Planning & Building Department
150 East Pearl Avenue, 2nd Floor
Jackson, WY 83001
Transmitted via email

RE: RESPONSE TO REQUEST FOR PROPOSALS – HILLSIDE DEVELOPMENT STANDARDS UPDATE: GEOLOGIC HAZARD ORDINANCE & GEOHAZARD MAPPING, TOWN OF JACKSON, WYOMING

Dear Ms. Stolte:

This letter is in response to the Request for Proposals (RFP) to update the Hillside Development Standards for the Town of Jackson, Wyoming, which is to include rewriting Natural Hazard Protection Standards specific to hillside areas and produce a geologic hazard map for the Town. We appreciate the Town's consideration of Jorgensen as a consultant capable of performing the work and seriously considered the opportunity by researching local geohazards, sketching out potential areas of concern, and even reaching out to another regional firm to form a partnership. In the end, we believe the Town will be best served by Jorgensen acting as an active member of the stakeholders group providing guidance and feedback to the selected consultant.

Based on our review of the RFP and knowledge of local geohazards, we offer the following comments and recommendations to the Town:

- Even though it wasn't presented in the RFP, we strongly recommend the Town and Town's consultant consider post-wildfire related geohazards such as debris flows. The north slope of Snow King Mountain may be particularly susceptible to debris flows if a fire moves through the timbered slopes above the Town.
- Consider utilizing the resources of or partnering with the Wyoming State Geologic Survey for geohazard mapping. The agency appears to be putting considerable resources into an interactive [statewide geologic hazards map](#) (similar to that of Draper City, UT) and recently published a [statewide map of landslide susceptibility](#), which is included as a layer on the interactive map. Their GIS efforts might be easily incorporated into Town and County GIS mapping.
- The proposed budget and schedule may be too constrained for qualified consultants to undertake. If there are relatively few responses, which may indicate consultants were turned away by the budget and schedule, we recommend revising the RFP and offering additional time for consideration.
- In our opinion, this work may benefit from sequencing the work to prepare geohazard mapping first and then revising the Development Standards. Preparing the mapping first would allow the Town to make

decisions on whether to map special study areas (e.g., Slope Stability Special Study Area Map) or a tiered overlay for “low, medium, or high geologic hazard risk.”

Jorgensen will be available to offer guidance to the Planning Department for any revisions that may be made to the RFP or the scope of services. We are looking forward to the process of updating the Hillside Development Standards and will support the Town every step of the way. If we may provide additional guidance during the process, please don’t hesitate to contact the undersigned at 307-733-5150 or clane@jorgeng.com.

Sincerely,

Jorgensen Geotechnical, LLC



Colter H. Lane, P.E.
Geotechnical Engineering Manager



Reed Armijo, P.E.
CEO | Principal Engineer



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Administration / Clerk

PRESENTER: Sandy Birdyshaw

MEETING DATE: August 19, 2019

SUBJECT: Board of Examiners

STATEMENT/PURPOSE

The purpose of this item is for Town Council to consider reappointments to the Board of Examiners.

BACKGROUND/ALTERNATIVES

Four seats expired on the Board of Examiners at the end of July which were held by Greg Buchko, Mike Mielke, Jade Beus, and Damon Wilson. All four have indicated they wish to serve another term.

The Board of Examiners currently consists of the following members:

1. Casey Rammell, through July 2020
2. James Ross, through July 2020
3. Damon Wilson, through July 2019
4. Jade Beus, through July 2019
5. Mike Mielke through July 2019
6. Gregory Buchko, through July 2019
7. 1 Vacant Seat

This board had 7 members until early 2017 when Brad Barker moved out of state.

Section 15.36.010 of the Municipal Code relates to the Board of Examiners and states in part: *Town of Jackson Board of Examiners shall be created, consisting of five (5) to nine (9) members, including a chairperson, to be appointed by the Town Council. The Board shall serve at the pleasure of the Town Council and members shall be volunteer, non-paid positions. Upon the affirmative vote of a majority of the Town Council, members may be removed from the Board. Members of the Board of Examiners shall consist of tradespeople from the trades that are being regulated or others who have knowledge of such issues as may be taken under consideration by the Board of Examiners. At least one member shall be from the public at large. The Building Official or designee shall be an ex-officio member of the Board. Additionally, the Board of Examiner's bylaws require that members be residents of Teton County, Wyoming.*

There are many options available to the Council including:

1. Council may approve reappointments through the Consent Calendar with the suggested motion.
2. Consider appointments at a later date.
3. Direct staff to advertise for additional letters of interest.
4. Make appointments and continue advertising for letters of interest.
5. Other.

COMPREHENSIVE PLAN ALIGNMENT

STAKEHOLDER ANALYSIS

Stakeholders include the Town of Jackson, contractors who apply for a Town license, and community members who may use contractors with a Town license.

FISCAL IMPACT

N/A

STAFF IMPACT

Minimal.

LEGAL REVIEW

N/A

ATTACHMENTS

Letters of Interest for reappointment.

RECOMMENDATION

N/A

SUGGESTED MOTION

I move to reappoint Damon Wilson, Gregory Buchko, Jade Beus, and Mike Mielke to the Board of Examiners for two-year terms going through July 2021.

From: [Greg Buchko](#)
To: [Sandy Birdyshaw](#); damon@mechcoinc.com; ["Jade Beus"](#); mmielke@westwoodcurtis.com
Cc: [Logan Probst](#)
Subject: RE: Board of Examiner term
Date: Tuesday, June 18, 2019 11:10:53 AM
Attachments: [image001.png](#)

Sandy,

I am willing to continue on the Board of Examiners for another term.

Greg

Gregory J. Buchko, P.E.

Buchko Structural Engineering LLC

P.O. Box 7751

Jackson, WY 83002

307-413-5727

From: Sandy Birdyshaw [<mailto:sbirdyshaw@jacksonwy.gov>]
Sent: Monday, June 17, 2019 11:34 AM
To: damon@mechcoinc.com; gbuchko@wyoming.com; Jade Beus; mmielke@westwoodcurtis.com
Cc: Logan Probst
Subject: Board of Examiner term

Dear Damon, Greg, Jade & Mike,

Thank you for your service on the planning commission! As the end of your current term approaches at the end of July, I would like to touch base with each of you to see if you are interested in continuing for a full, 2-year term.

Please let me know via email, before Thursday if possible.

Many thanks,
Sandy Birdyshaw

Town Clerk



Town of Jackson
P.O. Box 1687
Jackson, WY 83001
(307) 733-3932 x1113

From: [Jade Beus](#)
To: [Sandy Birdyshaw](#)
Subject: Re: Board of Examiner term
Date: Monday, June 17, 2019 1:22:33 PM

Sandy,

I am interested in a full 2 year term

Jade

Sent from iPhone

On Jun 17, 2019, at 11:34 AM, Sandy Birdyshaw <sbirdyshaw@jacksonwy.gov> wrote:

Dear Damon, Greg, Jade & Mike,

Thank you for your service on the planning commission! As the end of your current term approaches at the end of July, I would like to touch base with each of you to see if you are interested in continuing for a full, 2-year term.

Please let me know via email, before Thursday if possible.

Many thanks,

Sandy Birdyshaw

Town Clerk

Town of Jackson<image001.png>

P.O. Box 1687

Jackson, WY 83001

(307) 733-3932 x1113

From: [Logan Probst](#)
To: [Sandy Birdyshaw](#)
Cc: [Kelly Sluder](#)
Subject: RE: Board of Examiner term
Date: Thursday, June 27, 2019 11:24:05 AM
Attachments: [image002.png](#)

Sandy,

I called Damon Wilson and he would like to continue with another term.

Thanks,

Logan Probst
Building Inspector
Town of Jackson
Lprobst@townofjackson.com

From: Sandy Birdyshaw
Sent: Wednesday, July 03, 2019 3:38 PM
To: Logan Probst
Cc: Kelly Sluder
Subject: RE: Board of Examiner term

Hi Logan,

Mike Mielke just called. He apologized for not responding earlier, my email went into his spam filter and he's been out of the country for a bit.

He would like to continue for another term.

Thanks,
Sandy Birdyshaw



TOWN OF JACKSON COUNCIL MEETING AGENDA DOCUMENTATION

PREPARATION DATE: August 15, 2019
MEETING DATE: August 19, 2019

SUBMITTING DEPARTMENT: Parks and Recreation
DEPARTMENT DIRECTOR: Steve Ashworth
PRESENTER: Steve Ashworth

SUBJECT: Karns Meadow Park EA

STATEMENT/PURPOSE

Staff is looking for the Council to accept the presented Environmental Assessment for Karns Meadow Park, and direct staff to submit to TOJ planning. In addition, staff is looking for Council support and authorization to begin drafting a Management Plan for the park and seek formal adoption through the Conditional Use Permit process.

BACKGROUND/ALTERNATIVES

The Town of Jackson purchased Karns Meadow Park in December of 2003. The park is approximately 41.8 acres and is divided into seven (7) tracts, each under a conservation easement held by Jackson Hole Land Trust. The park is primarily undeveloped with Flat Creek being the defining topographic feature of the property. The Town of Jackson through a partnership with Teton Conservation District utilized a state DEQ 319 Grant to develop a treatment wetland on the eastern portion of the property. The constructed wetland is designed to enhance water quality at the outlet of a TOJ stormwater system prior to entering Flat Creek. Additional improvements on the property include a TOJ municipal well with an associated Photovoltaic system.

The Parks and Recreation Dept. has provided basic land management on the property since its purchase. This management has primarily been around the contracting with TC Weed and Pest for noxious weed control, and annual trash pick-up of the site. Until recently, P&R has not been a major player on the property. Public Works was responsible for the design and implementation of the treatment wetland, and Town Council oversees public use, scheduling and oversight of the property. In 2017 P&R, under the direction of the Town Manager, installed two monument signs on the southeast and northwest corners of the property identifying the parcels as Karns Meadow Park. The signs were donated by Jackson State Bank and Trust and were conditions of the original property purchase.

Over the course of the last three to five years the Town has seen increased pressure for development and/or resource management of the site. As a result, the TOJ initiated the first step in effectively managing the property and determining the long-term use of the park by completing and comprehensive Environmental Assessment (EA). The EA process began in October of 2018 through a contract with EcoConnect Consulting LLC. The consultant team reviewed all allowable future uses of the property as identified by the purchase agreement and conservation easements. The EA, by its definition does not determine if an improvement should occur, rather what would be the impact of such improvement, alternative options, and potential mitigation for impacts of the improvement. The purpose of this document is to provide the owner (Town of Jackson) analytical information for future decision making on the use, development and management of the parcel.

A recommendation within the plan is for the TOJ to develop a comprehensive resource management and site development plan. Staff concurs with this recommendation and believes the resource management plan and

site development plan should encompass only the tracts identified as park and open space. Tracts identified for future non-park development (Tracts 4 & 5) should be managed and planned in the future by their respective agency representatives.

In discussion with TOJ Administration and Planning, staff is seeking direction and approval to begin the comprehensive resource management and site development plan for the parcels 1, 2, 3, 6, and 7. Upon development of a draft plan, staff will submit for public review and council approval through the formal Conditional Use Permit process. The EA would be utilized in the evaluation of the Conditional Use Permit.

ATTACHMENTS

Karns Meadow Environmental Analysis (May 28, 2019)

FISCAL IMPACT

Currently there is no additional funding for the development of the resource management and site plan process. Staff has reviewed their work plan and is recommending the project be a high priority to be completed in-house. The Town Council and County Commissioners will be reviewing the Parks and Recreation Department work plan on September 9, 2019.

RECCOMENDATION

Staff is recommending acceptance of the Karns Meadow Environmental Analysis dated May 28, 2019.

Staff is requesting authorization to submit the EA document to the TOJ Planning Department as official record.

Staff is requesting authorization to initiate the development of a draft resource management and site development plan for tracts 1, 2, 3, 6 and 7 to be submitted for public review and council approval through the formal Conditional Use Permit process by January 2020.

SUGGESTED MOTION

I move to accept the Karns Meadow Environmental Analysis (EA) dated May 28, 2019, direct staff to submit the EA to the Town of Jackson Planning Department, and to direct staff to initiate the planning and drafting of a Comprehensive Resource Management and Site Development Plan for tracts 1, 2, 3, 6, and 7 to be submitted for a Conditional Use Permit by January of 2020.

Karns Meadow Environmental Analysis

Town of Jackson

Jackson, WY



May 28, 2019

Prepared for:

Town of Jackson

Attn: Steve Ashworth, Director

Teton County/ Jackson Parks and Recreation Department

Prepared By:

EcoConnect Consulting LLC

Connecting Ecology and Community

PO Box 13259, Jackson, WY 83002

www.ecoconnectjh.com

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EXECUTIVE SUMMARY

The Karns Meadow property is unique both within the Town of Jackson as well as within the larger landscape. Environmental and planning documents, including the Jackson/ Teton County Comprehensive Plan, have continually reaffirmed this statement for the past sixteen years. The location of this property, primarily a wetland complex, within the Town of Jackson presents a distinct challenge to those responsible for its management. This distinct challenge is to maintain natural resource quality and wildlife connectivity through the property while upholding the easements' conservation values in the face of increasing development pressures both on the property as well as from the surrounding area.

When considering development options on the property, it is essential to remember that allowable uses are just that, allowable. Allowable uses are not a checklist of development projects that need to be completed. For every allowable use that is implemented, there will be both seen and unforeseen impacts to the conservation values and purposes of the easements. Likewise, when considering development options in the vicinity of the property, it is essential to consider the implications of that development, as well as the cumulative effects of all surrounding development, on the unique natural resources and wildlife movement corridors contained within and associated with the property.

For all ecological systems and natural areas, there are thresholds of human development and activity that impact the ecological systems. These thresholds and associated impacts are difficult to assess and include diverse variables. Furthermore, the timeline of human development is much faster than the timeline of ecological adaptation and recovery. Therefore, the unique challenge associated with this property includes that any development must be done in a careful and methodical manner as to not unintentionally overstep a threshold that would significantly or irreversibly damage the property's ecological function and conservation values through the implementation of allowable uses.

The property's most critical ecological functions originate with its riparian community and open space natural resources. Within the context of the Town of Jackson, Karns Meadow is a key component to movement corridors both along the riparian corridor (northeast to southwest) as well as between the adjoining buttes and public lands (north to south). Ensuring the continued health and longevity of these ecological and movement corridors is a significant component of the property's value to the larger landscape function. Furthermore, maintaining wildlife movement corridors also benefits Jackson and Teton County's human community and economy.

This environmental analysis addresses both a generalized assessment of impacts to vegetative cover as well as an assessment of impacts to habitat viability and movement from fragmentation and human use at both the property and vicinity scales. While specific development plans may result in additional impacts, those addressed represent an initial filter. Development impacts on the natural resources of Karns Meadow differ based on vegetation, seasonality and management of use, location of the development, type of human use, time of day of use, and if lighting is required. The gains to our community from development may be outweighed by the impacts to wildlife habitat.

In an effort to effectively balance both the community needs for the Karns Meadow property as well as the unique challenge associated with managing this property for the benefit of wildlife and people, this environmental analysis recommends the development of a master plan for the property. A master plan should be inclusive of both the community's goals and priorities as well as a plan to enhance and uphold the conservation and landscape values unique to the Karns Meadow property.

PROJECT OVERVIEW

INTRODUCTION

EcoConnect Consulting LLC has conducted an Environmental Analysis (EA) under contract with the Town of Jackson (October 1, 2018). The purpose of this project is to complete a comprehensive environmental review of all allowable uses at the site (October 1, 2018 TOJ Town Meeting Agenda Document). Environmental analyses coordinate the application of natural resource protection standards through identification of natural resources on the site and analysis of potential impacts to these natural resources from proposed development. An EA review results in recommended natural resource protections not in the approval of proposed development applications (Town of Jackson, 2018).

This Karns Meadow EA contains recent work conducted by EcoConnect Consulting (EcoConnect) in collaboration with Pioneer Environmental Services (Pioneer) and Cannon Heritage Consultants (CHC). Pioneer Environmental Services conducted a comprehensive, Aquatic Resources Inventories (ARI) (Appendix F) while Cannon Heritage Consultants conducted a Class III Cultural Resources Survey (Appendix G) for the entire property.

This Environmental Analysis was conducted in accordance with the Town of Jackson Land Development Regulations (Town of Jackson, 2018) and the Teton County Land Development Regulations outlined in Article 5, Division 5.1, *General Environmental Standards* and Division 5.2, *Environmental Standards Applicable in Specific Areas* when appropriate (Teton County, 2018).

The project area addressed in this EA is commonly referred to as Karns Meadow and contains eight parcels as outlined in the Parcels Overview. Karns Meadow is approximately 41.6 acres in size and encumbered by multiple Jackson Hole Land Trust Conservation Easements. The property is fully contained within the Natural Resources Overlay (NRO) which extends both north and south of the property (Figure 1). The property is zoned as Neighborhood Low Density (NL-1) by the Town of Jackson.

PARCELS OVERVIEW

The following information summarizes the parcels addressed collectively in this document as “Karns Meadow” or “the Property”. The collective Karns Meadow property is composed of eight parcels owned by the Town of Jackson with the exception of the Jackson Hole Land Trust parcel. All parcels are managed as a single entity.

Table 1. Tract Name, Identifying Information and Recorded Document Location

TRACT NAME	PIDN	OWNERSHIP	DATE	RECORDED DOCUMENT
Tract 1	22-41-16-33-2-00-026	Town of Jackson	2003/ 2009 Amendment	Bk 536 Pg 105-158 Am. Bk 747 Pg 419-438
Tract 2	22-41-16-33-1-00-033	Town of Jackson	2005	Bk 578 Pg 688-760
Tract 3	22-41-16-33-1-00-034	Town of Jackson	2005	Bk 613 Pg 589-620
Tract 4	22-41-16-33-1-00-035	Town of Jackson	2008	Bk 669 Pg 213-246
Tract 5 Restrictive Covenant	22-41-16-33-2-00-028	Town of Jackson	2008 Rerecorded	Bk 713 Pg 952-974
Tract 6	22-41-16-33-2-00-031	Town of Jackson	2009	Bk 715 Pg 917-991
“The Well Tract”	22-41-16-33-2-00-011	Town of Jackson	2003/ 2009 Amendment	Bk 536 Pg 105-158 Am. Bk 747 Pg 419-438
Tract 8 – “The Trust Parcel”	22-41-16-33-2-00-027	JHLT	2003	Bk 536 Pg 105-158

Throughout this document, if a particular tract’s conservation easement is quoted, the tract is referenced. The conservation easements are similar in context therefore, a quoted easement is meant to be representative of all applicable easement documents.

PREVIOUS ENVIRONMENTAL DOCUMENTATION FOR KARNS MEADOW

The following past environmental documentation on Karns Meadow provided insight into previous conditions in the project area. The following partial listing of additional environmental documentation of the property may be informative to the interpretation of this Environmental Analysis.

Past documentation of the property for both natural and cultural resources have had a less comprehensive scope than this EA and focused primarily on specific areas. While these previous documents were reviewed and incorporated where appropriate, the scope considered in this environmental analysis is more comprehensive in nature. Regardless of scope of analysis, previous environmental documentation and this environmental analysis share a central theme that the natural resources present in Karns Meadow are a unique resource both within the Town of Jackson and within the larger landscape.

Past Environmental Documentation

- Natural Resources Inventory for Karns Meadow and Addendums - Jackson Hole Land Trust (2003-2009)
- Wildlife Observations System Data – Wyoming Game and Fish Department (WGFD) (2000-2019)
- Monitoring Avian Productivity and Survivorship Reports – Teton Science Schools (2009-2013)
- Nature Mapping Jackson Hole Observation Data – Jackson Hole Wildlife Foundation (2009-2018)
- Mule Deer Movement and Habitat Use Patterns in Relation to Roadways in Northwest Wyoming – Teton Science Schools (2013)
- Karns Meadow Pathway Environmental Field Review Report – Alder Environmental (2014)
- Teton County’s Wildlife Crossings Master Plan - Western Transportation Institute (2018)

COMPREHENSIVE PLAN

The Jackson/ Teton County Comprehensive Plan (Principle 1.4 - Protect and steward open space) states that “avoid[ing] development in critical wildlife habitat and wildlife movement corridors is a central goal of the community... Small areas can also provide critical habitat and may be just as important to ensuring countywide habitat connectivity”. Karns Meadow is widely regarded, by both the research community and the concerned, general public, as one such small area that provides critical habitat and plays an important role in countywide habitat connectivity.

The Comprehensive Plan identifies districts and subareas. Within these designations, Karns Meadow (Subarea 4.5) is the eastern most subarea of the Midtown district (District 4) and is identified as a “Preservation” subarea.

Preservation Subareas are described as areas:

- *That ensure the protection of wildlife habitat, scenic vistas, agriculture, and rural character* (Comp Plan ES-15)
- *In which no change to the existing undeveloped character of the scenic resources and wildlife habitat is necessary* (Comp Plan CV-2-4)
- *Where additional amenities and infrastructure are inappropriate* (Comp Plan CV-2-4)
- *That may benefit from some clustered residential development that improves the overall preservation of open space* (Comp Plan CV-2-4)

As a preservation subarea, the Karns Meadow’s character defining features are described as:

“This Preservation subarea should continue to serve as wildlife habitat and a key wildlife movement corridor in the future. Moving forward wildlife needs will need to be carefully

balanced with providing the recreational and other amenities envisioned in the original land owners conveyance of the property. The ~~future addition of a street connection~~ [i.e. Karns Meadow Drive] through this district will improve connectivity for all modes of transportation and create a separation between the developed and undeveloped portions of the area” (Comp Plan IV-41) (strikethrough added to indicate current status).

Flat Creek and Karns Meadow are identified as significant natural features in the midtown district (Comp Plan IV-36). The Comprehensive Plan also calls for increased residential population in midtown (Comp Plan IV-36). An increase in the residential population of midtown and immediately adjacent to the eastern boundary of Karns Meadow (District 3, Town Residential Core) increases outside development pressures on the natural resources of Karns Meadow including both aquatic and terrestrial ecological systems. The Comprehensive Plan recognizes the conflicting nature of these two goals when it states that (*italics added*):

“A key characteristic of this area is the mule deer movement corridor between East Gros Ventre Butte and Karns Meadow, and consequently, the high rate of wildlife vehicle collisions along West Broadway Avenue. The natural resources found in or *adjacent to* this district should be considered in the course of future planning, with development being located in a way that protects wildlife habitat and facilitates wildlife movement through the district. Future enhancements and redevelopment should seek to incorporate Flat Creek as a recreational and ecological amenity for the entire community.” (Comp Plan IV-36).

This challenge to locate development “in a way that protects wildlife habitat and facilitates wildlife movement” is echoed throughout the 2012 Comprehensive Plan (Jackson/ Teton County Planning, 2012), in the 2003 Karns Meadow Baseline Inventory (Segerstrom & Dittmar, 2003), in the 2018 Teton County Wildlife Crossings Master Plan (Huijser, et al., 2018) as well as in this Environmental Analysis.

METHODS

In addition to on-site inventories of the property, EcoConnect Consulting LLC consulted with property representatives, studied current and historic aerial photographs, USGS topographic maps, Teton County's vegetative cover GIS data and species of the region to become as familiar as possible with the landscape. Site visits to the Karns Meadow property were conducted on October 8, 2018 and February 1, 2019 to record baseline information in addition to site visits conducted for aquatic resource and cultural resource inventories (Appendix F & Appendix G). Equipment used included a Garmin GPSMAP 64 Global Positioning System unit with ± 6 ft accuracy, a compass and a digital camera. The site visit was conducted by walking the property surveying land use, wildlife use, vegetation and distinct natural features. A wetland delineation was conducted by Pioneer Environmental Services and is documented in an attached Aquatic Resources Inventories (Appendix F) as well as incorporated into this environmental analysis. Additionally, a cultural resources inventory was conducted by Cannon Heritage Consulting (Appendix G). Methodologies for these two inventories are included in the respective report appendices. Representative photographs of vegetation communities and other significant natural and human-made features were taken. Vegetation, wildlife, infrastructure and other information were recorded in field notes and on aerial photographic field maps.

One-foot resolution, Teton County aerial photographs (all available years), Google Earth aerial photography (6/21/2017), NAIP 2015 & 2017 Imagery (9/12/2015 and 10/25/2017) and Teton County's Vegetative Cover Types GIS Data, based on 2011 aerial imagery (Cogan & Johnson, 2013), were used to supplement on-site observations. Information recorded here pertaining to vegetation cover, water resources and other landscape observations are therefore based on a combination of site visit observations and information taken from the aerial photographs and existing data. Vegetative cover types were digitized from aerial photography and the wetland delineation data. The Cogan and Johnson (2013) Teton County Vegetative Cover Types GIS Data layer was used as a reference for vegetation type characteristics. Vegetative cover type definitions were based on those published in the Teton County Land Development Regulations Article 5, Section 5.2.1.F, *Vegetative Cover Type Standards* (Teton County, 2018).

HABITAT INVENTORY

PROJECT AREA

The project area, Karns Meadow, is approximately 41.6 acres in size and generally described as a wetlands complex bisected by Flat Creek and bordered on all four sides by roadways (Broadway/ Hwy 89, Flat Creek Drive, Snow King Avenue and Karns Meadow Drive).

The habitat inventory detailed here is based on a combination of information including field observations, Teton County's 2017 1-ft aerial imagery and the aquatic resources inventory conducted by Pioneer (Appendix F). The vegetative cover types information contained in this habitat inventory and the aquatic resources inventory will differ slightly in that the two inventories are measures of different characteristics of the project area. A vegetative cover types inventory is based purely on vegetation as is described by local land development regulations. An ARI uses vegetation, as described by the Army Corps of Engineers, as one of three characteristics of wetland type definitions.

VEGETATIVE COVER TYPES

The vegetative cover types located in Karns Meadow, the project area, are typical of a wetland complex and, more specifically, natural areas found between a natural water feature, Flat Creek, and adjacent development (e.g. Snow King Avenue, residential and commercial businesses, etc.). A primary function of wetland complex systems is the ability to absorb and filter water, a central component of a riparian system. This variation of water content in the system, and a wetland complex's ability to absorb excess water, can result in changes in an area's designated wetlands over time. Areas designated as wetlands contain three characteristics: wetland soils, wetland vegetation and adequate hydrology to sustain hydric soils and vegetation (for further explanation, please refer to the Aquatic Resources Inventory in Appendix F).

The vegetative cover types listed in this EA were based on field observations and the most recent, aerial imagery (2017 Teton County 1-ft) as well as information contained in Pioneer's Aquatic Resources Inventory (Appendix F). In this wetlands complex, small depressions and other natural features affect wetland designations. Since there are three characteristics required for wetland designation, these designations do not always align perfectly with the vegetative cover types (vegetation being only one of the wetland characteristics variables). Furthermore, the Teton County 2017 aerial imagery was taken on June 8, 2017 a time of high water and therefore displays Karns Meadow during a period of increased water holding capabilities. The project areas' vegetative cover types are illustrated in Figure 2, summarized in Table 2 and described below.

Table 2. Vegetative Cover Types and Ordinal Rankings

VEGETATIVE COVER TYPE	ORDINAL RANKING*	AREA (ACRES)	PERCENTAGE OF TOTAL
Scrub-Shrub Wetland	10	10.3	25%
Scrub-Shrub Wetland – 2018 mitigation plantings	10	0.3	1%
Open Water (Flat Creek and Constructed)	n/a	5.4	13%
Emergent Wetland	9	4.0	10%
Cottonwoods	6	1.0	2%
Agricultural Meadow	1	15.6	37%
Disturbed/ Developed	n/a	5.0	12%
TOTAL		41.6	100%

* Ordinal ranking is determined by Teton County Land Development Regulations Section 5.2.1.F.4.a, *Ordinal Ranking* and employs a scale from 1 to 10 with 10 being the highest value. Vegetative Cover Types are not listed in the Town of Jackson Land Development Regulations but are pertinent to this property and therefore included here.

Scrub-Shrub Wetland

Scrub-shrub wetlands are wetlands that primarily consist of woody vegetation less than 20 feet tall. In Karns Meadow, scrub-shrub wetlands are comprised of a willow system and constitute 10.3 acres or 25% of the property. Additionally, 0.3 acres of willow habitat enhancements were planted in the fall of 2018. While these areas are not yet scrub-shrub wetlands, they were included here for future reference (Teton County Engineering Pathways, 2018). The primary willow species are coyote willow (*Salix exigua*), Bebb's willow (*salix bebbiana*) and Drummond willow (*salix drummondiana*). Willow species (*Salix* spp.) generally prefer stream banks and flood plains and coyote willow in particular prefers coarse soils from gravel to silt (Dorn & Dorn, 1997). This project area is in the flood zone of Flat Creek. Scrub-shrub wetlands are important to many species of wildlife including both ungulates and avian species. Therefore, in Teton County, scrub-shrub wetland cover types receive an ordinal ranking of 10 and are a protected resource under the Town of Jackson's land development regulations.

Open Water – Flat Creek and Constructed Open Water

Flat Creek, a major tributary of the Snake River, runs through the project area. Flat Creek is fed to the north on the National Elk Refuge by snowmelt from the mountains, ground water and geothermal sources. Traveling south, Flat Creek then moves through an area of relatively high density commercial and residential development before crossing under Highway 89 and entering Karns Meadow. Flat Creek constitutes approximately 4.2 acres within Karns Meadow. Ecologically, Karns Meadow functions as an area of expansion for Flat Creek allowing the creek to handle higher flows and meander along a natural watercourse. To the south of Karns Meadow, Flat Creek crosses under Snow King Avenue and travels through residential and agricultural areas before joining the Snake River approximately 8 miles south of Karns Meadow. Rivers and streams are protected resources under the Town of Jackson's land development regulations but do not receive an ordinal ranking for vegetative cover types.

The constructed open water areas constitute approximately 1.2 acres or 3% of the meadow. These open waters are a component of the constructed wetlands storm water treatment project on the east side of the meadow. The amount of open water contained within this treatment project area will fluctuate based on the amount of water flowing through this constructed system. Regardless of their function for human development (treating storm water before it enters Flat Creek) these constructed wetlands also provide habitat for avian species (e.g. ducks, sandpipers and songbirds) and likely small mammals and rodents.

Flat Creek and constructed open water were mapped as a total of 5.4 acres or 13% of Karns Meadow. As noted, the amount of open water contained in Karns Meadow will fluctuate throughout the year based on snowmelt, groundwater and flooding activities.

Emergent Wetland

Emergent wetlands are wetlands that primarily consist of herbaceous vegetation. In Karns Meadow, the emergent wetland cover type is located proximate to Flat Creek and scrub shrub wetlands and constitute approximately 4.0 acres or 10% of the project area. Representative species found in these areas included Nebraska sedge (*Carex nebrascensis*), hard-stem bulrush (*Schoenoplectus acutus*), field mint (*Mentha arvensis*), scouring rush (*Equisetum hyemale*), blue-joint reedgrass (*Calamagrostis canadensis*), Kentucky bluegrass (*Poa pratensis*) and creeping spikerush (*Eleocharis palustris*). Emergent wetland areas and the associated water systems are important to wildlife species and receive an ordinal ranking of 9. Designated emergent wetlands are a protected resource under the Town of Jackson's land development regulations.

Agricultural Meadow

Agricultural meadows in the project area are remnants of historic pasture and hay operations. Agricultural meadow areas were cultivated, used for pasturing horses, picnicking and in association with the rodeo grounds (Teton County 1945 aerial photography, Pete Karns *pers. commun.*). It is apparent from historic aerial photography that the agricultural meadow areas were once flood irrigated by lateral irrigation ditches fed from Flat Creek. During times of high water/ flood stages of Flat Creek, the agricultural meadow upland areas will become inundated with water serving an important function to limit floodwaters downstream of Karns Meadow in developed areas. These areas are a mix of native and non-native grass species. Representative species include unidentified wiregrass (*Cymbopogon spp.*), smooth brome (*Bromus inermis*), and slender wheatgrass (*Elymus trachycaulus*). Based on a lack of species diversity, agricultural meadows are given an ordinal ranking of 1. Agricultural meadow in Karns Meadow was mapped as 15.6 acres or 37% of the project area.

Disturbed/ Developed

Disturbed/ developed areas mapped within Karns Meadow include 5.0 acres or 12% of the project area. The newly developed Karns Meadow Drive is located on the western boundary of Karns Meadow and Snow King Avenue (a major travel corridor) is located on the southern boundary of the property. Roadways located to the north (Broadway/ Highway 89) and to the east (Flat Creek Drive) of the Meadow are not contained within the property boundary and therefore not included in the 5.0 acres of disturbed/ developed cover type. Disturbed/ developed areas other than roadways within the project area include a fenced pump cabin, associated solar panels and gravel driveway and a historic cabin on Tracts 1, 5 and the Town of Jackson parcel. Additionally, there is an area of recent fill near the northern boundary of Tract 6 and an area used to process materials on Tract 4. Disturbed areas do not receive an ordinal ranking under Teton County's land development regulations.

PROTECTED WATERBODIES, WETLAND RESOURCES AND BUFFERS

Protected Waterbody and Buffer

Flat Creek is the primary water source for the Karns Meadow wetland complex (Figure 3). Flat Creek is a protected stream under the Town of Jackson's land development regulations and afforded a 50-ft setback along this section of the waterway. Both Flat Creek, a tributary of the Snake River, and the Snake River are Waters of the US and therefore fall under the jurisdiction of the Army Corps of Engineers.

The Town of Jackson defines a stream as a body of running water that is not an identified river (e.g. the Snake River) and has an average flow level of 3 cfs or greater and/ or provides Trumpeter Swan winter habitat or Cutthroat Trout spawning habitat (Section 5.1.1.C.1.b., *Stream*). In the project area, Flat Creek has both an average flow of greater than 3 cfs and provides Trumpeter Swan winter habitat. It is likely that Cutthroat Trout spawning habitat is also contained in this stretch but redd surveys were not conducted as a component of this EA.

Water and Wetland Buffers

An aquatic resources inventory (Appendix F) was conducted by Pioneer Environmental Services, Inc as a component of this EA. The aquatic resources inventory identified 16.2 acres of scrub shrub wetlands and emergent wetlands combined (39% of the entire property). This acreage includes constructed wetlands that were built in 2010 to treat stormwater. Naturally occurring wetlands have an associated 30-ft development setback that precludes terrain disturbance except for permitted uses such as flood protection, wildlife habitat enhancement or public pathways (TOJ LDRs Section 5.1.1. D.2.g. *Buffer*) (Figure 3).

Flat Creek is a unique waterway in that it is fed by geothermal waters on the National Elk Refuge to the north before passing through the Town of Jackson where the stream's natural hydrology and biotic function have been altered due to development. The section of Flat Creek in Karns Meadow is the only section in the Town of Jackson containing natural vegetation on both banks. Furthermore, this meadow serves a critical function as an area where flood waters are able to naturally rise and recede through this riparian corridor. In the winter months, Flat Creek is subject to the formation of frazil ice during cold periods which contributes to wintertime ice formation and subsequent winter flooding activities. The rock weirs in the stream were placed in an effort to manage wintertime flooding events downstream. Likewise, Thaw Well #1 located on Tract 1 can add warmer groundwater to the stream during colder periods of the winter thereby limiting ice formation.

WILDLIFE HABITATS PROTECTED BY NATURAL RESOURCES OVERLAY

“The purpose of the Natural Resources Overlay is to provide protection to the most important and sensitive natural areas” (Town of Jackson, 2018). Town of Jackson LDRs define the NRO as areas that include the habitats listed in Section 5.2.1.B, *Establishment of the NRO*. The presence of NRO defining habitats both in the project area and within ½ mile vicinity are listed in Table 3. Based on this site-specific analysis of the project area and ½ mile vicinity, it is reasonable to conclude that the project area is appropriately mapping within the NRO.

Table 3. Wildlife Habitats Protected by the NRO

WILDLIFE HABITAT	MAPPED AS SUITABLE HABITAT*	IN THE PROJECT AREA	WITHIN ½ MILE OF PROJECT AREA
Elk Crucial Winter Range	Yes	No	Yes
Mule Deer Crucial Winter Range	Yes	No	Yes
Moose Crucial Winter Range	Yes	No	No
Trumpeter Swan Nesting Habitat	Yes	No	Possible
Trumpeter Swan Winter Habitat	Yes	Yes	Yes
Snake River Cutthroat Trout Spawning Habitat	Yes	Yes	Yes
Bald Eagle Nesting Habitat	Yes	No	Yes
Bald Eagle Crucial Winter Habitat	Yes	Yes	Yes
Big Game Migration Corridors (Mule Deer & Elk) (WGFD, 2012)	n/a	No	No
Big Game Movement Areas (Mule Deer) (Riginos, et al., 2013)	n/a	Yes	Yes

* Suitable Habitat is based on Teton County’s Suitable Habitat Mapping Project (EcoConnect, 2018)

Crucial Winter Ranges and Suitable Habitats

Town of Jackson and Teton County Land Development Regulations include “crucial” winter ranges for elk, mule deer, moose and Bald Eagles as protected natural resources. Crucial winter ranges as identified by the Wyoming Game and Fish Department (WGFD, 2012; WGFD, 2017), are coarse datasets that lends some insight into these species use of the area during the most stressful portions of the winter season but are too generalized to provide dependable information at the parcel scale. Suitable habitats, as defined by the Teton County 2018 Focal Species Habitat Mapping Project (EcoConnect, 2018), are the identification of habitats that could provide for species’ needs (e.g. foraging, cover and nesting resources) during a particular season or throughout the year. The seasonality of these layers differ by species. These suitable habitat GIS layers are a less coarse landscape tool than WGFD’s crucial range information. Therefore, at the parcel scale, suitable habitat layers can be informative but cannot provide precise information. Where the two datasets are helpful and informative within the context of an environmental analysis of a property is to consider the two datasets in tandem. By overlaying the winter and yearlong suitable habitat layers on top of the crucial winter range layers, the viewer is able to quickly assess a subset area where habitat is likely found that would fulfill the resource needs for a particular species during the most crucial time periods. The suitable habitat layers that are located within crucial winter range selects the portion of the crucial winter range where the appropriate natural resources for that species may be found. Therefore, crucial winter ranges as identified by WGFD, as defined by local land regulations and suitable habitat layers are all included here to provide insight into areas where natural resources depended on by protected species for survival are likely be found.

Elk Crucial Winter Range

Crucial elk winter range consists primarily of xeric and mesic sagebrush-grasslands, mixed shrub, mesic and xeric open grassland and agricultural meadows that are used by elk 8 out of every 10 years (5.2.1.B.3, *NRO Definitions*). Karns meadow is designated by WGFD as spring, summer and fall range for elk (WGFD, 2012). The National Elk Refuge is approximately 1-mile northeast of the project area. The National Elk Refuge is elk crucial winter range. The refuge is separated from the project area by a barrier fence and by the Town of Jackson. Nonetheless, from a historic perspective, it is likely that Karns Meadow was once prime winter range for elk. While both suitable winter range and historic winter range are located in the project area, and ½ mile vicinity, management by federal and state agencies currently discourage elk use of the project area (Figure 4). *Note:* The winter of 2018/2019 was a high snow year and a small herd of elk did overwinter in and around Karns Meadow.

Mule Deer Crucial Winter Range

Mule deer crucial winter range consists of scrub-shrub grasslands located at lower elevations and on south facing slopes that are used by mule deer 8 out of every 10 years (5.2.1.B.3, *NRO Definitions*). More specifically, wintering mule deer in Teton County use south facing, 22-45° slopes below approximately 8,000 ft in elevation (Riginos, et al., 2013).

WGFD crucial winter and crucial winter yearlong range are located within the ½ mile project area vicinity (Figure 5). A further refinement of appropriate mule deer winter range can be found by examining suitable habitat models for mule deer. Based on these models, suitable habitat within ½ mile of the project area could be located on the hillsides to the north as well as within the Karns Meadow project area (EcoConnect, 2018). An analysis of mule deer winter habitat combining WGFD crucial winter range with Teton County's suitable winter habitat, illustrates the connections between the south-facing shrub areas (foraging and cover), with meadow (forage and cover) and surrounding conifer (cover) habitats. Karns Meadow lays at the heart of this winter habitat for mule deer. Therefore, while the WGFD's mapping of crucial winter and crucial winter yearlong range encompass buttes to the north and southwest of the project area, mule deer utilize winter habitat found in Karns Meadow in conjunction with the surrounding south facing xeric shrub hillsides (Riginos, et al., 2013; Segerstrom & Dittmar, 2003; EcoConnect, 2018) (Riginos et al; Figure 21).

In addition to winter habitat, the meadow is a bottleneck in landscape connectivity for mule deer. The JHLT's Natural Resources Inventory (Segerstrom & Dittmar, 2003) supports this winter use analysis of mule deer habitat by stating that one of the "key ecological features" of the property is "the connectivity facilitated by the Property between the ungulate winter ranges ... on East Gros Ventre Butte to the north and the mountainous summer habitat to the south of the Property" (Segerstrom & Dittmar, 2003). Furthermore this natural resources inventory (Segerstrom & Dittmar, 2003) states that Karns Meadow is "more important [to mule deer] than is indicated by the official [WGFD] habitat designations" (Segerstrom & Dittmar, 2003). This connectivity was further illustrated by Riginos et al's work in 2013 that mapped mule deer movements from the buttes north of Highway 89, through Karns Meadow and surrounding areas, and on to the public lands south of the meadow (Riginos, et al; Figure 9).

Moose Crucial Winter Range

Crucial moose winter habitat consists primarily of riparian and wetland shrub-willow and cottonwood forests, highly mesic cottonwood/spruce forests, upland forest-subalpine fir habitat types, and secondarily xeric and mesic sagebrush-grasslands and mixed shrub types. These habitats are used by moose during the crucial winter months 8 out of every 10 years (5.2.1.B.3, *NRO Definitions*).

The project area is located on lands designated by WGFD as winter yearlong and spring, summer, fall moose ranges (WGFD, 2012). The line between these two ranges bisects the meadow into eastern and western portions. Since these seasonal ranges are drawn in a coarse manner, it is reasonable to consider the entirety of Karns Meadow to function as winter yearlong range for moose. Furthermore, the overlay of mapped suitable habitat for wintering moose (EcoConnect, 2018) indicates that the willow habitat contained within Karns Meadow functions in conjunction with the conifer, moose cover habitat, located within ½ mile of the project area on the slopes of Snow King Mountain (Figure 6).

Trumpeter Swan Nesting Habitat

Trumpeter Swan nesting habitat is found on wetland and aquatic sites that have adequate open water, aquatic vegetation (forage) and protection from predators. Nesting locations are typically islands located in ponds and wetlands (5.2.1.B.3, *NRO Definitions*). There are no known nesting ponds in the area or within ½ mile of the project area. The nearest known swan nesting locations to the project area are found on the National Elk Refuge upstream of the project area. Nonetheless, Flat Creek in the project area does have the potential for nesting to take place, particularly within areas protected from human disturbance and predators.

Trumpeter Swan Winter Habitat

Trumpeter Swan winter habitat consists of aquatic sites with abundant vegetation that stay open throughout the winter months (5.2.1.B.3, *NRO Definitions*). Many side channels and streams along the Snake River corridor provide winter habitat for Trumpeter Swans (Patla, 2018). Flat Creek is one of the tributaries of the Snake River that remains open for the majority of the winter months.

Teton County's suitable habitat layers mapped Flat Creek as both suitable habitat in winter and summer (EcoConnect, 2018). Observations of Trumpeter Swans in Flat Creek both in Karns Meadow and to the north and south (JHWF, 2019; WGFD, 2019) indicate a higher utilization of this stream in the winter than in the summer. Flat Creek is fed by geothermal waters to the north and therefore is more likely to remain open than other streams of similar size.

The Flat Creek corridor is known to function as a flyway for swans throughout the year but primarily in the winter between foraging areas to the north and south (Segerstrom & Dittmar, 2003; Patla, 2018). Swans use riparian corridor flyways for navigation during low visibility and as a means of avoiding development and disturbance. Swans have been killed on the powerlines immediately to the west of the project area (Patla, 2018).

Snake River Cutthroat Trout Spawning Habitat

Snake River cutthroat trout spawning habitat is located in riffles along the Snake River and its tributaries. Inland cutthroat trout species are native to western rivers and streams and have been recognized as a significant species in Teton County (Section 5.2.1.B.3, *NRO Definitions*).

Flat Creek, a major tributary of the Snake River, is mapped by Teton County's suitable habitat layers as spawning habitat for cutthroat trout. This mapping is largely based on WGFD's classification of Flat Creek as a Yellow Ribbon stream. A Yellow Ribbon stream is a regionally important stream that is estimated to contain approximately 20-300 pounds of trout per mile (WGFD, 2018). JHLT's Natural Resources Inventory (Segerstrom & Dittmar, 2003) supports this classification as it identifies Flat Creek through Karns Meadow as a significant trout stream and a fishery of regional importance.

Bald Eagle Nesting Habitat

Prime nesting habitat consists of uneven-aged stands of riparian forest with old-growth attributes and perching branches near watercourses or waterbodies that provide foraging opportunities (5.2.1.B.3, *NRO Definitions*).

There are no known Bald Eagle nests within the project area or its ½ mile vicinity. The nearest known Bald Eagle nests are found on High School Butte to the southwest and to the west of the National Elk Refuge. The section of Flat Creek that runs through Karns Meadow is known to be used by the High School Butte nesting pair as foraging territory. The few cottonwood trees found within the project area are close to development and human disturbance and therefore not ideal Bald Eagle nest locations.

Bald Eagle Crucial Winter Habitat

Bald Eagle crucial winter habitat is found in riparian areas near ungulate crucial winter range and in Bald Eagle nesting habitat. The Bald Eagle winter diet is comprised primarily of carrion from dead carcasses with the remainder comprised of fish and waterfowl (5.2.1.B.3, *NRO Definitions*). The proximity of the project area and Flat Creek to West Gros Ventre Butte, the National Elk Refuge and other areas where winter carrion and open waters may be found provide for good winter Bald Eagle habitat both within the project area and its ½ mile vicinity.

Migration Corridors and Wildlife Movement

Mule deer and elk migration corridors are protected characteristics of the Natural Resources Overlay (5.2.1.B.3, *NRO Definitions*). As defined by the Town of Jackson's LDRs, mule deer and elk migration corridors are designated as crucial if used 8 out of every 10 years.

WGFD data indicate that mule deer migration corridors pass to the north and south of the project area's ½ mile vicinity buffer. While it is uncommon to have elk utilizing Karns Meadow, as discussed above, mule deer studied by Riginos, et al (2013) make extensive use of Karns Meadow in conjunction with the south facing hillsides of East Gros Ventre Butte to the north both during migration and daily movements.

In addition to Riginos et al (2013), the JHLT Natural Resources Inventory for Karns Meadow and the associated conservation easements identify wildlife movement as an important conservation value of the project area. The JHLT Natural Resources Inventory states that "the larger undeveloped area within which the Property is located acts as a bottleneck location that funnels wildlife movement between East Gros Ventre Butte and Snow King Mountain" and that "connectivity between the winter ranges and the Property will be challenging to maintain, but doing so is critical for maintaining the conservation values" (Segerstrom & Dittmar, 2003).

Riparian communities are known movement corridors for many terrestrial species including ungulates, carnivores, avian and aquatic species. Therefore, in addition to terrestrial wildlife movements between the buttes and ridges, the Flat Creek riparian corridor also facilitates movements between the Snake River and the National Elk Refuge. As mentioned above, Trumpeter Swans and other large avian species use this area as a flyway, trout migrate between wintering and spawning areas, beavers move up and down stream in search of new territories and carnivores travel riparian corridors on foraging expeditions capitalizing on the cover provided for movements.

Other Wildlife Species

A multitude of species have documented use of Karns Meadow (WGFD, 2019; JHWF, 2019) ranging from small canines, rodents and avian species to large, predator species such as black bears and mountain lions. The following species are not identified in Teton County's Land Development Regulations (Teton County, 2018) but have been particularly active in Karns Meadow and are therefore included here.

Beaver

In the fall of 2018, significant beaver activity was present on the southwestern portion of the meadow. Beaver activity is a natural component of a riparian system. The natural flooding of areas proximate to a waterway and the trimming of willow species that result from beaver activity (e.g. building a lodge, damming a waterway, etc.) benefit wetland areas and vegetative cover types, such as willow, that aggressively regenerate after a disturbance. Beavers have likely inhabited Flat Creek periodically over the years moving up and down the creek to occupy available territories with adequate food resources. The Jackson Hole Land Trust has documented beaver use in 4 of 15 years of easement monitoring (JHLT, 2019). The management of Flat Creek wintertime flooding, including the removal of surface ice, may have a negative effect on beavers' current use of the area. Beavers typically overwinter in their lodge, leaving only to retrieve food resources from underwater food caches.

Fox/ Coyote

Canine species such as fox and coyote are known occupants of Karns Meadow using the area primarily as foraging habitat (JHWF, 2019) with undocumented denning activities in the interior of the meadow. In the summer of 2008, a particularly famous fox family denned close to Snow King Avenue on Tract 3, highlighting the wildlife use of Karns Meadow for the general public. While fox and coyote are territorial and can be aggressive toward the other species, they likely both use Karns Meadow for similar life function needs throughout the year.

Avian Species

The songbird community in Karns Meadow has been studied through the Teton Science Schools' MAPS (Monitoring Avian Productivity and Survivorship) on-going, research project. MAPS is a long-term, banding study of avian productivity and survivorship. The research project has transferred to the Jackson Hole Wildlife Foundation and Karns Meadow is not currently an active research site. The species of songbirds found in Karns Meadow were comparable with other banding stations across a gradient of residential development indicating that this meadow serves as an important refuge for avian species within the highly developed Town of Jackson (CRC, 2009-2013). However, nest survival within Karns Meadow was found to be lower than at banding stations with less human development (Hall & McCabe, 2010). Furthermore, it is well documented that fragmentation resulting from human development decreases both species richness and species diversity in avian populations particularly in riparian systems (Smith & Wachob, 2006).

Raptor Species (Other than Bald Eagle)

Many raptor species depend on rodents found in open meadows for forage. Cooper's Hawk, Golden Eagle, Great Horned Owl, Osprey, Red-tailed Hawk, Rough-legged Hawk, Sharp-shinned Hawk and Swainson's Hawk have all been observed within Karns Meadow (JHWF, 2019). Similar to songbird species, Karns Meadow provides a refugium for raptor species within this developed landscape as well as a connecting habitat between the open sagebrush landscape of East Gros Ventre Butte to the north and forested habitats found on Snow King Ridge to the south.

DEVELOPMENT IMPACT ASSESSMENT

ALLOWABLE USES AND DEVELOPMENT OPTIONS

The conservation easements (and one restrictive covenant) governing Karns Meadow development direct what allowable uses and specific allowable development options were retained when the easements were enacted. Allowable uses and development options vary between tracts but are considered here across the entirety of the meadow. In other words, an allowable use on Tract 1 for example is considered within the context of the entire property rather than on Tract 1 alone. This consideration of an allowable use or development option within the context of the entire property will better represent the ecological systems that do not function at the level of a specific tract but rather have implications across the meadow, riparian corridor and larger landscape.

Allowable uses and development options are briefly described below within the subcategories of Development Completed Since 2003, On-going Allowable Uses and Allowable Development Options. For further detail on a specific allowable use, please refer to the Conservation Easements Assessment (Appendix EAppendix D) and the specific conservation easement documents. A fundamental concept is that allowable uses are precisely that, allowable. The suite of allowable uses does not constitute a checklist of development projects that need to be completed in Karns Meadow. Furthermore, impacts resulting from allowable uses can likely be avoided or significantly reduced through careful planning and adjustments to development plans as is the case with all proposed development. As is discussed further in the Alternatives Analysis section, the preservation of this property and the role it plays in the landscape is best maintained through a planning process and thinking creatively as a community rather than after development has been implemented.

For every allowable use and development option that is implemented, there will be both seen and unforeseen impacts to natural resources and the viability of the easements' conservation values and purposes. As the original Natural Resource Inventory document states, maintaining both wildlife and natural resource connectivity through the property will be "challenging... but doing so is critical [to] maintaining the conservation values". Furthermore, "the property's location is within the only reach of Flat Creek remaining in the Town of Jackson that is natural on both banks and surrounding environs... The manner in which the Property is conserved will, to a degree, determine the function and health of the entire Flat Creek drainage" (Segerstrom & Dittmar, 2003).

One of the critical questions for the management of Karns Meadow is: what is the threshold of use and development that pushes this ecological system to a decreased level of function where wildlife species are no longer able to find suitable habitat? Thresholds of human use/ activity and impacts from development on natural systems are difficult to assess and include a variety of variables working in concert, or discordance, with each other. The temporal pace of human development is much faster than that of ecological adaptation and recovery. The unique location of Karns Meadow surrounded by human development makes the determination of these thresholds even more difficult. What is too much development? What allowable uses will significantly impact wildlife and which will not? A visual comparison of aerial photographs from 1945 (the first available) to 2003 (the first easement) to 2017 (the last available photograph) displays how this property has slowly reclaimed the riparian corridor once agricultural operations ceased as well as how development of the Town of Jackson has continually increased in density around the meadow (Appendix D). The "challenging" mandate to preserve the property's conservation values relies on the property owner, the Town of Jackson, to conduct any development in a careful and methodical manner. This challenge is to not overstep a development or use threshold that significantly or irreversibly damages the property's conservation purposes, values and ecological function.

Development Options Completed Since 2003

The following development options have been implemented since the first easement agreement in 2003.

Public Drive (Karns Meadow Drive)

Karns Meadow Drive was completed in 2014 in conjunction with the START Bus Barn/ Transit Center development to the west of Karns Meadow. The completion of this roadway, originally designed to be a complete street including a separated pathway, fulfills the allowable use of a public drive on Tracts 1, 5 and 6.

Dike or Levee on the West Side of Flat Creek

A dike or levee is an allowable use on Tracts 1 & 2 while all other easements are silent on the topic. While no dike or levee has been built on Tract 2, a berm was installed along Karns Meadow Drive across Tracts 1, 5 & 6 during the construction of the roadway. This berm appears to be spoils from road construction and was left to revegetate passively resulting in the presence of weed species. While these spoils are not a proper dike or levee, the use has been included in this section of completed development options. If a proper dike or levee were to be installed, the conservation easements require that it be at least 50ft from the edge of Flat Creek unless to protect Karns Meadow Dr from flooding.

The impacts from a dike or levee built on a small scale (such as the spoils piles along Karns Meadow Drive) are minimal to wildlife use of the area. The current situation may visually provide some protection between human activities at the START Bus Barn and wildlife activities in the meadow. The current impacts to natural resources (primarily vegetation) resulted from a lack of revegetation and therefore the establishment and propagation of weed species through this portion of the meadow and along a transportation corridor. Transportation corridors are known conduits for the spread of weed species.

Thaw Well and Thaw Well Access

Thaw Well #1 on the Flat Creek Thaw Well system is located in Karns Meadow. Access to this thaw well is given through the Town of Jackson inholding parcel contained within Tract 1. The Town of Jackson inholding parcel is not encumbered by a conservation easement and contains a town water supply pump house. Access to these facilities is granted along an access easement across Tract 5. The pump house was installed prior to 2003. Furthermore, the conservation easement for Tract 1 was amended in 2009 to allow the installation of solar panels adjacent to the pump house. Impacts to natural resources from the thaw well and thaw well access are minimal as the operation of the thaw well, when used, is on a gravel driveway in the winter when snow covers the ground.

Stormwater Treatment Plant

The development of a wetland stormwater treatment plant, completed in 2010, on the eastern side of Karns Meadow (Tract 4) fulfilled this allowable use. This stormwater treatment system facilitates the treatment of stormwater from the Snow King Avenue storm drain pipe (Snow King Tube), the area of Town that drains to the Kelly Avenue storm drain pipe (Kelly Tube) and the Fairgrounds catch basin. The total estimated area of stormwater treated by this facility is approximately 27% of the Town, 250 acres of the Snow King ski area and trails and snow storage at the Fairgrounds from 42 miles of town streets (Alder & IMA, 2012). Once treated, water from

these drainage systems re-enter the Karns Meadow wetlands complex and ultimately flow into Flat Creek.

Snow Storage

While snow storage is not a completed use, it was categorized here since snow storage as an allowable use on Tract 5 is not currently used and will be removed in the future. All tract documents, other than Tract 5, are silent on the topic of snow storage. The use of Tract 5 for snow storage is allowable if done in a manner that treats and manages the snow “to prevent damage to the water quality of Flat Creek”. Furthermore, this use “shall not be permitted after development of the real property [to the west]” includes residential development. The property to the west houses the START Bus Barn facility which is slated for expansion inclusive of residential housing units. Once this residential development takes place, the allowable use of snow storage on Tract 5 will be extinguished. However, given that snow storage is currently located at the Fairgrounds to the east of Karns Meadow with melt water from these storage operations treated through the water treatment facility located on Tract 4, it does not seem reasonable that additional snow storage facilities would be needed on Tract 5. The use of Tract 5 for snow storage would need to include water treatment systems to assure the protection of Flat Creek’s water quality.

Snow King Avenue and Related Improvements

Snow King Avenue is located on the southern border of the Karns property and is encompassed by Tracts 1, 3 and 4. Snow King Avenue was improved to include a separated sidewalk on both sides in 2003 (simultaneously with or before conservation easements were enacted depending on the Tract under consideration). The current Snow King Avenue improvements are located in the entirety of the road easement therefore no further direct impacts from this on-going use are expected to the natural resources found on the property (e.g. vegetation removal). If future improvements to this roadway are proposed, they will need to be located within the current footprint as lands to the south of the roadway are also encumbered by a conservation easement. This community transportation corridor provides travelers with views of Karns Meadow as well as wildlife watching opportunities both of which are listed as one of the property’s scenic and open space values for the public.

On-going Allowable Uses

The following allowable uses are on-going and not associated with a specific development option but rather are specific to uses and activities that are allowed on the property. While not specific development, human use and activities have impacts on the ecological components of the property. Often these impacts are short-term and/ or seasonally based. Nonetheless, the management of human use over time can influence the degree to which human uses impact natural resources and ecological systems.

Natural Park

One of the primary functions of the Karns Meadow properties is the use of the area for limited and informal recreational opportunities (All Tracts; Appendix E). The development impacts resulting from this use of the land are directly tied to the management of these activities, uses deemed allowable and the season in which the activities take place. Impacts could be to vegetation and natural systems as well as to wildlife from interactions with humans. Current uses of the property as a “natural park” appear to be limited to use of the park to exercise dogs

(off-leash) and camping, both of which are prohibited uses, and limited recreational walking along unmaintained paths.

Planting

Plantings are included as allowable uses on all tracts but Tract 5. Plantings have been conducted as a component of the stormwater treatment plant installation and associated habitat enhancements on Tract 4 (Alder & IMA, 2012). Plantings are also planned or have been conducted on Tracts 1 and 2 as habitat enhancements/ mitigation associated with the development of the START Bus Barn (Alder Environmental, 2012) and the Highway 22 Pathways Project (Pathways, 2018). These plantings are of riparian species and are intended to expand the riparian corridor vegetation on the northwestern portion of Flat Creek. Future plantings that are in kind with the natural vegetation types currently found in Karns Meadow will likely have positive impacts on the natural resources present. Future plantings located throughout the meadow should be consistent with the water regimes and upland versus wetland resources present in the areas where plantings are located.

Chemical Use

Chemical use is included as an allowable use on all tracts except Tract 5. The Tract 5 Restrictive Covenant is silent on the topic of chemical use. Chemical use in an “ecologically safe” manner on Tract 5 may be an allowable use under “A.7 Other Uses” of the restrictive covenant. The use of chemicals in an “ecologically safe” manner throughout Karns Meadow would likely have no significant negative effects on the natural resources of the property. Furthermore, there is an immediate need for chemical use on the property for the eradication of weed species throughout the meadow, inclusive of Tract 5. The use of chemicals to combat the weed issues in the meadow would have a long-term, positive effect on the natural resources of the property providing for the natural vegetation to expand into areas where weed species are currently propagating.

Removal of Vegetation

As with chemical use, the removal of vegetation is an allowable use on all tracts except Tract 5. The removal of vegetation is allowable for safety reasons and as a component of other allowable development. Therefore, the impacts from vegetation removal are best considered within the context of other allowable development. Furthermore, the Karns Meadow property is contained within the Natural Resources Overlay (Greenwood Mapping, Inc, 2019). Therefore, the removal of vegetation for development purposes would be subject to land development regulations regarding mitigation and habitat enhancements.

Habitat Improvements

As with chemical use and removal of vegetation, habitat improvements are specifically listed as an allowable use on all tracts except Tract 5. The conservation easements list improvements to Flat Creek for the purposes of improving aquatic and wildlife habitat as example habitat improvements. Habitat improvements would be intended to improve the natural resources on the property and therefore likely have a positive effect on the natural resources present.

Use of Vehicles

Use of vehicles is limited to the established roadways and within the meadow for maintenance purposes. The use of vehicles within the meadow for maintenance purposes could have short-term, minimal impacts on vegetation. Conducted appropriately, if vehicle use in the meadow is

done during dry periods and limited to areas of agricultural meadow cover type, the impacts and potential damage to natural resources would likely be minor and short-term.

Scientific Study and Educational Use

Scientific study and educational use have limited negative impact on the natural resources on the property. Known, past scientific and educational uses include the Teton Science Schools' Monitoring for Avian Productivity and Survival (MAPS) station, a nest searching project location associated with the MAPS site and smaller scale, educational research projects. Additionally, the Jackson Hole Wildlife Foundation's Nature Mapping Jackson Hole volunteers have collected observational data in Karns Meadow. The property is uniquely suited for the allowable use of scientific and educational study as it is an intact riparian system situated proximate to both private and public development as well as public lands. Access to the meadow aids in the feasibility of this use. The impacts from scientific and educational uses should be minimal and short-term as the intent of this use is to learn about the natural resources present not to negatively affect them or change the ecological systems in any way.

Recreational Activities

The informal and limited public recreational activities allowed under the conservation easements "do not require ... improvements of any kind ... except as expressly reserved by [the other provisions of the easements]". As with the assessment of the allowable use as a natural park addressed above, the development impacts resulting from recreational activities in the meadow are directly tied to the management of these activities, uses deemed allowable and season in which the recreational activities take place. Development impacts could be impacts to vegetation and natural systems as well as impacts to wildlife from interactions with humans. Current recreational uses of the property are limited and include recreational walking along unmaintained paths, cross-country skiing along an unmaintained route and the landing of paragliders (listed as an allowable use on Tract 6). Recreational activities such as these that do not require maintenance or development of facilities are limited in scope. Since the current quantity of people engaging in these activities is low, these activities likely have minimal impacts on the natural resources of the property. Potential impacts include the further spread of invasive species (weeds) through the property, the creation of an unorganized trail system (trampling of natural vegetative cover) and the impacts on wildlife species from unpredictable interactions with humans. Under current circumstances, the majority of these recreational activities appear to take place on the periphery of the meadow, during daylight hours and primarily in the summer months. Wildlife use of the meadow is more crucial between dusk and dawn (evening hours), associated with areas of cover within the water, willow and forested areas and during the winter months.

Commercial Photography

Commercial photography and picture painting are allowed under the conservation easement terms provided that structures are not constructed or located on the property. Under these terms, the impacts from commercial photography and picture painting on the property are similar to those addressed under recreational activities and a natural park.

Special Events

Special events (limited in number and size) are allowable uses on Tracts 5 and 6. All other easements are silent on this allowable use. Similar to recreational activities and natural parks above, the impacts to natural resources and wildlife from special events are directly tied to the

management of this allowable use. The negative impacts resulting from special events depend on the season in which an event takes place, the size of the event, noise levels and the time of day. For example, a small number of people, gathering at the end of the growing season (when the ground is dry) in a dispersed manner (not under a temporary structure that would concentrate impacts) without noise amplification and during the day is likely to have different impacts on the natural resources than a larger event, with concentrated activity, noise amplification, in the evening and during spring and fall when wildlife are migrating.

This allowable use clearly illustrates how it is not purely the allowable use that determines the level of impacts but, more importantly, the management of that allowable use that has implications for impacts to the natural resources of the property as well as preserving the conservation values of the easement.

Maintenance Activities

Mowing, bush hogging and similar maintenance activities are allowable uses on Tracts 5 and 6 to maintain the property. Maintenance activities conducted in an ecologically sound manner have the potential to improve the quality and quantity of natural resources (particularly vegetation such as shrubs, trees and grasses for which disturbance stimulates growth).

Future Allowable Uses and Development Options

The development of *all* of the following development options and associated human uses have the potential to be deleterious to the natural resources and ecological systems currently found in Karns Meadow. As was mentioned above, the threshold of use may be found somewhere within the following list of development options. This threshold of use concern is in line with the Natural Resource Inventory's concern that "the manner in which the Property is conserved will, to a degree, determine the function and health of the entire Flat Creek drainage" (Segerstrom & Dittmar, 2003).

For every allowable use and development option that is implemented, there will be both predicted and unforeseen impacts to the natural resources and ecological systems both on the property as well as within the context of connectivity across the landscape. It is therefore advised that any proposed development be done in a careful, thoughtful and incremental manner with respect for both the timeframe of ecological systems as well as the development needs and desires of the Town of Jackson's citizens.

When appropriate below, alternative development approaches are considered that may limit the impacts to natural resources and ecological systems. As with most development, impacts to vegetation, intensity of human use and potential impacts to wildlife can be mitigated within the planning process more effectively than in hindsight. One challenge to mitigating impacts from human use is that these mitigation options are often associated with the *management* of human use. Planning to mitigate impacts of development through passive management of human use is both preferred and more effective than relying on active enforcement.

Combination Bicycle, Pedestrian & Cross-Country Pathway

All conservation easements include the allowable use of a combination bicycle, pedestrian and cross-country skiing pathway (henceforth "pathway"). This pathway is to "not exceed 10 feet in width, and bridge over Flat Creek" (Tract 1). This pathway's approximate location is identified in the conservation easement's exhibit (e.g. Tracts 2 & 4) and has a loop alignment around the perimeter of the meadow (Figure 7). The conservation easements allow for the pathway to contain downcast lighting no more than eight feet in height (Tract 1). "Such lighting shall only be used from November through March and shall be turned off after 10:00 pm" (Tract 1). The

pathway allowable use parallels the equestrian pathway (see below) on the eastern and southern boundaries of the meadow and stands alone as a development on the western and northern portions of the meadow.

Currently pedestrian and cross-country skiing use of the meadow is along unmaintained social trails. The meadow does not currently promote use by either bicyclists or cross-country skiers. Cross-country skier use on unmaintained trails has been observed within the meadow (*pers. obs.*, Winter 2019). Bicycle use of the four roads surrounding Karns Meadow is allowed along either separated pathways (Broadway), designated bicycle lanes (Flat Creek Drive and Karns Meadow Drive) or along a designated bicycle lane that is visually protected during the summer months (Snow King Avenue). Historically, when the Karns Meadow conservation easements were developed between 2003-2009, resources for non-motorized travel and recreation along all four exteriors of the meadow were either not available or newly developed (e.g. Snow King Avenue unprotected bike lane). Likewise, in 2003 cross-country skiing facilities within the Town of Jackson were limited. In town Nordic skiing facilities can now be found on the Schools Trail Loop (0.8 mi.) and at May Park (0.5 mi.) as well as elsewhere in the County. Since the early 2000s, Nordic skiing and bicycling facilities throughout Teton County have grown as a public resource. In 2003, there was a total of 24.6 miles of pathways in Teton County and in 2018 there was a total of 65.7 miles (including Grand Teton National Park pathways). Many of these pathways are available for winter use with a variety of grooming and plowing winter maintenance to improve accessibility for skiers and pedestrians alike.

Development impacts from a pathway on the natural resources of Karns Meadow differ based on vegetation, seasonality and management of use. For a thorough understanding, these development impacts should be considered in terms of direct impacts to resources, alignment of the pathway, user mode of travel, seasonality of use, time of day, and whether lighting is required. For instance, a pathway through of the meadow that is only used in the summer months and is not lit has less of an impact on wildlife than one that is used year-round and lit at night. Furthermore, proposed pathway segments on the perimeter of the meadow (particularly the eastern and southern segments) have less of an impact on wildlife use of the meadow than segments on the northern and western interior of the meadow.

Time of day and seasonality are particularly important development impact variables. Wildlife use of the meadow is highest from dusk to dawn. Therefore, human use during this timeframe will have greater impacts on wildlife than during daylight hours. Likewise, wildlife's access to similar habitats is more limited in the winter months than in the summer. During high snow years, wildlife (particularly ungulates) are pushed into town in search of appropriate habitat. High snow years are also when snow persists and extends the Nordic skiing season. This scenario of limited wildlife habitat during high snow years, and these years also being favorable conditions for Nordic skiing, inherently impact wildlife in winter habitat. The implicit increase of human use in a limited wildlife resource increases the probability for human wildlife conflicts.

The implementation of a loop, paved and lighted pathway through the meadow not only contradicts the stated goals of the Jackson/ Teton County Comprehensive Plan to protect and steward open space but may also have a negative impact on surrounding habitat. It should be noted that WGFD discouraged the construction of a loop pathway in their 2012 comment letter on this project (WGFD, 2012). The gains to recreational opportunities by an approximately 1.0 mile loop pathway are outweighed by the wintertime impacts to wildlife habitat. A summertime only pathway, built in uplands and using existing bridges would have significantly less impact on

wildlife and a natural walking path that did not duplicate existing pedestrian infrastructure would be the least impactful to natural resources and wildlife.

Equestrian Pathway

Several of the conservation easements (e.g. Tract 2 & 4) include an exhibit that indicates the alignment of an equestrian pathway along the eastern and southern boundaries of the meadow. This exhibit also indicates a pedestrian/ bicycle pathway immediately adjacent to the equestrian pathway. This equestrian pathway is to be located in approximately this location, not to exceed 10 ft in width and to be surfaced with wood chips (not pavement). An equestrian pathway in the approximate location indicated on the conservation easement exhibit would provide connection for equestrian use between W Hansen Avenue to the USFS Wildlife Lane Trailhead (across Snow King Avenue to the south of Tract 1 located on Town of Jackson property encumbered by a JHLT conservation easement).

Currently horse traffic use in this area is limited to traveling either along the bike or pedestrian lanes of Snow King Avenue or on an unmaintained, social path next to the pedestrian facilities but within Karns Meadow. Direct impacts resulting from establishing a 10 foot wide equestrian pathway with a wood chip surface would include a loss of upland vegetation along the perimeter of the meadow, likely greater than 10 feet wide as the slope in this area would need to be graded, and impacts to scrub shrub wetlands (particularly on Tract 1). Furthermore, existing wetland treatment facility habitat enhancements on Tract 3 may be impacted by grading activities for an equestrian pathway.

The development of an equestrian pathway should be considered in conjunction with the development of a bicycle/ pedestrian pathway. The equestrian pathway allowable use is approximately 0.5 miles long. An alternative to consider could be to only develop an equestrian pathway along the southern perimeter of the meadow. This southern pathway would connect the southwest corner of the Fairgrounds property to the Wildlife Lane Trailhead. While this alternative would lessen impacts to upland vegetation, impacts to wetland communities from grading would persist. A third alternative would be to extinguish this allowable use development option and allow equestrian use to continue as it currently does on the existing pedestrian and bicycle facilities.

The conservation easements are silent on the issue of seasonality of this equestrian pathway allowable use. It is assumed, that equestrian use of this pathway would be limited to non-snow months as the area identified is the recipient of snow removal from Snow King Avenue as well as the existing pedestrian sidewalk. The addition of winter use on an equestrian pathway in this area would functionally expand the plowing efforts and/ or travel corridor of Snow King Avenue into the meadow likely adding roadway salts and sand to the wetland and grassland systems below and to the north of the pathway. These salts and sands would be harmful to the riparian and upland systems. Additionally, maintenance of a wooden chip pathway during the winter months could prove costly in terms of both winter maintenance as well as spring surface repair. The USFS Forest Service lands accessed by the Wildlife Trailhead are closed during the winter months (December 1 – April 30) making the likely destination of the Wildlife Trail impractical during the winter months.

Wooden Signs

The allowable use of wooden signs is limited to “unlighted, wooden or simulated wooden signs for purposes of providing direction” along the allowable pathways or drives (Tract 1). The impacts of these signs to vegetation cover and wildlife would be minimal and independent of

season. Impacts from allowable signs would be an incremental increase in impacts resulting from the associated pathway and/ or drive development.

Water Well

In addition to the Thaw Well allowable use addressed above, Tracts 3, 4, 5 and 6 allow for the installation of a water well on each. This water well must be located greater than 50 feet away from Flat Creek and all associated disturbance activities must be completely revegetated. Tract 4 is the location of both the stormwater treatment facility and the residential development option. Tract 6 is the location of a park including possible picnic shelter and bathroom facilities. The impacts from developing water wells in upland areas can be mitigated through revegetation of the area as is called for in the easement. Impacts on wildlife from the wells themselves would be minimal.

Parking Lot/ Parking Garage

Tract 5's restrictive covenant lists "a public parking lot and/ or parking garage" as an allowable use while Tract 4's conservation easement includes a parking lot as an allowable use. All other tracts' conservation easements are silent on this allowable use. Tract 5's restrictive covenant further stipulates that this development is an allowable use "provided that such improvements are designed, constructed, and maintained to protect the natural resources" (Tract 5). For historic context, when this easement was written (2008) the adjoining parcel to the west was owned by the Teton County Housing Authority and earmarked for a housing project. However, in 2011, the adjoining parcel was transferred to the Town of Jackson for development as the START Barn/ Transit Center that includes a six (6) public parking spaces. The public's use of this facility as a transit center is currently limited and therefore the demand for a parking lot in this location is also limited. A parking lot located on Tract 4 or 5 would result in direct impacts and complete removal of vegetation in and around the area designated for development. At this time, a parking lot size has not been proposed nor is one identified for either Tract.

The conversion of lands from an agricultural meadow cover type to an impervious surface (either paved or gravel) would require that all run-off be engineered to enter a storm water catchment basin system rather than be allowed to enter directly, or indirectly, into Flat Creek in order to "protect the natural resources" of the waterway. Parking lots would have impacts to vegetative cover types in direct correlation to the size of the parking lot (e.g. a larger parking lot would remove more vegetation). Impacts to wildlife would likely stem from associated lighting and vehicles lights (see lighting section below). Furthermore, the demand for a parking lot would indicate an increase in human use of the area greater than what is currently present. The removal of vegetation, greater human activity and potential increase in lighting (either from parking lot lights or from vehicle lights) would all result in a decrease to habitat quality and availability for wildlife use within the meadow, particularly during the winter months when wildlife, predominantly ungulates, use is higher and available habitat is limited.

In addition to the impacts addressed above from the development of a parking lot, the development of a parking garage would significantly increase these impacts. The difference ecologically speaking between the development of a parking lot (which could operate seasonally) versus the development of a parking garage (which would be a building, operate year-round and have lighting throughout the nighttime hours) is significant. A parking garage would in effect move the border between developed and undeveloped areas from Karns Meadow Drive into the meadow. The Jackson/ Teton County Comprehensive Plan (2012) states that Karns Meadow Drive will "create a separation between the developed and undeveloped

portions of the area” (pg IV-41). Placing a parking garage, and to a lesser extent a parking lot, on Tract 5 would decrease the distance, and therefore increase the area of impact, between human development (currently the START Bus Barn) and crucial natural resources in the interior of the meadow (e.g. riparian communities). Adding additional public parking, in the form of a public parking garage if needed, to the current START facilities west of Karns Meadow Drive would significantly decrease the impacts of this development on the natural resources and wildlife use of Karns Meadow.

Lighting on Pathways, Drive and Parking Lot

Lighting is an allowable use in association with Karns Meadow Drive, the parking lot, on the parking garage and along the bicycle/ pedestrian pathway. Lighting for the drive, parking lot and parking garage “shall not exceed twelve feet in height, shall be downcast at 90-degrees and shall be incandescent in color” (Tract 5). Lighting associated with the pathway “shall not exceed eight feet in height and shall only be used from November through March before 10:00 pm” (Tract 1). While the START Barn does have downcast lights, Karns Meadow Drive does not currently have streetlights along the length of the roadway.

The research on impacts to natural resources and wildlife from lighting suggests that lights interfere with wildlife movement and use of an area (Blackwell, DeVault, & Seamans, 2015). There is little to no information suggesting that artificial lighting is a benefit to wildlife (Rich & Longcore, 2006). Much of the research has focused on lighting roadways in areas of wildlife-vehicle collisions and if streetlights assist humans to avoid wildlife-vehicle collisions. The research available on this topic indicate that streetlights do not significantly limit wildlife-vehicle collisions (Rich & Longcore, 2006).

Within this context of Karns Meadow, the addition of overhead lighting would be for the benefit of human use but the question is whether this benefit to humans would outweigh the negative impacts to wildlife. The Karns Meadow Natural Resources Inventory (Segerstrom & Dittmar, 2003) highlights the current unlit nature of the property as a benefit to moose and mule deer in need of cover and movement corridors undisturbed by nighttime human activity. Moose, mule deer and Trumpeter Swans, among other species, are known users of Karns Meadow during nighttime hours.

Trumpeter Swans may also be negatively affected by lighting in Karns Meadow. Wintering swans in the valley use the Flat Creek corridor as a local flyway to travel between the Elk Refuge and foraging/ loafing open water south of town. Swans are often observed conducting low elevation flights along Flat Creek presumably using the creek as a navigational path. Many of these flights are conducted during low light, low cloud cover and at night. Locating lights near the creek could disrupt the flight path of these swans and hinder their ability to navigate around obstacles such as the high voltage power lines to the southwest of Karns Meadow along this flyway. Swan’s vision is compromised at best and lights are known to blind them thereby increasing the risk that they will get off course, lose track of their navigational path and potentially run into infrastructure such as powerlines.

Public Bus Stop

A public START bus stop is located along Snow King Avenue on Tract 4. Since the conservation easement on Tract 4 is silent on a public bus stop as an allowable use, this bus stop is likely considered a related improvement to Snow King Avenue. Tract 5’s restrictive covenant specifically calls out a public bus stop as an allowable use. The addition of a START bus stop on Tract 5 would logically be located at the START Bus Barn where the infrastructure for a bus stop

is in place other than a curb pullout along Karns Meadow Drive. The addition of a bus stop in association with the START Bus Barn on Tract 5 would likely have minimal additional impacts to the Karns Meadow property beyond those already associated with the proximity of the START Bus Barn, particularly if the bus stop were located on the western side of Karns Meadow Drive in front of the START facility. A bus stop sign is located at the corner of the southern driveway to the bus barn and Karns Meadow Drive; however, this stop is not represented on the START Bus schedules.

Residential Development

The development of three single-family residential lots on Tract 4 along Flat Creek Drive is an allowable use. All other easements are silent on this allowable use. The Tract 4 conservation easement limits this potential development to “single-family residential use only” (Tract 4). These single family residents may include “an attached or detached garage, one guest apartment, utilities and a driveway... on each lot. The size of each such lot shall be approximately 7,500 to 8,000 square feet” (Tract 4). This area is currently zoned as Neighborhood Low Density-1 (NL-1) by the Town of Jackson. The restrictions outlined in the conservation easement are in line with the intent of the current NL-1 zoning.

The area identified for this potential development is along an upland area, adjacent to Flat Creek Drive on the eastern portion of Tract 4, south of neighboring residential development and proximate to the Fairgrounds. The vegetative cover in this area is either disturbed (the area has been used as a staging area for the processing of sand and the construction of the stormwater treatment facilities) and as agricultural meadow. Of all the locations within the Karns Meadow property to locate low-density residential development, this is the least impactful.

Nonetheless, impacts resulting from residential development of any kind are extensive. Direct impacts to vegetative cover (the removal and replacement with either buildings or manicured lawns) are implicit within the development of housing. The location of these residential lots on a bench above the riparian system lessens the impacts to the overall ecological function of the property. The conservation easement directs that exterior lighting associated with this development shall be downcast and not to exceed eight feet in height (Tract 4). This restriction will minimize, but not remove the impacts of light pollution on the meadow. Further minimization of light pollution could be achieved by limiting the lighting allowed on the meadow side of these properties and implementing newer technology. Impacts to wildlife and wildlife movement from residential development are often a result of the amount and timing of human disturbance activities at and near the residence. Noise, unrestrained pets and an abundance of activity increase the level of disturbance to wildlife. The location of single-family residences immediately adjacent to the stormwater treatment facility will likely impact avian species during the summer months. The wetlands in this facility not only treat stormwater but also provide breeding and foraging habitat for avian species, including waterfowl and shorebirds. Increased noise and unrestrained pets as well as an increase in run-off from the developed lots have the potential to disrupt the breeding and foraging habits of avian species likely resulting in a loss of breeding habitat.

A change in zoning of this area to higher density housing (NH-1), and an associated significant increase in residential housing, as is proposed in the 2019/2020 Housing Supply Plan (Jackson/Teton County Housing, 2019) would have a significant, negative impact on the ecological systems within Karns Meadow in comparison to the three residential units that are currently allowed. The 2019/2020 Housing Supply Plan (2019) proposes NH-1 zoning which would allow approximately 8.7 units on this ±0.50 acre building site up to 3 stories tall. As a point of

comparison, the single-family residences to the north of this land currently have 9 units on 2.0 acres. The four residences directly north of the Tract 4 earmarked area collectively occupy approximately 0.85 acres.

Some of the possible repercussions from an increase in housing that would have negative effects on natural resources include a lack of permeability into and out of the meadow through the development area, an increase in human and pet disturbance (both predictable and unpredictable), an increase in light and noise pollution both within and proximate to the meadow and an increase in non-permeable surfaces and associated run-off from increased development.

Home Occupancy Uses

Home occupancy use on Tract 4 allows for “commercial or professional uses contained entirely within the principal residences” (Tract 4). All conservation easements other than Tract 4 are silent on the topic of home occupancy use. The potential development and use impacts resulting from home occupancy uses are included in the residential development section above.

Bathroom Facilities and Picnic Shelter

Bathroom facilities and picnic shelters for users of the Natural Park are an allowable use on Tract 6. All other conservation easement documents are silent on the topic. Tract 6 allows for the development of these structures not to exceed 5,000 square feet of impervious surface, to be located away from the drip-line of mature trees and over 50 feet from Flat Creek. Furthermore, the construction and maintenance of these structures should not damage any existing mature trees (Tract 6). Lighting of the bathroom facilities entrances are also allowed. Impacts from the potential development of a bathroom facility and picnic shelters on Tract 6 would result from the removal of natural vegetation and human disturbance to wildlife. The conservation easement does not address the seasonality of use for these facilities. However, the Teton County Parks and Recreation Department generally operates public bathrooms on a seasonal basis locking and winterizing them beginning October 1st (www.tetonparksandrec.org). Limiting the amount of potential human disturbance associated with these facilities during the fall, winter and spring months when ungulates are using the Karns Meadow property for daily and seasonal movements as well as for winter foraging and cover habitat would thereby limit the impacts from the development of these facilities on wildlife. The location of these facilities on Tract 6, which is primarily away from the Flat Creek corridor willow system, lessens the impacts from human disturbance on the breeding and foraging habits of wildlife species such as songbirds, waterfowl, shorebirds, mammals and amphibian species using this riparian system during the summer months.

An alternative to the construction of a bathroom facility on Tract 6 could be to build a public bathroom within or attached to the START Bus Transit Center located approximately 300 feet to the southwest. The construction of picnic facilities could then be in the absence of water and electric utilities and contained to a smaller footprint thereby lessening potential impacts to natural vegetation.

HABITAT IMPACT ASSESSMENT

A habitat impact assessment at the most basic level focuses solely on the direct impacts to vegetation. However, a complex property such as Karns Meadow that contains both upland and wetland ecological systems, crucial winter ranges and known wildlife movement corridors, would not be well served by a habitat assessment focused solely on the vegetative component of habitat. A species habitat is the combination of all the natural resource and location characteristics that a particular species needs to thrive throughout the year. Additionally, a species' specific habitat requirements may change seasonally. Strategies some species use to fulfilling their habitat requirements include migration and short distance, daily movements. Therefore, the habitat impact assessment below addresses both a generalized assessment of impacts to vegetative cover as well as an assessment of impacts to habitat viability and movement from fragmentation, human use and lighting. While specific development plans may result in additional impacts, those listed below represent an initial filter to assess impacts.

Impact to Vegetative Cover

Under Town of Jackson Land Development Regulations (Town of Jackson, 2018), impacts to vegetation are calculated based on direct impacts to the vegetative cover types through the removal of vegetation. Within the context of Karns Meadow, impacts to vegetation could also include indirect impacts resulting from a change in water regimes. Thirty-nine percent (39%) of Karns Meadow is delineated as wetlands (Appendix F). The Karns Meadow wetland *complex* is defined as the combined area of wetlands, open water, associated development buffers and small areas of uplands contained within these delineated wetland and water features. The wetland complex therefore constitutes 24.6 acres or 59% of Karns Meadow. If development were to occur, or the water regime were to be altered, within this wetland complex, impacts to the wetland resources would be expected.

Furthermore, direct impacts to vegetation may also result from unorganized human disturbance such as social trails and camping as is currently present in the meadow. Current human use is at low levels therefore direct impacts tend to be the trampling of vegetation as opposed to the removal of vegetation. Nonetheless, an increase of human disturbance along social trails would correlate to an increase in impacts to vegetation cover types.

The invasion of weed species (i.e. non-native species) into natural communities is another impact to natural vegetation that is difficult to quantify but has an impact on both vegetative natural resources as well as the quality and quantity of forage available for wildlife species. Non-native vegetation is able to establish faster and grow in less than ideal conditions thereby outcompeting native vegetation. Over time, competition from non-native species will begin to dominate an area over native species.

Initial, conceptualized calculations for minimum direct impacts to vegetation from proposed development projects include the following (Figure 7):

Table 4. Conceptual Direct Impacts to Vegetative Cover

DEVELOPMENT	WETLAND (ACRES)	UPLAND MEADOW (ACRES)	DISTURBED (ACRES)	TOTAL (ACRES)
LOOP PATHWAY INCLUDING EQUESTRIAN TRAIL	0.2	1.8	-	2.0
RESIDENTIAL DEVELOPMENT	-	0.2	0.3	0.5
TOTAL	0.2	2.0	0.3	2.5

Impact to Wildlife Habitat Viability and Movement

Impacts to wildlife are more complex than impacts to vegetation because the majority of impacts to wildlife are indirect, seasonally dependent, and based on variables that affect specific species in different ways. The assessment is further complicated by the fact that wildlife move. The statement that wildlife move is obvious but often proposed as a possible solution (which it is not) rather than acknowledged as a complicating factor in an impacts analysis.

All wildlife species have specific habitat requirements based on annual life cycles (e.g. crucial winter range, parturition areas, nesting habitat, foraging habitat, resting cover, etc.) as well as activity (e.g. breeding, foraging, migration and movement). Habitat viability and movement corridors for each species are important considerations within the broader context of impacts from development. Use of an area by a particular species does not equate to that area providing high quality habitat. Often, particularly when species are squeezing out an existence in close proximity to humans, marginal habitat is used even though it does not provide the highest quality natural resources and characteristics needed for species to thrive. When using marginal habitat, wildlife species may also suffer from higher stress levels resulting in higher energy output, decreased physical fitness and unsuccessful breeding attempts. Increased stress levels are particularly damaging to wildlife species during crucial portions of the annual cycle when a species' margin of error for survival is limited (e.g. winter and spring for ungulates and the spring/ summer nesting and brooding season for avian species).

Karns Meadow is an important bottleneck in the movement patterns of wildlife, particularly mule deer, moose and Trumpeter Swans, providing dark skies, cover habitat, nutritious forage and a riparian corridor with limited to no human disturbance during the fall, winter and spring. This statement has been continually stated over the past two plus decades in town and county documents including:

- JHWF 1994 Wildlife Collisions Report
- Karns Meadow Baseline Report (Segerstrom & Dittmar, 2003)
- Wyoming Game and Fish Pathways Comment Letters (WGFD, 2012)
- Jackson/ Teton County Comprehensive Plan (Jackson/ Teton County Planning, 2012)
- START Bus Facility Environmental Analysis (Alder Environmental, 2012)
- WYDOT/ Conservation Research Center's Mule Deer Movement and Habitat Use Patterns in Relation to Roadways in Northwest Wyoming (Riginos, et al., 2013)
- Teton County Wildlife Crossings Master Plan (Huijser, et al., 2018)

A bottleneck is an area where wildlife's movement patterns are constricted by "topography, vegetation, landscape features or development" (Kauffman, et al., 2018) and furthermore "the potential to disrupt... or disturb animals is exacerbated in these narrow regions [bottlenecks], especially when alternate routes do not exist" (Kauffman, et al., 2018). The cumulative effects of development pressures (both inside and outside of the property), changes in habitat quantity and quality and human use disturbance all contribute to the overall viability of the habitat. Three foundational, but often overlooked, concepts that affect habitat viability and movement areas, are impacts resulting from fragmentation, artificial lighting and human recreational use.

Fragmentation

Karns Meadow provides the last remaining, large section of unfragmented habitat in the Town of Jackson from both an aquatic and a terrestrial perspective. This section of Flat Creek is also the last remaining, intact riparian community with natural vegetation on *both sides* of the creek. This intact riparian community is constricted at the northern and southern ends where Flat

Creek enters and exits Karns Meadow by roads (Broadway and Snow King) and associated automobile bridges. Nonetheless, the riparian community, and Flat Creek itself, provide aquatic connectivity from the northeast to the southwest through Karns Meadow. From a terrestrial perspective, this intact riparian corridor, inclusive of associated uplands, is the last remaining terrestrial connection of undeveloped lands through the Town of Jackson and provides connectivity to public lands to the north and south. Maintaining connectivity of the landscape is essential to maintaining migration and movement patterns as well as the health of an ecosystem.

A loss of this connectivity is fragmentation at the landscape scale. Impacts to wildlife resulting from an increase in fragmentation at the landscape scale includes the loss of migration and movement corridors with both regional and population level impacts, a loss of wildlife's ability to adapt to changing development pressures because they cannot adjust their use to neighboring viable habitats and a decline in the overall habitat quality (Smith & Wachob, 2006). Marginal habitat likely does not provide all of the natural resources needed to sustain life. However, the ability to connect marginal habitats does allow wildlife species to access the natural resources needed through a combination of neighboring locations. If movement corridors are lost, then a species' ability to "squeeze out a living" is lost and the area no longer contributes to viable habitat.

Fragmentation at a finer scale is an impact to intact vegetation communities such as the willows within Karns Meadow. When sections of the willow community are removed, such as for the construction of a path through the willow community, there is an increase in edge effects. Edge effects result in impacts such as greater access to interior locations for nest predators and disturbance by humans and pets in areas that were previously undisturbed, interior habitat. Karns Meadow, as with other natural areas experiencing pressure from human development, has seen an increase in corvid populations (e.g. Magpies) and other avian predators (CRC, 2009-2013). The fragmentation of this willow community would result in an increase of nest predation on songbirds and other avian species that rely on the density of the willow community for shelter and protection. Fragmentation would thereby lessen the habitat quality of the willow system. The long-term study of songbirds in Karns Meadow has reported approximately 60 bird species, including over 40 songbird species (CRC, 2009-2013). In addition to songbirds, Karns Meadow provides habitat to waterfowl and Trumpeter Swans all of which are susceptible to human disturbance. The location of powerlines in the area (some of which are high-powered) increase the dangers of waterfowl flushing from disturbance (WGFD, 2012).

Human Use

The area around a road, trail, pathway or other human disturbance corridor where wildlife change their behavior based on the disturbance element (e.g. automobile, recreating human, pet, etc.) is referred to as the area of influence. Within the area of influence, wildlife experience higher stress levels, display a higher level of vigilance (e.g. forage less) and generally display reactions to the disturbance similarly to how they would react to a predator. In a study of mule deer road crossings in Western Wyoming, deer were found to be more vigilant within 100-200 meters of roadways (Riginos, et al., 2013). Similarly, in a study of mule deer reactions to recreating humans (e.g. hikers and mountain bikers) on Antelope Island in Utah, mule deer exhibited a higher probability of flushing within 100-meters of the disturbance (Taylor & Knight, 2003). Interestingly, mule deer were often observed to flee only to the nearest cover before stopping and flight distances were greater in the morning than in the evening which may have indicated a higher importance of evening feeding (Taylor & Knight, 2003). Mule deer may take

greater risks (not moving away as quickly or as far) in order to continue with high importance activities (e.g. foraging). This scenario would certainly correlate to mule deer's reluctance to react to a disturbance during the wintertime when energy conservation and foraging abilities are of utmost importance.

Interestingly, the Taylor and Knight (2003) results in Utah did not differ in area of influence between mountain biking and hiking on a trail. However, their results did differ between on-trail and off-trail recreation. This may have been because on-trail recreation became somewhat predictable while off-trail recreation was more non-predictable. Nonetheless, "even on-trail recreation may have negative consequences for wildlife and could result in displacement from otherwise suitable habitat" (Miller, Knight, & Miller, 2001; Taylor & Knight, 2003). Additionally, an "area of influence will increase if recreationalists allow their dogs to roam away from a trail" or give chase to the wildlife (Miller, Knight, & Miller, 2001). Therefore, suitable habitat may become unsuitable through the impacts of recreational use on wildlife particularly in areas where the timing of recreational use and wildlife use are aligned (Taylor & Knight, 2003).

These studies of impacts on mule deer from recreational use have direct implications for a potential increase of recreation use in Karns Meadow. Mule deer and moose use of Karns Meadow is typically highest during the evening and morning hours, particularly in the winter months. Therefore, the impacts of recreational use in Karns Meadow would be greatest when impacting crucial wildlife activities such as resting in cover habitat and foraging between dusk and dawn. Greater impacts to wildlife use of an area contribute to a decrease in that area's viability as suitable habitat. A decrease in suitable habitat "may be of particular concern where 'islands' of public lands are surrounded by urban or suburban development, because wildlife in these areas may not be able to extend their home ranges to include less disturbed habitat (Miller, Knight, & Miller, 2001). If management objectives include minimizing disturbance to wildlife habitat, new trails should follow existing edges and avoid water and forage resources, wildlife travel corridors, and escape terrain" (Taylor & Knight, 2003).

Artificial Lighting

Artificial lighting is an important issue within the discussion of wildlife and human conflict. The majority of the research on lighting is focused on wildlife-vehicle collisions and, within this body of research, much of the work studies how lighting affects the driver's ability to see wildlife rather than the effects of lighting on wildlife's ability to navigate a roadway. Nonetheless, there are elements of this research which can be informative to an analysis of the impacts of lighting for human purposes on the suitability of habitat for wildlife.

The ability of wildlife species to adjust their vision to a change in light, particularly a rapid change such as a streetlight, is as varied as the species themselves. While bright lights have a blinding effect on Trumpeter Swans (to such an extent that this is one technique used for capture), ungulates tend to have some capacity to adjust to a sudden change in light. Nonetheless, ungulates' eye structure does not allow their vision to adjust immediately and they will undergo a period of blindness (Rich & Longcore, 2006) much like humans. Therefore, "from the animal's perspective, less is better... The lowest possible lighting level consistent with human safety is the best for mammals crossing roads" (Rich & Longcore, 2006).

Furthermore, "street lighting negatively affects a mammal's ability and willingness to cross a road or to move through any area with artificial night lighting" (Rich & Longcore, 2006). This research finding was echoed in the Teton County Wildlife Crossings Master Plan (2018) through the recommendation that "streetlights would not be installed near the suggested wildlife

overpass on Broadway so that wildlife [are] not discouraged from using the overpass” (Huijser, et al., 2018; pg. 103-104).

It follows then that the insertion of lighting into a currently dark area of habitat would negatively affect that area’s use by wildlife and therefore the viability of the habitat.

Recommendations from the literature to maintain landscape corridors include “the general rule that less light is better for animal movement” (Rich & Longcore, 2006) and “an obvious solution to managing negative effects of road lighting in conservation areas is to avoid the use of road lighting altogether” (Blackwell, DeVault, & Seamans, 2015).

Project Vicinity Impact Statement

As the development density increases around Karns Meadow (Figure 8), this increase in neighboring density has an effect on the natural resources and habitat quality for wildlife within Karns Meadow. Current, approved development projects slated for adjoining parcels to Karns Meadow include the residential development of the Sagebrush Apartments which will house 90 units and allow pets, the development of a carwash north of the START Bus Barn property and the expansion of the START Bus Barn facility to encompass the full development potential of its parcel. These projects are in addition to the development of residential units on the eastern portion of Tract 4 as well as the potential increased density of housing development along Flat Creek Drive approved by the recent zoning change from Neighborhood Low Density (NL-1) to Neighborhood High Density (NH-1). Other future development immediately adjacent to Karns Meadow could include the redevelopment of mixed-use parcels along Broadway (Commercial Residential-3; CR-3) and the development of currently vacant lots along Rodeo Drive (Neighborhood Low Density-2; NL-2). Intermixed with this existing, planned and potential development, neighboring conservation easements are located to the south of Karns Meadow connecting the Karns Meadow conservation easements with USFS lands.

In the presence of increased development pressures from outside of the meadow (Figure 8), protecting and enhancing the movement corridor (e.g. installing a wildlife overpass) through the project vicinity as well as protecting and enhancing the habitat quality within Karns Meadow is critical to upholding the conservation values and purposes of the conservation easements. The increase in development in the project vicinity increases the importance of preserving, protecting and enhancing the natural resources within Karns Meadow. Healthy, well-functioning ecological systems and the natural resources (e.g. vegetation, hydrology, soil and wildlife) that contribute to those systems will likely persist and withstand greater development pressures from outside of the meadow than marginally functioning systems could. If development surrounding the meadow continues to increase, repercussions within the meadow could be the cessation of wildlife movement through Karns Meadow connecting the habitats found on East Gros Ventre Butte with Snow King Ridge, an increase in light and noise pollution within the meadow that could lessen the habitat quality for wildlife species requiring dark, cover habitat, an increase in run-off from incremental increases in surrounding non-permeable surfaces, a potential increase in unorganized, human and domestic pet disturbances within the meadow during crucial seasons for wildlife and a decrease or elimination of escape routes for wildlife.

While there is a threshold of use on the Karns Meadow property that may convert marginal habitat to non-viable habitat, there is also likely a threshold of use in the project vicinity which will block movement into the meadow as well as contribute to the degradation of habitat within the meadow. In order for Karns Meadow to continue to function as an intact ecological system, provide natural resources for wildlife, uphold the easements’ conservation values and purposes and fulfill the Comprehensive Plan’s vision of ensuring the protection of wildlife habitat, future development, redevelopment and zoning changes in the project vicinity must consider cumulative impacts to the meadow during the planning process.

Threatened and Endangered Species

No known threatened or endangered plant or vertebrate species were observed while on the property. It is unlikely that the species listed below would pass through or be located on the property. However, a property such as this adjacent to USFS and other public lands could be subject to a wide variety of vertebrate species' movement patterns.

While the USFS lands to the south of the project area (Snow King Ridge) are mapped as critical lynx habitat, it is unlikely that this area is used extensively by Canada lynx. Canada lynx require dense conifer forest containing healthy snowshoe hare populations (their primary food resource). While the Snow King Ridge could potentially support Canada lynx, the human disturbance in this area likely limits the true functionality of this habitat, particularly during the summer months. The mapping of critical lynx habitat is done at a broad scale and includes an expansive portion of USFS lands within northwestern Wyoming.

USFWS Teton County Species List (USFWS, 2019):

- Canada Lynx (Threatened)
- Grizzly Bear (Threatened)
- North American Wolverine (Proposed Threatened)
- Yellow-billed Cuckoo (Threatened)
- Whitebark Pine (Candidate)
- Canada Lynx Critical Habitat (Designated)

ALTERNATIVES ANALYSIS

The Jackson/ Teton County Comprehensive Plan (Principle 1.4 - Protect and steward open space) states that “small areas can also provide critical habitat and may be just as important to ensuring countywide habitat connectivity”. Karns Meadow is an excellent example of a small area that plays an outsized role in the larger landscape. The preservation of this property and the role it plays in the landscape is best maintained at the point of development proposals and thinking creatively as a community rather than after development has been implemented. To this end, the following are some alternatives to consider with regard to current development discussions.

Pathway

While the conservation easements allow for a year-round, pathway with lighting that is groomed for cross-country skiing in the winter months, this environmental analysis suggests that serious consideration be given to alternative development proposals. Alternatives that would allow the community to have predictable (to wildlife) access to the Karns Meadow property during less crucial seasons (e.g. summer), utilize existing infrastructure and do not substantially increase fragmentation to wetlands and other important vegetative cover types would significantly reduce the impacts to habitat viability and wildlife use of the property. One alternative that could achieve the desired outcomes listed above would be a natural (non-paved) footpath through the meadow utilizing existing, pedestrian access points, clustering with utility easements, in upland areas along the periphery of the meadow and requiring minimal direct impacts to the willow system. This footpath could be coordinated with the allowable development (Tract 1) of a small, fishing platform to provide access for citizens with less physical abilities. The exclusion of winter use, lighting within the interior of the meadow and an independent loop pathway (opposed by WGFD Comment Letter; WGFD, 2012) would be significantly less impactful to the natural resources present on the property. An alternative such as this would better align human use of the property with the management of adjoining USFS lands and conservation easements.

POSSIBLE ALIGNMENT ALTERNATIVES						
Loop Pathway, with lighting, used year-round	Loop Pathway, without lighting, used year-round	Loop Pathway, without lighting, used in summer only	Northern and Western Pathway Segments only, no lighting, in interior, summer only	Northern and Western Pathway Segments only, no lighting, on periphery, summer only	Eastern and Southern Pathway Segments only, no lighting, year-round (duplicative of sidewalks)	Natural walking path (not paved) use current eastern and southern walkways, no lighting, summer use only
MOST IMPACT			LESS IMPACT			

Equestrian Pathway

The development of an independent, equestrian pathway would be duplicative of the existing infrastructure, potentially impactful to wetland resources and potentially costly to maintain. Therefore, it is recommended that equestrian use be combined with that of pedestrians utilizing both current and future infrastructure.

Residential Development

The alternative of higher density housing along the eastern edge of Tract 4 would have significantly more negative impact than what is currently allotted as an allowable use and should not be pursued. Furthermore, alternative design elements that could be implemented in an effort to minimize impacts to the ecological systems of Karns Meadow, while providing housing within the parameters outlined in the conservation easement, could include minimizing lighting on the western/ meadow side of the development, downcast all necessary lighting and implement both interior and exterior design features to minimize light pollution from all windows facing the meadow. For instance, a picture window containing a chandelier projects a significant amount of light outside of the structure. Implementing design features that would minimize light pollution outside of the residence from interior features is recommended.

Parking Lot or Parking Garage

The Tract 5 restrictive covenant allows for “a public parking lot and/ or parking garage, provided that such improvements are designed, constructed, and maintained to protect the natural resources existing on the Trust Parcel and other real property adjoining the Property” (Tract 5). Tract 5’s restrictive covenant does not address the dimensions or capacity of this parking lot and/ or parking garage. As was addressed above, the impacts of a parking garage would be significantly more than those of a parking lot particularly with regard to level of disturbance, light pollution and visual impacts. Alternative approaches to consider would be to minimize the size of proposed parking facilities to those necessary for the proposed use, to limit the facility’s season of use (e.g. summer only) and/ or to combine this facility with the proposed expansions of the START Bus Barn immediately to the west of Tract 5 thereby removing the parking lot/ parking garage use from Karns Meadow.

Lighting in General

Several allowable uses include the addition of lighting (e.g. parking facilities, pathway, park bathrooms, etc.). The Natural Resource Inventory for Karns Meadow specifically calls out the dark nature of this property and the lack of human disturbance at night as one of its unique features (Segerstrom & Dittmar, 2003). Therefore, any lighting associated with development within and on the periphery of the property should be limited to the greatest extent possible. Since 2003, advances have been made in lighting technology that limit the impacts of lighting outside of the intended area. Artificial lighting has been named one of the greatest threats to wildlife biodiversity worldwide and current research interests include the effects of differing color spectrums on wildlife species and humans. Boise State University is initiating an experiment at Colter Bay in Grand Teton National Park that will examine the effects of ecologically friendly lighting on wildlife, humans and wildlife-human interactions (Barber, 2019). The results from this and similar research should be incorporated into any lighting designs proposed for Karns Meadow in an effort to minimize impacts from artificial lighting.

Park Facilities

Tract 6 of Karns Meadow allows the development of park facilities such as a picnic shelter and public restrooms. The conservation easement does not address seasonality. As with other public park facilities in the Town of Jackson, restricting use of these facilities to summer months would minimize impacts to wildlife use of Karns Meadow. One of the primary paths used by mule deer to enter the meadow in the winter months traverses Tract 6 moving from the western parking lot of the Centennial Building toward the cottonwood and willow cover habitat to the south (*pers. observation*, 2013-2019). A potential alternative to building a public bathroom

facility (with exterior lighting) would be to add an easily accessible public bathroom facility to the START Barn/ Transit Center. The public building does not currently have an easily accessible public bathroom but one could be added to future construction phases. This alternative would minimize the need for water and electricity to be installed on Tract 6. The distance from the START Barn to Tract 6 could be less than the distance between the Phil Baux picnic shelter and the public bathrooms on S Cache St. The clustering of restroom facilities with the START facilities could be both cost effective as well as beneficial toward minimizing impacts to natural resources.

An alternative to a picnic shelter could be the installation of an ADA compliant viewing platform, including benches, that would promote the conservation easements' vision of promoting the observation and enjoyment of nature in Karns Meadow. Minimizing this infrastructure would minimize impacts while also promoting the enjoyment of this Natural Park.

CONCEPTUAL HABITAT ENHANCEMENT PLAN

Since specific development plans have not been proposed, a specific habitat enhancement plan cannot be developed therefore conceptual habitat enhancement suggestions are included here. Under Town of Jackson Land Development Regulations (Town of Jackson, 2018), habitat enhancements are typically required for impacts to vegetation. The habitat enhancements suggested here go beyond the basis of 2 acres of mitigation/ habitat enhancements created for every 1 acre of impacted vegetation. Habitat enhancements specific to Karns Meadow could be more productive than traditional habitat enhancements and work toward improving, or enhancing, the overall habitat quality found in the meadow. The following activities would benefit the ecological systems on the property.

Weed Treatment – Weed treatments in Karns Meadow have fallen behind and there is an immediate need to eradicate non-native and noxious species throughout the meadow. These weed species are found in both wetland and upland areas. The thorough treatment of weeds should be addressed before any ground disturbing development activities or increase in human use of the meadow commences. Ground disturbing activities and human use both contribute to the spread of weed species. Therefore, meaningful treatments prior to disturbance as well as on-going treatment activities during and after disturbance are required for the health of the vegetative community present on the property.

Willow Disturbance – Willow systems benefit from disturbance events that promote the regeneration of immature age-classes. The willow plants within this riparian corridor benefit from periodic flooding events and are dominated by mature individuals. Selective trimming, thinning, cutting and planting of the willow stems would add diversity to the age classes present on the property and therefore the long-term health of the willow community and increase the nutritional value of the forage available for wildlife.

Conservation Values and Movement – Nontraditional “habitat enhancements” that protect the conservation values and wildlife movement corridors associated with this property could be beneficial to the long-term health of the ecological systems both on and off the property. The long-term future of the ungulate movement corridor between East Gros Ventre Butte, Karns Meadow and USFS lands to the south is in jeopardy (Huijser, et al., 2018). This “green corridor” as it is referred to in the Teton County Wildlife Crossings Master Plan (2018) is being strained by increased development along the transportation corridors around the meadow. Conservation efforts that could increase wildlife access to and from the property include expansion of the automobile bridges over Flat Creek on Broadway and Snow King Avenue to function as wildlife underpasses as well as a wildlife overpass connecting East Gros Ventre Butte to Karns Meadow. This wildlife overpass was deemed “essential” in the Wildlife Crossings Master Plan to maintain this movement corridor (Huijser, et al., 2018).

RECOMMENDATION: DEVELOP MANAGEMENT AND MASTER PLANS

“Complete a comprehensive site development and resource management master plan for the entire facility” was listed in the 2004 Karns Meadow Park Interim Resource Management Plan as a priority. Fifteen (15) years later, this analysis reiterates the need for a long-term, master plan as well as a short-term, existing conditions management plan.

While a master plan could take a few months to develop, in the short-term, inclusive of the 2019 growing season, some immediate management is needed on the existing conditions. Therefore, the immediate development of a management plan for existing conditions should address:

- an increase in weed management through both Teton County Weed and Pest chemical treatments as well as volunteer group assistance through mechanical treatments,
- regeneration of the willow community through mechanical disturbance techniques (could also be a volunteer group effort),
- continued trash cleanup efforts,
- enforcement of pet policy,
- enforcement of no camping policy, and
- management of upcoming land disturbance activities within the property’s utility easements.

Having addressed some of the immediate needs to improve the existing conditions in Karns Meadow, a long-term, master plan for the property would be recommended. Master plans are a means of ensuring that the community’s vision and goals for the property are incorporated in the future use and associated management. Since 2003, the Karns Meadow properties have been operating under the guidance of the conservation easements. However, much has changed in the Jackson community during the ensuing 15 years including an increase in outside development pressures on the meadow and the wildlife that depend on these lands.

A Karns Meadow Master Plan should address:

- the community’s goals and objectives for the Karns Meadow property,
- a prioritization of allowable uses to be implemented,
- existing utility easements on the property and expected land disturbance activities,
- habitat enhancements to improve habitat quality within the meadow,
- specific and cumulative impacts of the proposed development,
- conservation efforts to assist in mitigating the impacts of proposed development, and
- adaptive management and decision-making strategies to protect the property’s conservation values as allowable uses are implemented.

These components of a master plan would ensure that Karns Meadow continues to provide functional habitat and movement corridors for wildlife, upholds the property easements’ conservation values and purposes and supports the community’s vision. Additionally, there are several utility easements (power, sewer, water, etc.) present on the property. The future management of these easements and associated land disturbance activities have not been addressed in this environmental analysis and should be included in a master plan.

APPENDIX

APPENDIX A: REFERENCES

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APPENDIX B: FIGURES

Figure 1. Vicinity

Figure 2. Vegetation

Figure 3. Water and Wetlands

Figure 4. Elk

Figure 5. Mule Deer

Figure 6. Moose

Figure 7. Impacts and Resource Buffers

Figure 8. Project Vicinity Development

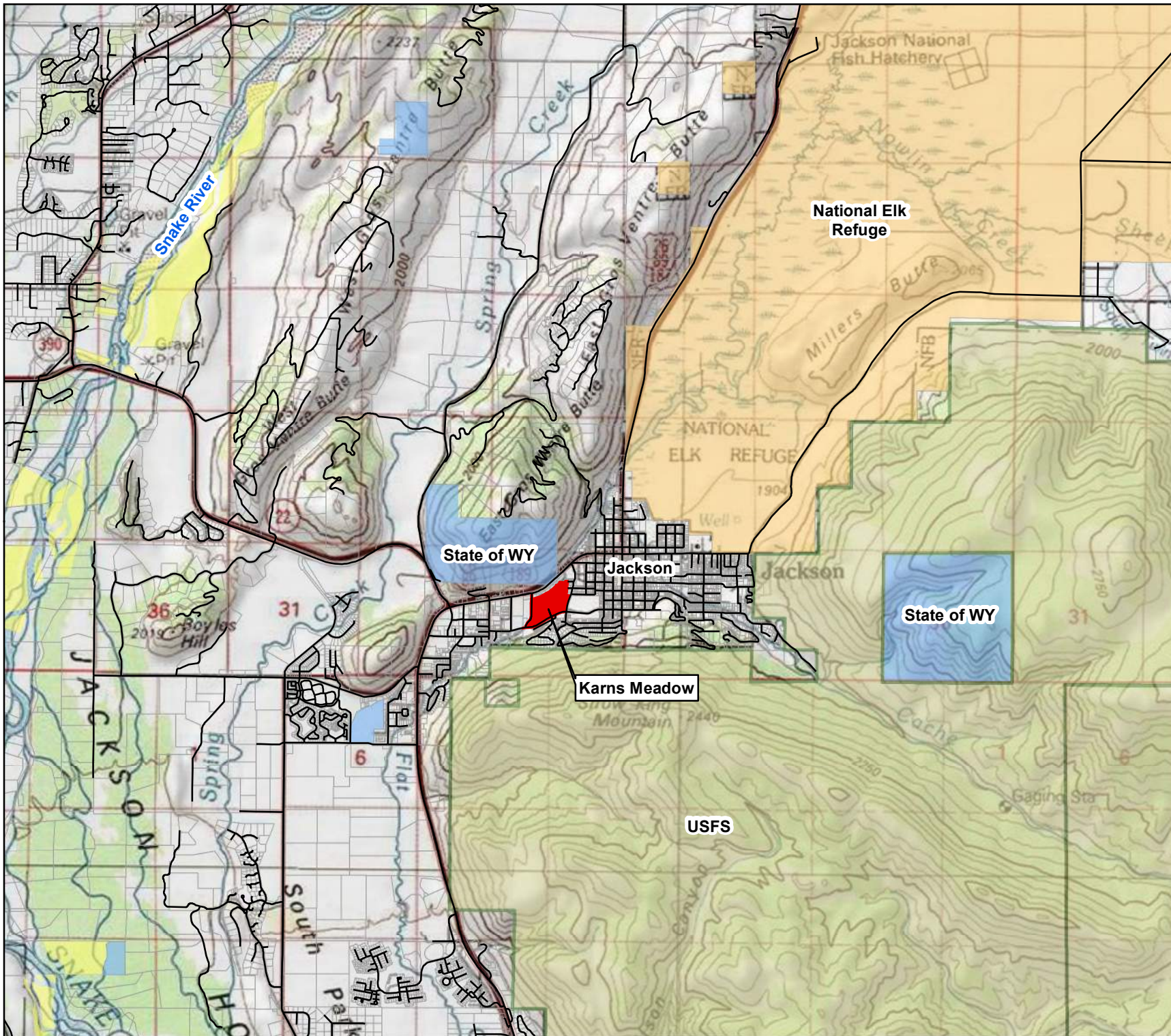
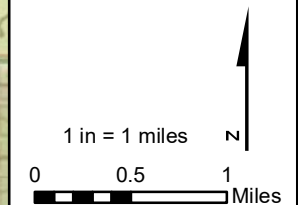


Figure 1:
Vicinity

Karns Meadow Environmental Analysis

Legend

- Roads
- Karns Meadow
- BLM
- National Elk Refuge
- State of WY
- USFS
- Parcels



Sources

- USGS
- Topo
- Teton County
- Roads
- Parcels

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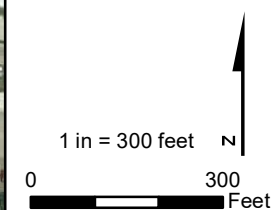


Figure 2:
Vegetation

**Karns Meadow
Environmental
Analysis**

Legend

- Open Water
- Scrub-Shrub Wetland
- Mitigation Willow Plantings
- Emergent Wetland
- Cottonwoods
- Agricultural Meadow
- Disturbed/Developed
- Karns Meadow



Sources
Teton County
- Roads
- Parcels
- 2017 Aerial Imagery

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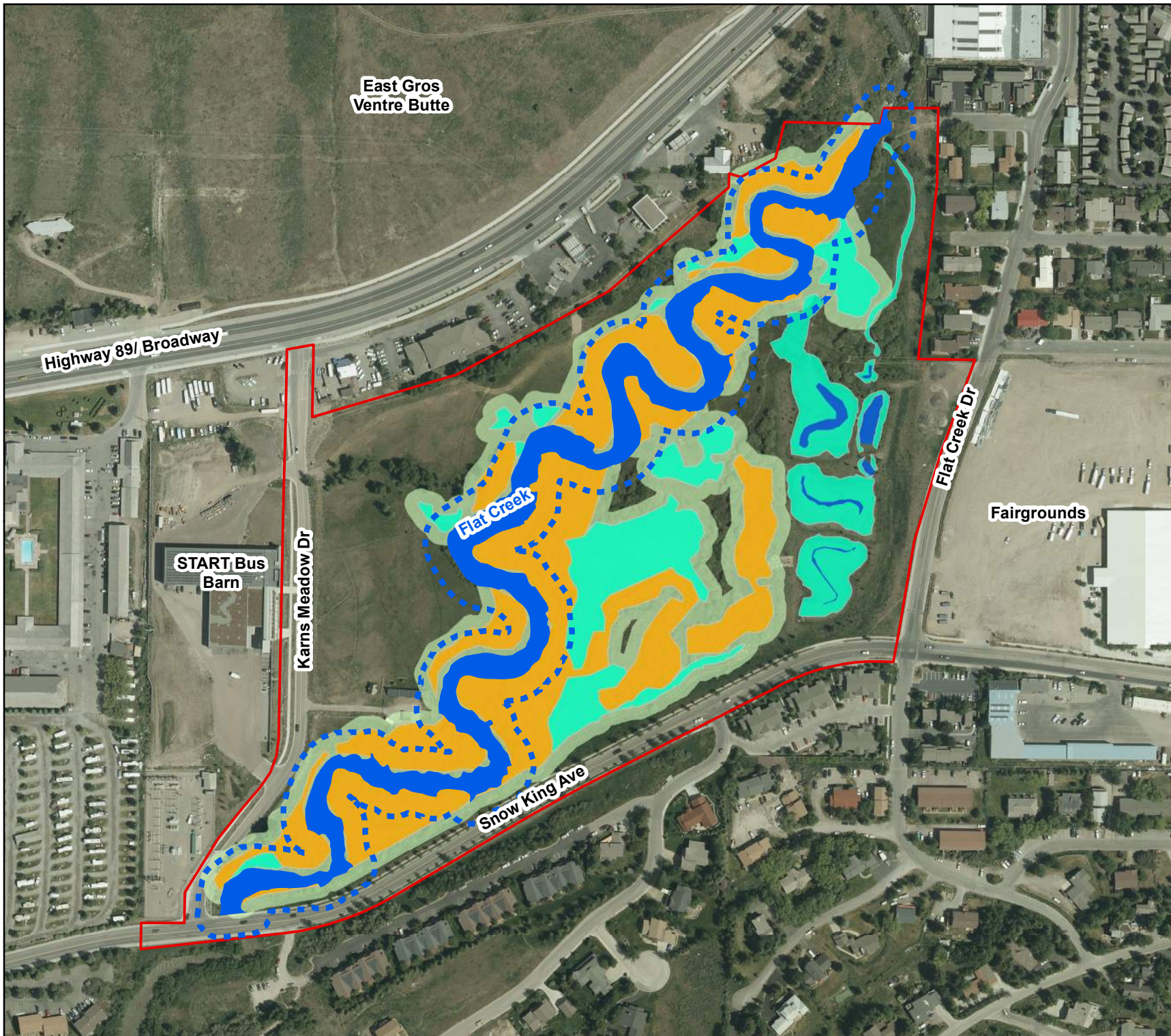


Figure 3:
Water and Wetlands

Karns Meadow Environmental Analysis

Legend

- Open Water
- Emergent Wetland
- Scrub-Shrub Wetland
- 30-ft Wetland Buffer
- 50-ft Stream Buffer
- Karns Meadow

1 in = 300 feet

0 300 Feet

N

Sources

- Pioneer
- ARI
- Teton County
- Parcels
- Aerial Imagery

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Figure 4:
Elk Winter Range
and Migration

**Karns Meadow
Environmental
Analysis**

Legend

- Karns
- 1/2 Mile Vicinity
- WGFD Migration Corridor and Buffer
- Crucial Winter & Winter Yearlong
- Winter & Winter Yearlong
- Mapped Suitable Winter Habitat

1 in = 0.2 miles
0 0.2 Miles



Sources

- NAIP
- 2017 1 ft Aerial
- Teton County
- Roads
- Parcels
- WGFD
- Seasonal Ranges
- Migration Corridor

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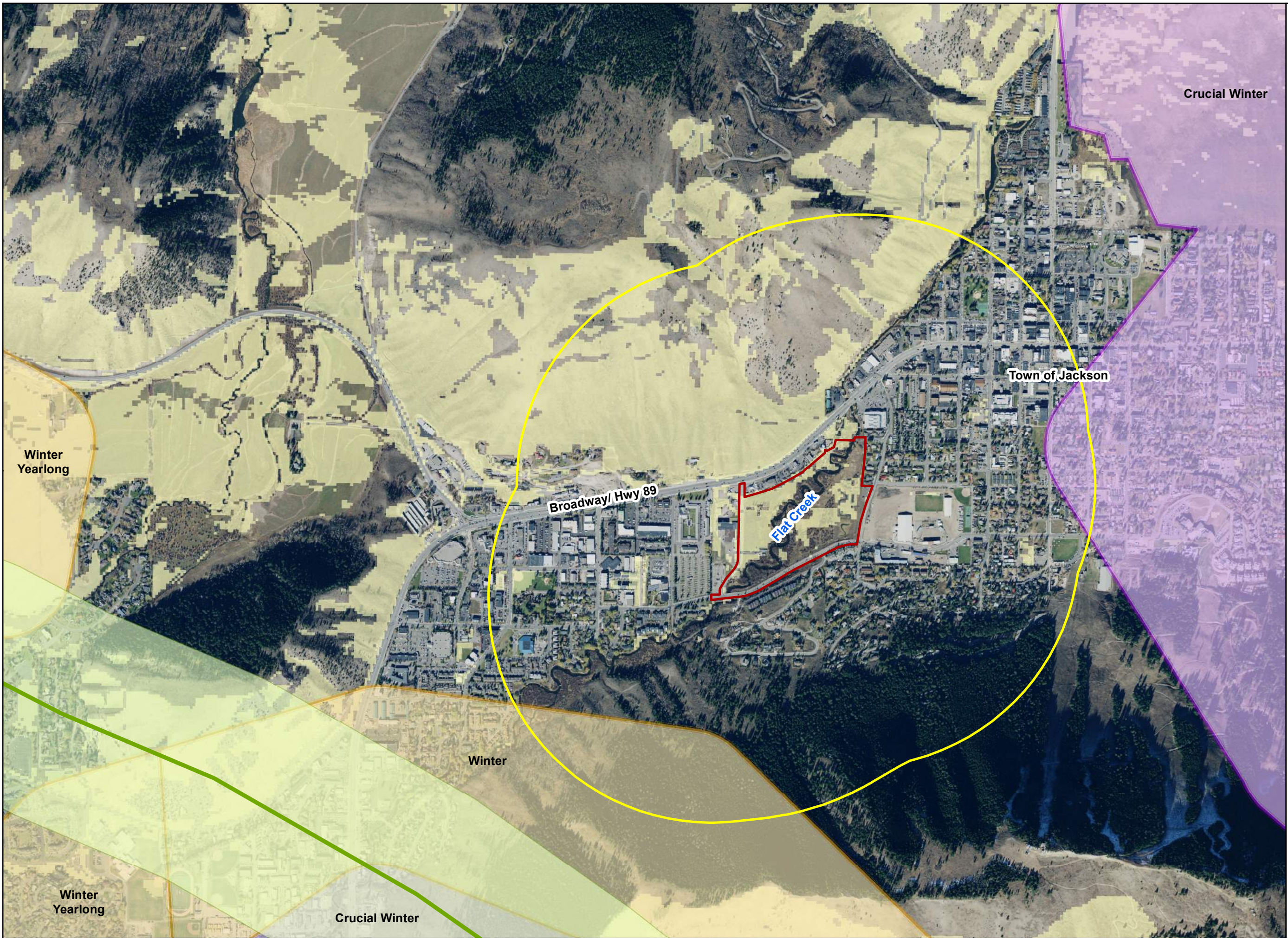


Figure 5:
Mule Deer Winter Range
and Movement

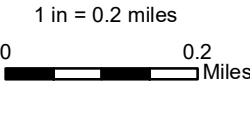
**Karns Meadow
Environmental
Analysis**

Legend

- Karns Meadow
- 1/2 Mile Vicinity
- WGFD Mule Deer Observations
- Deceased - WGFD Mule Deer Observations
- NMJH Mule Deer Observations
- Mapped Suitable Winter Mule Deer Habitat (includes Movement)

WGFD Ranges

- Crucial Winter and Winter Yearlong



Sources

- NAIP
- 2017 1 ft Aerial
- Teton County
- Roads
- Parcels
- WGFD
- Seasonal Ranges
- Observations (2000-2019)
- Nature Mapping Jackson Hole (NMJH)
- Observations (2009-2018)
- May 28, 2019

EcoConnect Consulting LLC
Connecting Ecology and Community
www.ecoconnectjh.com

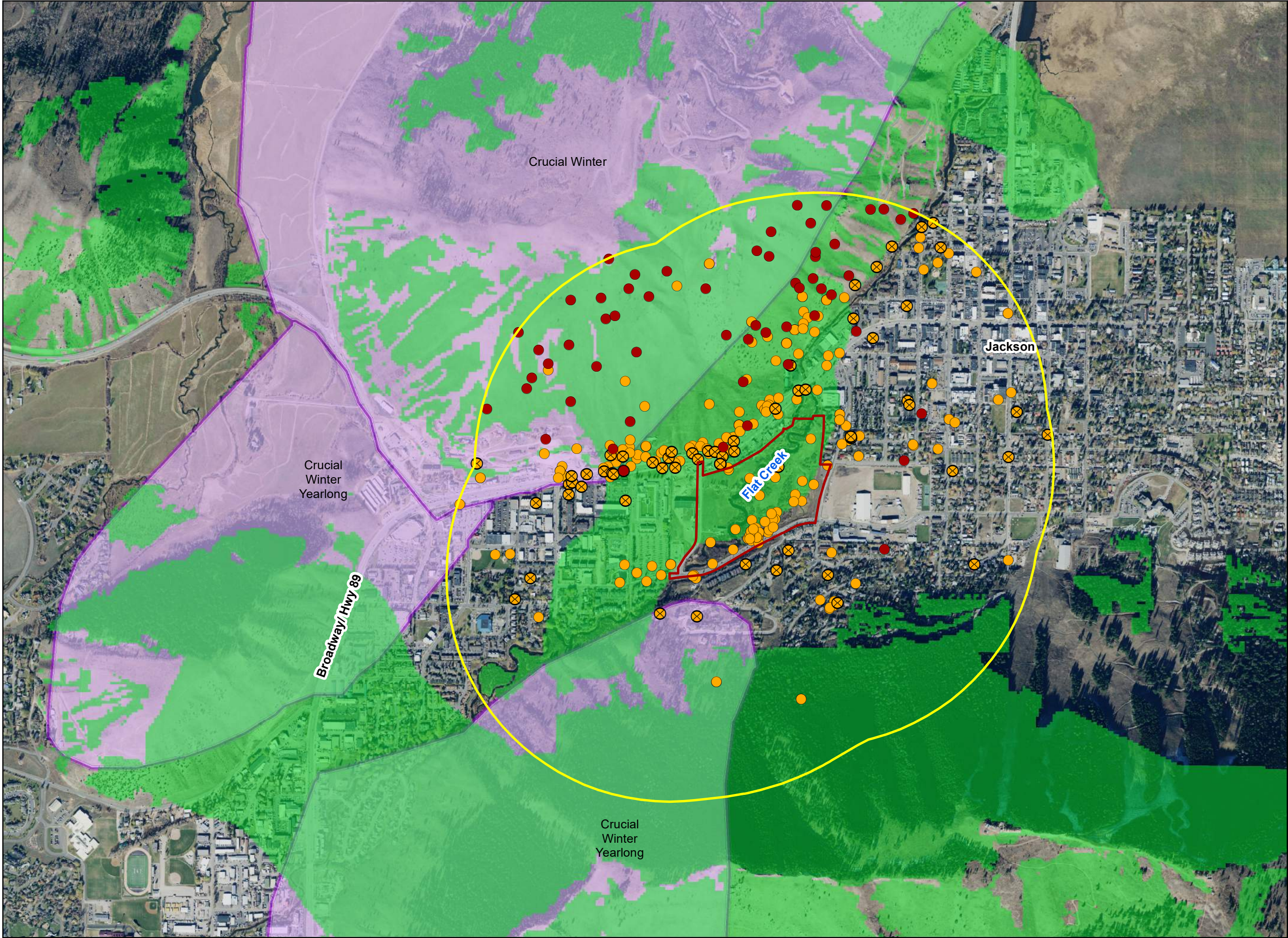
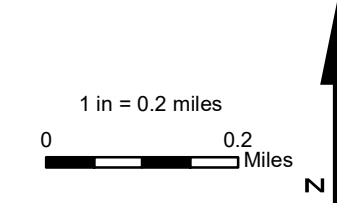


Figure 6:
Moose Winter Range

**Karns Meadow
Environmental
Analysis**

Legend

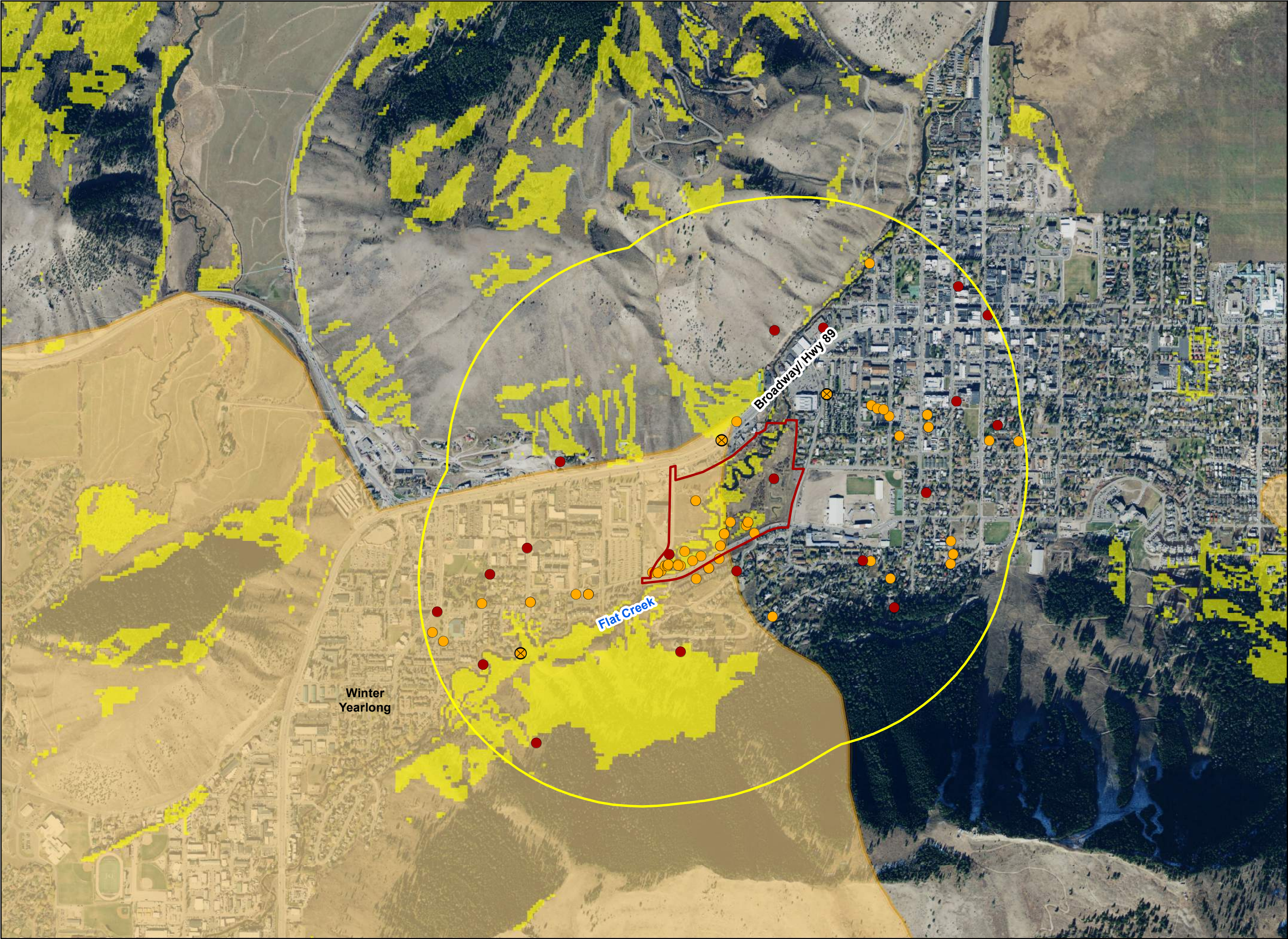
- Karns Meadow
- 1/2 Mile Vicinity
- WGFD Moose Observations
- Deceased - WGFD Moose Observations
- NMJH Moose Observations
- Mapped Suitable Winter Moose Habitat
- WGFD Range**
- Winter Yearlong



- Sources**
- NAIP
 - 2017 1 ft Aerial
 - Teton County
 - Roads
 - Parcels
 - WGFD
 - Seasonal Ranges
 - Observations (2000-2019)
 - Nature Mapping Jackson Hole (NMJH)
 - Observations (2009-2018)

May 28, 2019

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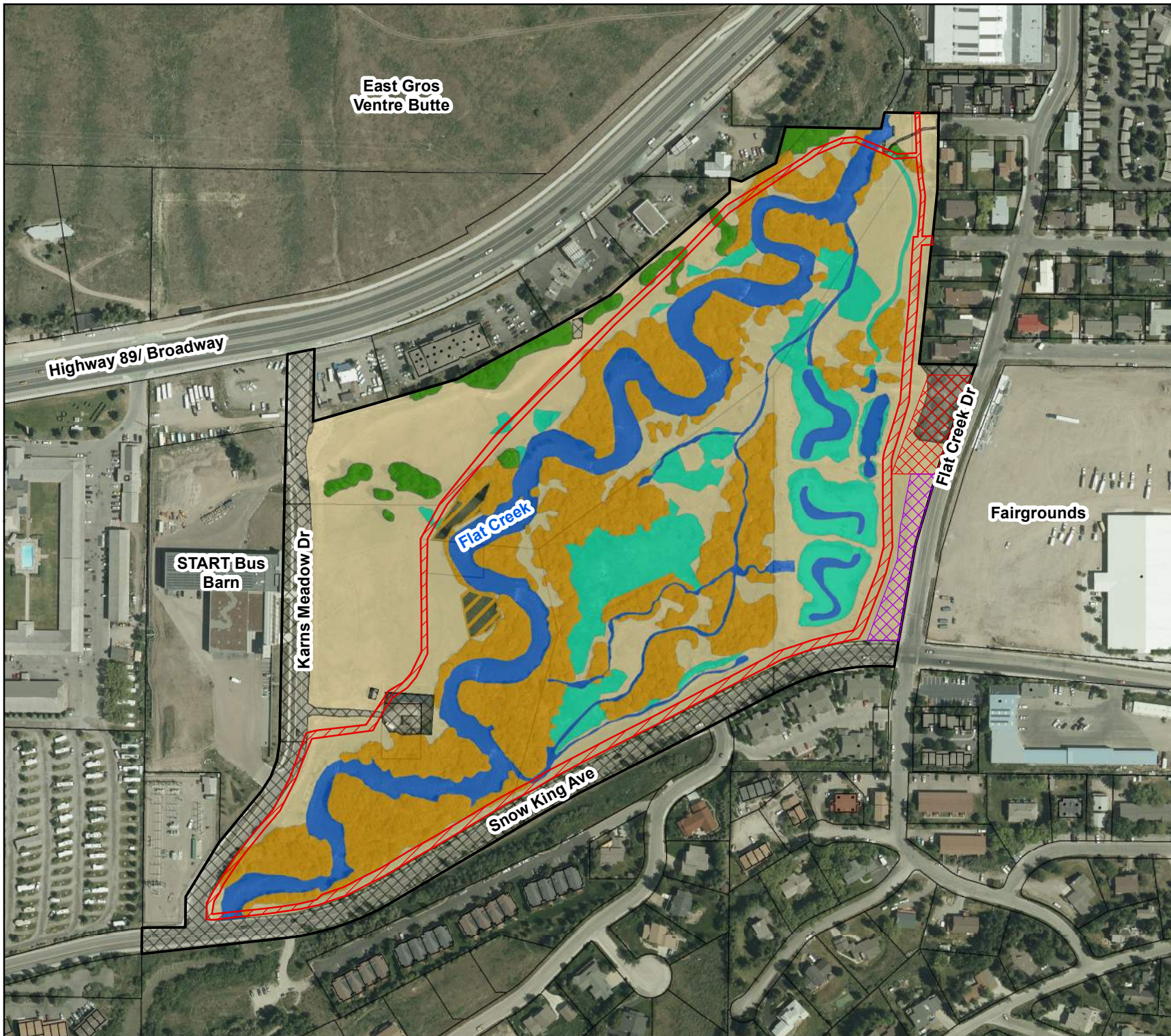
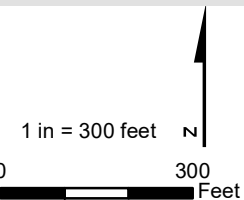


Figure 7:
Conceptual
Direct Impacts

Karns Meadow Environmental Analysis

Legend

-  Pathway
(including
Equestrian)
-  Residential
Development
-  Public Parking
-  Karns Meadow
-  Open Water
-  Scrub-Shrub
Wetland
-  Mitigation Willow
Plantings
-  Emergent Wetland
-  Cottonwoods
-  Agricultural
Meadow
-  Disturbed/
Developed



Sources

- Teton County
- Parcels
- Aerial Imagery

May 28, 2019

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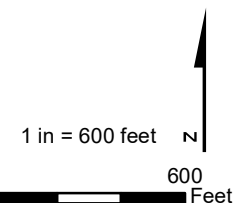


Figure 8:
Project Vicinity
Development

Karns Meadow Environmental Analysis

Legend

- State & Federal Lands
- Conservation Easement
- Permeable Development
- Future Development
- Redevelopment Could Increase Density
- Approved Development
- Developed



Sources

- Teton County
- Parcels
- Aerial Imagery

May 28, 2019

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APPENDIX C: PHOTOGRAPHS



Photo 1. Agricultural meadow, willows, solar panels looking south toward neighboring housing development and Snow King ridge conifer habitat.



Photo 2. Beaver lodge on Flat Creek



Photo 3. Upland meadow and deciduous trees on the northern portion of the property



Photo 4. Willow and meadow interface with social trail



Photo 5. Disturbed area on Tract 6



Photo 6. Flat Creek riparian corridor



Photo 7. Flat Creek riparian corridor, power lines and Snow King ski area in background



Photo 8. Existing residential development east of Karns Meadow



Photo 9. Cache Creek tube confluence with Flat Creek



Photo 10. Pedestrian creek access trail and infrastructure



Photo 11. Constructed wetland stormwater treatment facility



Photo 12. Wildlife movement corridor between East Gros Ventre Butte and Karns Meadow



Photo 13. Snow King Avenue, existing bicycle and pedestrian infrastructure and scrub shrub vegetation



Photo 14. Wildlife tracks indicating winter movement



Photo 15. Wildlife tracks through an open gate along Broadway and Flat Creek accessing Karns Meadow

APPENDIX D: HISTORIC AERIAL IMAGERY

A comparison of aerial photographs from 1945 (the first available) to 2003 (the first easement) to 2017 (the last available photograph) displays how the Karns Meadow property has slowly reclaimed the riparian corridor once agricultural operations ceased as well as how development of the Town of Jackson has continually increased in density around the meadow



1945 – Displays extensive use of the riparian corridor by agricultural operations cultivating crops immediately adjacent to the Flat Creek waterway.



2003 – Density of human development has increased significantly since 1945 on all side of Karns Meadow. While areas of crop cultivation remain visible, the wetland habitat is regenerating.



2017 – Density of human development continues to increase through infill of undeveloped lots particularly to the south in the Karns Hillside Addition neighborhood and along Flat Creek.

APPENDIX E: CONSERVATION EASEMENTS ASSESSMENT

Conservation Easements Assessment Summary Report

Karns Meadow

Town of Jackson

Jackson, WY

Jackson Hole Land Trust – Easement Holder

EcoConnect Consulting LLC

Connecting Ecology and Community

PO Box 13259, Jackson, WY 83002

www.ecoconnectjh.com

CONSERVATION VALUES

“The ‘Conservation Values’ of the Principal Park are its value for public recreational use, its scenic and open space value to the public, and its unique wetland, aquatic and natural habitat. Flat Creek bisects the Principal Parcel and provides an important aquatic habitat for fish, including native cutthroat trout, and an important riparian corridor for other animals.”

Within these conservation values the three pivotal and potentially conflicting values are to support:

- *Public recreational use*
The public recreational use is allowing for informal recreation such as is outlined in the definition of “Natural Park” and is generally in line with allowable uses of public lands.
- *Scenic and open space value to the public*
Broadly speaking, open space has differing values. The open space value highlighted in these easements is that of the view corridors and “publicly significant scenic view[s] of open meadow, Flat Creek and wetlands” as seen from Snow King Avenue and Snow King Mountain. Furthermore, “the Property’s undisturbed and natural characteristics are rare within the Town limits and contribute to its highly valuable scenic open space” (Segerstrom & Dittmar, 2003).
- *Unique natural wetland, aquatic, and riparian corridor including wildlife movement*
The conservation easement, inclusive of the natural resources inventory, recognize the unique location of Karns Meadow and the importance of these easements to maintaining ecological corridors through the developed areas of Jackson Hole. While there are several citations within the easement documents that address these unique ecological features, language under Tract 1’s *Description of Conservation Values* states that the property “provides important, natural wetland, aquatic and riparian habitat for fish and waterfowl and a corridor for wildlife movement due to its location along Flat Creek and its proximity to the Bridger-Teton National Forest, the National Elk Refuge, and lands owned by the State of Wyoming”.

The interplay of these conservation values is important when considering the implementation of allowable uses that need to be “undertaken in a manner that is consistent with the Conservation Purposes”. The easements’ Conservation Purposes “are (i) to preserve the Conservation Values [listed above] (including, but not limited to, the public recreational values) of the Principal Parcel and (ii) to restrict the use of the Principal Parcel to those uses that are consistent with such values and interests”.

For every allowable use that is implemented, there will be both seen and unforeseen impacts to the conservation values and purposes on the easements. As the Natural Resource Inventory states, maintaining both wildlife and natural resource connectivity through the property will be “challenging... but doing so is critical [to] maintaining the conservation values”. Furthermore, “the property’s location is within the only reach of Flat Creek remaining in the Town of Jackson that is natural on both banks and surrounding environs... The manner in which the Property is conserved will, to a degree, determine the function and health of the entire Flat Creek drainage” (Segerstrom & Dittmar, 2003).

Thresholds of activity and impacts from development on natural systems are difficult to assess and include diverse variables. The timeline of human development is much faster than the timeline of ecological adaptation and recovery. The unique location of Karns Meadow within the Town of Jackson and surrounded by human development makes the determination of these thresholds even more difficult. What is too much development? What allowable uses will significantly impact wildlife and which will not? A visual comparison of aerial photographs from 1945 (the first available) to 2003 (the first easement) to 2017 (the last available photograph) displays how this property has slowly reclaimed the riparian corridor once agricultural operations ceased as well as how development of the Town of Jackson has continually closed in on the Karns Meadow property (Figure 8). The “challenging” mandate

to preserve the property's conservation values must be done in a careful and methodical manner as to not overstep through the implementation of allowable uses and cross a threshold that significantly and irreversibly damages the property's conservation purposes and values.

SELECT DEFINITIONS

Natural Park

The term "Natural Park" shall refer to a public park the use of which is limited to informal and limited public recreational use including fishing, hiking, biking (limited to the pathways provided for in Subsections III.C.2.(a) and (b)), cross-country skiing, handicapped access, picnicking, and other informal recreational activities not requiring alteration of the existing natural condition of the Principal Parcel such as kite flying, and playing catch or Frisbee.

Uses excluded from the term Natural Park include recreational uses requiring significant improvements or other alteration of the natural condition of the Principal Parcel, such as playing fields, sports arenas, ice rinks, or other intensive uses or uses inconsistent with preservation of the existing natural features of the Principal Parcel."

Informal and Limited Public Recreational Use

The phrase "informal and limited public recreational use" shall refer to use by individual members of the public as opposed to use by organized sports teams, leagues, etc., whether or not such teams, etc. are comprised of professionals or amateurs, children, youth, or adults, and whether or not associated with a school. The phrase shall include groups engaging primarily in wildlife observation and/ or study, or social activities such as picnics.

ALLOWABLE USES							
ALLOWABLE USE	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5*	TRACT 6	NOTES
CE DATE	12/1/2003	1/26/2005	12/29/2005	5/20/2008	12/2/2008	1/2/2009	
NATURAL PARK	✓	✓	✓	✓	✓	✓	
PUBLIC DRIVE (KARNS MEADOW DRIVE)	✓	silent	silent	silent	✓	✓	
COMBINATION BICYCLE, PEDESTRIAN, CROSS-COUNTRY PATHWAY	✓	✓	✓	✓	✓	✓	
EQUESTRIAN PATHWAY	✓	silent	✓	✓	silent	silent	
WOODEN SIGNS	✓	✓	✓	✓	silent	silent	Unlighted, wooden or simulated wooden pathway signs
FISHING PLATFORM	✓	silent	silent	silent	silent	silent	Size restrictions, N side of Creek
DIKE OR LEVEE ON THE WEST SIDE OF FLAT CREEK	✓	✓	silent	silent	silent	silent	>50 ft from Flat Creek
THAW WELL	✓	✓	silent	silent	silent	silent	>50 ft from Flat Creek
THAW WELL ACCESS	✓	silent	silent	silent	silent	silent	
WATER WELL	silent	silent	✓	✓	✓	✓	>50 ft from Flat Creek
SNOW KING AVENUE AND IMPROVEMENTS	✓	silent	✓	✓	silent	silent	Current location
PLANTING	✓	✓	✓	✓	silent	✓	
CHEMICAL USE	✓	✓	✓	✓	silent	✓	Limited use – see definition
REMOVAL OF VEGETATION	✓	✓	✓	✓	silent	✓	Limited use – see definition
HABITAT IMPROVEMENTS	✓	✓	✓	✓	silent	✓	
USE OF VEHICLES	✓	✓	✓	✓	silent	✓	Primarily for maintenance purposes
SCIENTIFIC STUDY AND EDUCATIONAL USE	✓	✓	✓	✓	silent	✓	
RECREATIONAL ACTIVITIES	✓	✓	✓	✓	✓	✓	See definitions; Tract 6 – paraglider
COMMERCIAL PHOTOGRAPHY	✓	✓	✓	✓	silent	✓	
PARKING LOT	silent	silent	silent	✓	silent	silent	Location shown on CE map
PARKING LOT AND/ OR PARKING GARAGE	silent	silent	silent	silent	✓	silent	Undefined location. Must “protect the natural resources”
LIGHTING ON PATHWAYS, DRIVE, PARKING LOT	✓	silent	silent	silent	✓	silent	
PUBLIC BUS STOP	silent	silent	silent	silent	✓	silent	
SPECIAL EVENTS	silent	silent	silent	silent	✓	✓	No more than 6 annually
MAINTENANCE ACTIVITIES	silent	silent	silent	silent	✓	✓	mowing bush hogging, etc
BATHROOM FACILITIES	silent	silent	silent	silent	silent	✓	
PICNIC SHELTER	silent	silent	silent	silent	silent	✓	
STORMWATER TREATMENT PLANT	silent	silent	silent	✓	silent	silent	Completed constructed wetlands
RESIDENTIAL DEVELOPMENT	silent	silent	silent	✓	silent	silent	Restrictions on size and use
HOME OCCUPANCY USES	silent	silent	silent	✓	silent	silent	Of residential development

PROHIBITED USES							
PROHIBITED USE	TRACT 1	TRACT 2	TRACT 3	TRACT 4	TRACT 5*	TRACT 6	NOTES
CE DATE	12/1/2003	1/26/2005	12/29/2005	5/20/2008	12/2/2008	1/2/2009	
IMPROVEMENTS	✓	✓	✓	✓	✓	✓	Other than allowable uses
LAND DIVISION	✓	✓	✓	✓	✓	✓	
SNOW STORAGE	silent	silent	silent	silent	✓	silent	Use extinguished after residential development at START Barn
MINING AND MINERAL EXTRACTION	✓	✓	✓	✓	✓	✓	
COMMERCIAL AND INDUSTRIAL USE	✓	✓	✓	✓	✓	✓	
WATER RIGHTS TRANSFER	✓	✓	✓	✓	✓	✓	
DUMPING AND STORAGE	✓	✓	✓	✓	✓	✓	
SOUND AMPLIFICATION AND FIREWORKS	✓	✓	✓	✓	✓	✓	
SPECIAL EVENTS	✓	✓	✓	✓	✓	✓	Except as allowed
HUNTING	✓	✓	✓	✓	✓	✓	
NIGHT-TIME USE	✓	✓	✓	✓	silent	✓	closed 10PM – Sunrise
VEGETATION REMOVAL	✓	✓	✓	✓	silent	✓	
ALTERATION OF HABITAT	✓	✓	✓	✓	silent	✓	
GRADING AND FILLING	✓	✓	✓	✓	silent	✓	
INTRODUCTION OF NON-NATIVE SPECIES	✓	✓	✓	✓	silent	✓	
USE OF CHEMICALS	✓	✓	✓	✓	silent	✓	
ROADS AND TRAILS	✓	✓	✓	✓	silent	✓	Except as allowed
USE OF VEHICLES	✓	✓	✓	✓	silent	✓	Except as allowed
PETS	✓	✓	✓	✓	silent	✓	Except leashed on pathway
MANIPULATION OF WATER COURSES	✓	✓	✓	✓	silent	✓	
CAMPING AND FIRES	✓	✓	✓	✓	silent	✓	

silent = Conservation easement is silent on whether these items are allowable or prohibited uses

* JHLT holds a restrictive covenant on Tract 5 rather than a conservation easement

APPENDIX F: AQUATIC RESOURCES INVENTORIES

Aquatic Resources Inventory Report

Karns Meadow

Town of Jackson

Jackson, WY

Provided by Pioneer Environmental Services, Inc.

Aquatic Resources Inventory Report

Karns Meadow

Jackson, Wyoming

Prepared for:

Megan Smith
EcoConnect Consulting LLC

Prepared By:



PO Box 8849
Jackson, Wyoming 83002
(800) 523-0033
Pioneer@Pioneer-inc.biz

December 6, 2018

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Appendices

Appendix A – Maps and Figures

Appendix B – Photographs

Appendix C – Wetland Determination Data Sheets

Appendix D – Map Unit Descriptions from the Teton County Area, Wyoming Soil Survey

1.0 Introduction

Pioneer Environmental Services, Inc. (Pioneer) was contracted by EcoConnect Consulting LLC. to complete an Aquatic Resources Inventory (ARI) for the Karns Meadow property in Jackson, Teton County, Wyoming. The work was authorized by an agreement between EcoConnect and Pioneer, to fulfill a request from the Town of Jackson Administration for a complete Environmental Assessment for the Karns Meadow Pathway Project (Town of Jackson 2018).

The subject property is located within the town of Jackson, Teton County, WY, 83001. Karns Meadow is centrally located, with the START Bus Facility to the west, private parcels to the east, and bordered on the north by Highway 89 and to the south by Snow King Drive: Specifically, PT. SW1/4NE1/4, PT. SE1/ENW1/4 & PT. NE1/4SW1/4 SEC. 33, TWP. 41, RNG. 116, N: 43.47386°, W: 110.77361° (Figure 1).

The 41.6-acre property is comprised of seven separate tracts, each owned by the Town of Jackson, and is zoned in the Town of Jackson as NBHD Low Density (NL-1). The property has been used historically for grazing and agricultural purposes, and is currently preserved as open space in the form of conservation easements and mitigation areas. One tract, located at the northwest corner of the property (Parcel ID# 22-41-16-33-2-00-031), is a public park (Karns Meadow Park).

1.1 Background

In 2018, Friends of Pathways (FOP) proposed a pathway development project within the Karns Meadow property to the Town of Jackson, the current landowner of the property (PAP Request: Karns Meadow Pathway 2015). As a requirement, an updated Aquatic Resources Inventory (ARI) report was conducted by Pioneer Environmental Services in October 2018.

Previous wetland delineations for the Karns Meadow property were conducted on several occasions. Headwaters Ecology delineated the property in 1995 (Headwaters 1995), Intermountain Aquatics, Inc. delineated the property in 2007, and Alder Environmental Consulting, LLC delineated the area in 2010, and included the report in 2014 as part of a Biological Assessment for a NEPA Environmental Review (Alder 2014). Approximately half of the project area has been delineated for wetlands in the past, conducted on the eastern parcel (Tract 4) surrounding the stormwater treatment wetlands (2008; valid through 1/8/2013) and on a portion of the southwestern parcel (Tract 1) in conjunction with the neighboring START bus facility EA (2010; valid through 12/28/2015) (Alder 2014).

Wetlands delineated in 1995 by Headwaters identified 10 ac. of mainly palustrine wetlands dominated by sedges and willows adjacent to Flat Creek. Hydrology sources for the wetlands included mostly areas subjected to flooding from Flat Creek, as well as areas adjacent to leaky irrigation features. Headwaters also noted that many areas have indicators of hydric soils, but lack proper hydrology to make these soils function “hydrophytically” (Headwaters 1995).

Intermountain Aquatics delineated the property in 2007, and found 2.38 ac. of wetland within the property, including both palustrine and scrub shrub wetland types. Wetlands mapped were located primarily along Flat Creek and the existing irrigation channels on the property. Intermountain Aquatics noted the difficulty in determining the boundaries of wetlands and uplands throughout the central portion of the site, due to the presence of hydrophytic vegetation and hydrology from Flat Creek. Intermountain Aquatics concluded that areas with dominant, obligate wetland vegetation species (such as Nebraska sedge (*Carex nebrascensis*), reed canarygrass (*Phalaris arundinacea*), and meadow foxtail (*Alopecurus pratensis*)) do qualify as wetlands, despite no longer receiving water from irrigation canals. These wetland areas are associated with a swale, approximately 1-2 ft. lower in elevation than the upland areas within the site. Because of the close elevation to Flat Creek and associated ground water levels supply sufficient water levels to some areas to support hydrophytic vegetation and hydric soils (Intermountain Aquatics 2007).

Alder delineated the western portion of the property in 2010 and found approximately 0.47 ac. of wetlands, including both palustrine and scrub shrub types, and approximately 0.59 ac. of open water/channel (Flat Creek). The wetlands delineated are located primarily along Flat Creek, with some extending along the old irrigation canals (Flat Creek) (Alder 2010).

The decrease of wetland acreage from the 1995 delineation (Headwaters 1995) is likely due to the cease of irrigation activities on the site, resulting in fewer and smaller wetland areas. In 2018, Pioneer observed similar indicators of hydric soils, hydrophytic vegetation, and overall hydrology patterns as observed by Headwaters, Intermountain Aquatics, and Alder, although the sizes and boundaries of wetland areas have changed slightly. This 2018 Aquatic Resources Inventory Report concurs with the findings regarding the presence of swales and wetlands fed by groundwater throughout the property as described by Intermountain Aquatics (Intermountain Aquatics 2007). This report refines the boundaries of aquatic resources within the Karns Meadow Property, with a detailed inventory of the existing vegetation, soils, and hydrology features.

2.0 Methodology

The property was surveyed on September 15th – 18th, 2018 by Anna DiSanto of Pioneer Environmental Services, Inc., Megan Smith of EcoConnect Consulting LLC, and Anna Senecal of the Wyoming Game and Fish Department (WYGF). The methodologies provided in the *1987 Army Corps of Engineers Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers (USACE) Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)* were followed.

The wetland survey began by first walking the designated area to identify primary vegetation, drainage patterns, and hydrologic features that might be indicators of wetlands as defined by the USACE. Preliminary wetland boundaries were also identified based on aerial photographs. Soils, where present, were analyzed in representative locations inside and outside of the preliminary

wetland boundaries to determine if they qualified as ‘Hydric Soils’ as defined by the USACE. Vegetation within the boundaries was identified and percent cover was estimated based on ocular estimates. Channels and other watercourses were also identified that might qualify as other “Waters of the U.S.” (WOTUS).

All data were recorded on the *USACE Western Mountains – Wetland Determination Form, Version 2.0* (Appendix C). Preliminary wetland boundaries were finalized and delineated using an Archer² GPS with Everglade® wetland delineation software, Version 2.1.

By definition, wetlands are “those areas that are inundated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions” (Environmental Laboratory 1987). Three classification parameters must be met in order for an area to be considered a wetland: hydrophytic plants must be the dominant vegetative cover, hydric soils must be present, and adequate wetland hydrology must be present during the growing season.

3.0 Findings

3.1 Soil Survey –Teton County, Wyoming

Soil information was collected from the *Natural Resources Conservation Services (NRCS) Web Soil Survey for Teton County, Wyoming* (USDA 2018).

Five soil units are identified inside the property, including: 1) Greyback gravelly loam, 0 to 3 percent slopes, 2) Newfork fine sandy loam, 3) Tineman gravelly loam, wet, 4) Greyback-Thayne complex, 10 to 20 percent slopes, and 5) Greyback-Thayne complex, 20 to 30 percent slopes (USDA 2018). The Greyback-Thayne complex soils are mapped at the far northwestern corner of the property, along Karns Meadow Drive, as well as a small portion in the far southeastern corner of the property. These areas are so small and may not actually be present within the property but are mapped according to the boundaries which were drawn at a smaller scale (1:24,000) (USDA 2018). The Greyback-Thayne complex, 20 to 30 percent slopes extends along the southern edge of Broadway Ave; however, the area mapped has since been graded and paved. The Greyback-Thayne complex, 10 to 20 percent slopes extends to the south, and likely was extended on the map farther north than what is actually present in the area. A more detailed description for these soils and those surrounding the property is included in Appendix D.

The only listed hydric soil type present within the project area is Newfork fine sandy loam (USDA 2015). However, Pioneer identified other areas with soils containing characteristics of hydric soils. Most soil samples taken revealed very well drained sandy and sandy loam soil types. The most frequently occurring hydric soil indicators included redox depressions (F8), depleted matrix (F3) and sandy gleyed matrix (S4). Because the soils are well drained and do not stay inundated for a sufficient time period each year, it is likely that hydric soils are prevented from completely developing.

Each sample point was recorded on the appropriate USACE Wetland Determination Data Form for the Western Mountains, Valleys, and Coast Region - Version 2.0 (2010) and are included in Appendix C.

3.2 National Wetlands Inventory (NWI)

The NWI (USFWS 2018) identifies three existing wetland habitat classification types within the property, including: 1) Riverine (R3UBH, R5UBH, and R5UBFx) (Flat Creek), 2) Forested scrub shrub wetland (PSSC), and 3) Freshwater emergent wetland (PEM1C) (Figure 2).

3.3 Vegetation

According to the Teton County vegetation mapping layer (Greenwood 2018), the site is comprised of: disturbed impervious (communications and utilities), disturbed impervious (parking lots), disturbed impervious (road paved), disturbed impervious (structures and driveways), disturbed pervious (lawn and landscaping), flooded wet meadow herbaceous vegetation, irrigated agricultural (cropland and pasture), irrigated agricultural (perennially flooded agricultural fields), irrigation canals, lakes, ponds and reservoirs, mixed ornamental and semi-natural woodlands, mixed *Picea pungens* - *Populus tremuloides* - *Populus* spp. semi-natural planted woodland, mixed planted and introduced grassland herbaceous vegetation, mixed tall deciduous shrubland, non-irrigated agricultural (cropland and pasture), *Populus angustifolia* - *P. balsamifera* riparian forest, *Populus tremuloides* forest, *Salix* spp. shrubland, streams, strip-mines, quarries, and gravel pits, and transitional areas (Figure 3).

During site visits, Pioneer determined that the upland areas within the property are dominated by both native vegetation such as an unidentified wiregrass (*Cymbopogon* sp.), smooth brome (*Bromus inermis*), and slender wheatgrass (*Elymus trachycaulus*). Invasive species are frequently found within the upland areas, including Canada thistle (*Cirsium arvense*), houndstongue (*Cynoglossum officinale*), ox-eyed daisy (*Leucanthemum vulgare*), and musk thistle (*Carduus nutans*).

The shrub stratus in wetland areas and adjacent uplands/riparian zones include narrowleaf cottonwood (*Populus angustifolia*), black hawthorn (*Crataegus douglasii*), coyote willow (*Salix exigua*), thin-leaf alder (*Alnus incana*), meadow foxtail (*Alopecurus pratensis*), gooseberry (*Ribes inermis*), and Bebb's willow (*Salix bebbiana*). The palustrine emergent wetlands located within the property are dominated by Nebraska sedge (*Carex nebrascensis*), hard-stem bulrush (*Schoenoplectus acutus*), field mint (*Mentha arvensis*), scouring rush (*Equisetum hyemale*), blue-joint reedgrass (*Calamagrostis canadensis*), common reed-grass, Kentucky bluegrass (*Poa pratensis*), and creeping spikerush (*Eleocharis palustris*).

Vegetation is significantly disturbed in several areas within the property, including Parcel ID# 22-41-16-33-2-00-025 (the START Bus Facility), and areas in Parcel ID# 22-41-16-33-2-00-031 and Parcel ID# 22-41-16-33-2-00-028 that have been repeatedly grazed and subjected to other agricultural and development activities over time. A wetland mitigation area exists in Parcel ID#

22-41-16-33-1-00-035, and contains open water excavated ponds/channels, and planted hydrophytic vegetation such as willow (*Salix spp.*), thinleaf alder (*Alnus incana*), Nebraska sedge (*Carex nebrascensis*), and hardstem bulrush (*Schoenoplectus acutus*).

3.4 Hydrology

The project area is located within the Flat Creek floodplain. Flat Creek is a naturally occurring tributary to the Snake River, fed by snowmelt, precipitation, springs, groundwater seeps, and by a man-made irrigation diversion from the Gros Ventre River (Alder 2010). Flat Creek is the primary hydrologic feature on site, which runs through the property from the northeast corner, and exits the property at the southwestern corner. Flat Creek empties into the Snake River approximately 8 miles south of the property, south of Game Creek.

The floodplains of Flat Creek reflect the effects of the changes in flow between spring and fall. Average annual flows in Flat Creek are 225 cfs (1991-2018). In 2018, the peak flows in Flat Creek reached approximately 400 cfs which far exceeded the average peak flow levels from 1991-2017 (measured at gage station 13018350 Flat Creek below Cache Creek, near Jackson, WY) (USGS 2018). Wetlands on the property exist within the low-lying areas and riparian zones along Flat Creek, as well as in areas adjacent to old irrigation features which are no longer flooded, but still maintain a high water table and may fill with water during flood events.

Two irrigation ditches including the LaPlant's Ditch (CR CC44/395 – Second Enlargement) and the O'Malley Ditch exist on the property. The La Plant's Ditch runs from Flat Creek to the northwest area of the property, and is no longer in use. The O'Malley Ditch is located on the northeastern corner of the property and carries water from Flat Creek to the stormwater treatment wetlands and wetland mitigation sites located in the southeastern corner of the property.

The 2018 ARI performed by Pioneer observed several indicators of wetland hydrology, including saturation (A3), iron deposits (B5), FAC-neutral test (positive) for hydrophytic vegetation (D5), inundation visible on aerial imagery (B7), saturation visible on aerial imagery (C9), drainage patterns (B10), and geomorphic position (D2).

A wetland mitigation site (Karns Meadow Stormwater Treatment Wetland Project) was constructed in 2010 at the far east area of the property, consisting of several open water ponds, and palustrine and scrub shrub wetlands. Water is supplied to the site through a series of existing irrigation channels that take water from Flat Creek on the northern section of the property, and bring it south to the mitigation area. The water flows through the site, ponding in several areas before ultimately entering another irrigation channel and flowing east across the southern boundary of the property before reaching Flat Creek. A detailed description of the mitigation site can be found on the Teton Conservation District's website (Karns Meadow Stormwater Wetland Project) (TCD 2018).

The project area is located within the FEMA Flood Hazard Zone AE, 100-year floodplain and parts (Map # 56039C2907D) (FEMA 2018).

3.4.1 Precipitation and Temperature

The average annual precipitation in the project area is about 17 inches of rainfall and about 67 inches of snow per year. December, January, and February typically receive the most precipitation on average. Temperatures range from the average high of 54°F to the average low of 24.5°F (U.S. Climate Data 2018).

3.4.2 Groundwater

Snowpack and Flat Creek flood events are the main water sources that contribute to ground water storage and sustains stream flows from the area. Old irrigation features on site that are no longer used may also retain water from snowpack, flood events, and precipitation, also contributing to the ground water storage.

3.4.3 Surface Run-off from Neighboring Properties

Since most of the seasonal precipitation comes in the form of snow and springtime runoff, a significant portion of this water leaves the impervious surfaces from neighboring properties and empties into the Karns Meadow property, which is located at a lower elevation than surrounding areas to the south, north, and east. Surface water within the site will enter rock fissures and contribute to more extended stream flow and seeps and is either intercepted by existing wetlands adjacent to the project site, Flat Creek, or the old irrigation canals on site.

4.0 Preliminary Aquatic Resources Inventory and Recommendations

The 2018 Aquatic Resources Inventory (ARI) (Pioneer) identified 32 individual wetland areas within the project area, totaling 16.2 acres, and approximately 4.3 ac. of open water, including open pond areas and Flat Creek. Although the only hydric soil (Newfork fine sandy loam) mapped on the property by the *NRCS Soil Survey of Teton County, Wyoming*, the wetland areas delineated contained indicators of hydric soil types. The results of the delineation are graphically depicted in Figure 4. The types and sizes of each wetland are listed in the following table (Table 1).

Table 1: Wetland Characteristics for the Snake River Bend Ranch Site #1.			
Wetland ID	Wetland Type*	Square ft.	Acres
W-01	pema	5594.69	0.128
W-02	pema	17108.8	0.39
W-03	pss	13401	0.31
W-04	pema	30007.2	0.69
W-05	pema	1169.8	0.03
W-06	pema	3115.93	0.07
W-07	pss	18730.8	0.43
W-08	pema	304.92	0.01
W-09	pema	435.6	0.01
W-10	pema	21938.37	0.50
W-11	pema	20580.61	0.47
W-12	pss	57804.12	1.33
W-13	pema	80673.12	1.85

Table 1: Wetland Characteristics for the Snake River Bend Ranch Site #1.			
Wetland ID	Wetland Type*	Square ft.	Acres
W-14	pss	11761.2	0.27
W-15	pema	53709.48	1.23
W-16	pema	14984.64	0.34
W-17	pss	201290.8	4.62
W-18	pss	2090.88	0.05
W-19	pema	2613.6	0.06
W-20	pss	17424	0.40
W-21	pss	28793.16	0.66
W-22	pss	16465.68	0.38
W-23	pema	1568.16	0.04
W-24	pss	13547.16	0.31
W-25	pema	871.2	0.02
W-26	pema	1568.16	0.04
W-27	pema	2178	0.05
W-28	pss	36808.2	0.85
W-29	pema	653.4	0.02
W-30	pss	7710.12	0.18
W-31	pema	3963.96	0.09
W-32	pss	17903.16	0.41
Wetland Total		714,151.2	16.2
“Waters of the US” ID	Type	Square ft.	Acres
Pond 1	Open Water	264.52	0.01
Pond 2	Open Water	3742.82	0.09
Pond 3	Open Water	660.389	0.02
Pond 4	Open Water	4690.82	0.11
Pond 5	Open Water	1522.77	0.04
Pond 6	Open Water	883.086	0.02
R-01 (Flat Creek)	Riverine	173,897	4.0
“Waters of the US” Total		185,661.4	4.3
*PEMA = Palustrine Emergent Wetland; PSS = Palustrine Shrub Wetland;			

Pioneer concludes that the wetlands included in Table 1 and depicted in Figure 4 have characteristics common with wetlands as defined by the most recent criteria provided by the USACE (USACE 2010). Pioneer also concludes that Flat Creek is considered other “Waters of the U.S.”, and should be afforded such protections.

Pioneer concludes that those areas not identified as having all three wetland characteristics on Figure 4 are uplands. These areas not identified as wetlands have strong upland characteristics with very small patches of soil and/or vegetation that exhibit some wetland characteristics, but not in a dominant fashion.

Pioneer recognizes that it is the sole responsibility of the USACE to determine which areas do and do not qualify as wetlands, and which of those will be considered jurisdictional. This ARI is not intended as a submittal for a 404 Wetland Permit at this point but the information found in it may be used in the future for that purpose.

5.0 Summary

As a result of this Aquatic Resources Inventory (ARI) for the Karns Meadow property, Pioneer identified **16.2 acres** as potential wetlands within the project boundaries. Wetlands included both palustrine and scrub shrub areas, dominated by typical hydrophytic vegetation including sedges and willows. Hydric soil indicators were observed in the larger wetland areas, but were the limiting factor in other areas classified as uplands, despite containing hydrology and hydrophytic vegetation.

Because this area is subject to periodic flooding, it's likely that much of the surrounding area is part of the larger wetland complex found within the property. However, due to the inconsistent nature of the Flat Creek water levels, flood events, and dry periods, it's likely that soils have not experienced sufficient inundation to fully develop into hydric soils. Soils within the site and adjacent areas consist of well-drained, gravelly-sand, and typically do not stay saturated for a sufficient time period to develop hydric characteristics. This sub irrigated wet meadow area contains well drained gravelly sandy loam soils which usually take a long time to develop into hydric soils. In many areas, these pockets of upland are located within a larger wetland complex.

In contrast, many areas that did contain all three criteria for wetlands (hydrophytic vegetation, hydric soils, and hydrology) may not qualify as wetlands in dry years, when hydrology disappears and/or the soils develop into upland soils after several seasons of drought or low water levels. Pioneer delineated a much larger number of wetlands within the property than delineations performed in previous years (including Alder 2010). This is likely due to the high water levels of Flat Creek and the large snowpack over the past two years (2017-2018), which exceeded the average annual and high flows. This likely filled the old irrigation canals, leaking out into the agricultural meadow areas east of Flat Creek. In these areas, Nebraska sedge (*Carex nebrascensis*), an obligate wetland species, is dominant and found in large patches. These areas contained hydric soil indicators, although many soil samples taken in the Nebraska sedge-dominated areas revealed relict redox features and/or not fully developed hydric soils. Therefore, Pioneer delineated only the patches that contained all three wetland criteria; however, it should be noted that these boundaries are likely to change over time and are heavily dependent on precipitation, snowpack, and streamflows in Flat Creek. It should also be noted that the field work associated with this ARI was conducted in late October, when conditions were much drier than during other times of the year. If the fieldwork had been conducted during the growing season, such as early spring, it is likely that the wetland boundaries would be expanded due to more areas showing adequate hydrology that qualifies an area as a wetland (i.e. saturation).

The final determination as to whether or not the aquatic resources including wetlands identified in this report (inside the project area) adequately meet the hydrologic criteria for jurisdiction rests with the USACE.

6.0 References

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Appendix A

Maps and Figures

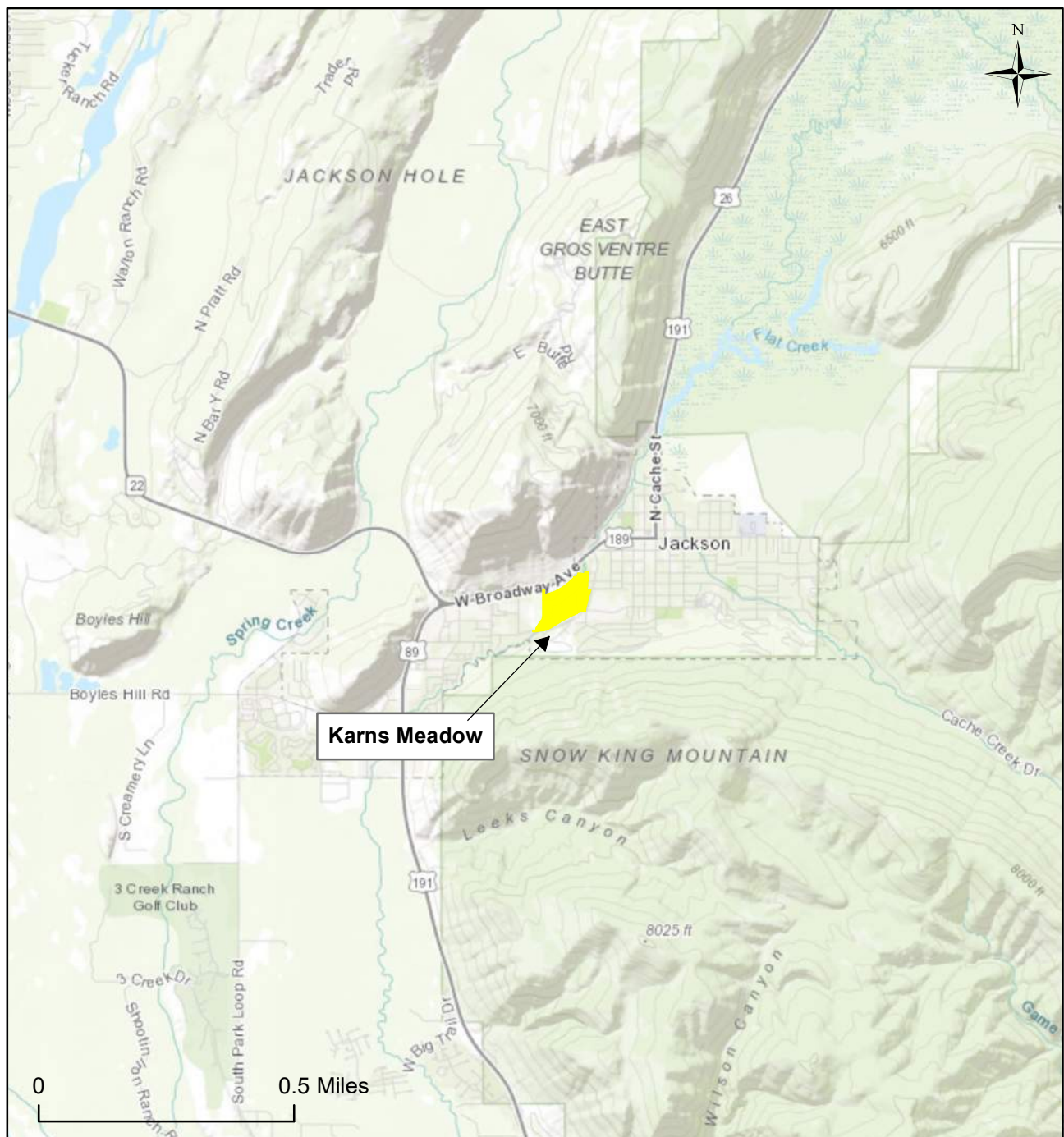


Figure 1. Location and General Vicinity the Karns Meadow Property, Jackson, Teton County, WY.



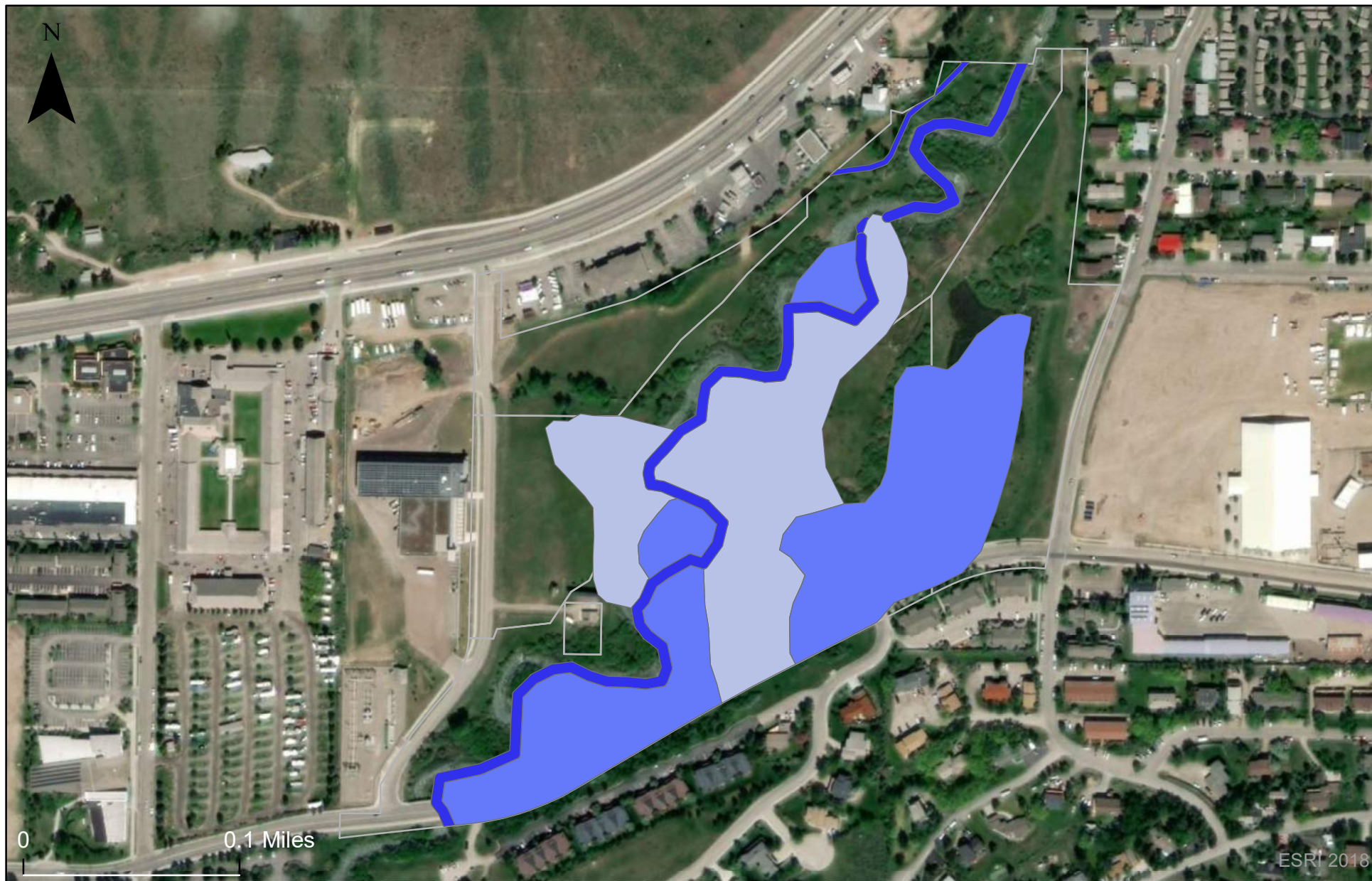


Figure 2. National Wetland Inventory (NWI) Aquatic Resource Types for the Karns Meadow Property, Jackson, Teton County, WY.

November 27, 2018
Pioneer Environmental Services, Inc.
NAD_1983_StatePlane_Wyoming_West_FIPS_4904_Feet

- Karns Meadow Properties
- NWI Wetland Type**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Riverine

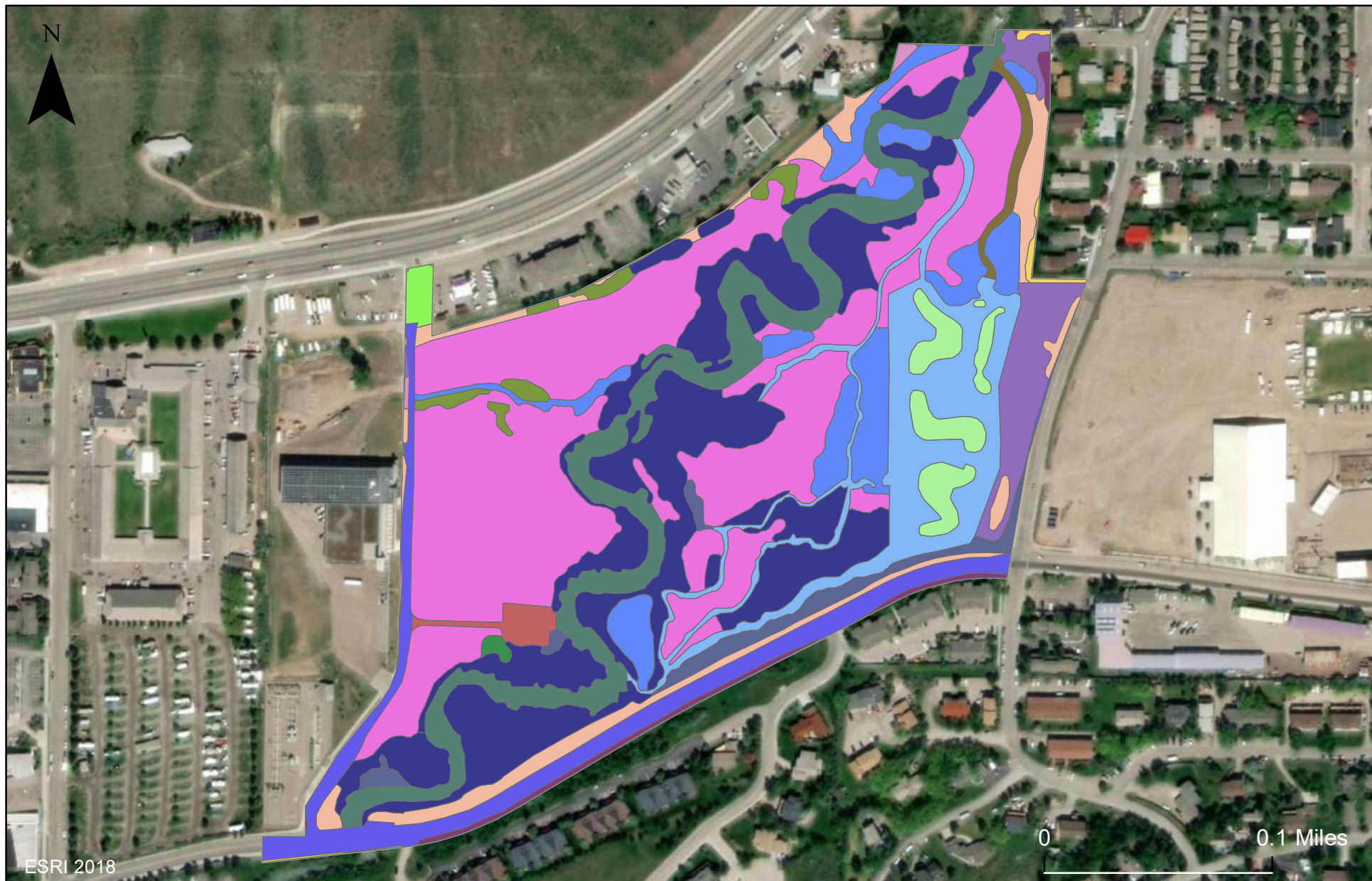


Figure 3. Teton County Vegetation Types for the Karns Meadow Property, Jackson, Teton County, WY.

November 27, 2018
 Pioneer Environmental Services, Inc.
 NAD_1983_StatePlane_Wyoming_West_FIPS_4904_Feet

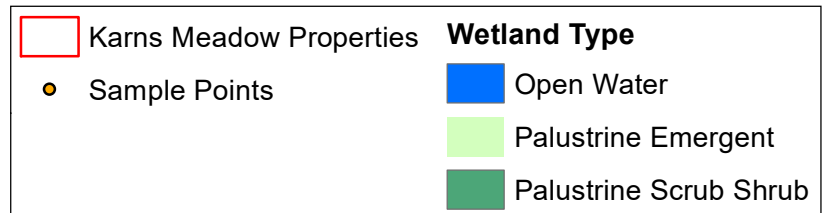
Teton County Vegetation

- | | | |
|---|--|---|
| Disturbed Impervious - (Communications and Utilities) | Irrigated Agricultural (Cropland and Pasture) | Non-Irrigated Agricultural (Cropland and Pasture) |
| Disturbed Impervious - (Parking Lots) | Irrigated Agricultural (Perennially Flooded Agricultural Fields) | Populus angustifolia - P. balsamifera Riparian Forest |
| Disturbed Impervious - (Road Paved) | Irrigation Canals | Populus tremuloides Forest |
| Disturbed Impervious - (Structures and Driveways) | Lakes, Ponds, and Reservoirs | Salix spp. Shrubland |
| Disturbed Pervious (Lawn and Landscaping) | Mixed Picea pungens - Populus tremuloides - Populus spp. Semi-natural Planted Woodland | Streams |
| Flooded Wet Meadow Herbaceous Vegetation | Mixed Planted and Introduced Grassland Herbaceous Vegetation | Strip Mines, Quarries, and Gravel Pits |
| | Mixed Tall Deciduous Shrubland | Transitional Areas |



Figure 4. Aquatic Resources Inventory for the Karns Meadow Property, Jackson, Teton County, WY.

December 6, 2018
Pioneer Environmental Services, Inc.
NAD_1983_StatePlane_Wyoming_West_FIPS_4904_Feet



Appendix B

Photographs

*All photographs were taken on October 15-18th, 2018.



Photo 1. Scrub shrub vegetation along Flat Creek.



Photo 2. Thick scrub shrub vegetation.



Photo 3. *Equisetum hyemale* in a PEMA wetland area.



Photo 4. Hydrophytic vegetation (PEMA/SS).



Photo 5. Hydrology indicator (iron deposits).



Photo 6. Wetland fringe along Flat Creek.



Photo 7. Upland pocket within wetland complex.



Photo 8. Wetland complex area (seasonally flooded).



Photo 9. Scrub shrub wetland along Flat Creek.



Photo 10. Wetland fringe along Flat Creek on northern part of the property.



Photo 11. Upland area looking west towards the Start Bus facility.



Photo 12. Flooded scrub shrub forested wetland.



Photo 13. *Carex nebrascensis* (OBL) vegetation.



Photo 14. Hydric soil indicators (redox features).



Photo 15. Flat Creek with scrub shrub fringe wetland.



Photo 16. Wetland complex looking southeast.



Photo 17. Wetland area along southern boundary of site.



Photo 18. Sandy, hydric soils with *Carex nebrascensis* vegetation.

Appendix C

Data Sheets

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/15/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp01
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): pond fringe Local relief (concave, convex, none): none Slope (%): 0-2
 Subregion (LRR): LRR E Lat: _____ Long: _____ Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes <u>x</u> No _____
Hydric Soil Present? Yes <u>x</u> No _____	
Wetland Hydrology Present? Yes <u>x</u> No _____	
Remarks: SS wetland	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u>Picea pungens</u>	<u>1</u>	No	FAC	
2. <u>Populus angustifolia</u>	<u>1</u>	No	FACW	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
		<u>2</u> =Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>100</u> x 1 = <u>100</u> FACW species <u>46</u> x 2 = <u>92</u> FAC species <u>1</u> x 3 = <u>3</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>147</u> (A) <u>195</u> (B) Prevalence Index = B/A = <u>1.33</u>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
		=Total Cover		
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>	<u>75</u>	Yes	OBL	
2. <u>Typha latifolia</u>	<u>25</u>	No	OBL	
3. <u>Phalaris arundinacea</u>	<u>40</u>	Yes	FACW	
4. <u>Calamagrostis canadensis</u>	<u>5</u>	No	FACW	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
		<u>145</u> =Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes <u>x</u> No _____
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
		=Total Cover		
% Bare Ground in Herb Stratum _____				

Remarks:

SOIL

Sampling Point: sp01

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 2/2	100					Loamy/Clayey	
3-16	10YR 3/2	80	7.5YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)							Indicators for Problematic Hydric Soils³:	
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ Red Parent Material (F21)		
☐ Black Histic (A3)			☐ Loamy Mucky Mineral (F1) (except MLRA 1)			☐ Very Shallow Dark Surface (F22)		
☐ Hydrogen Sulfide (A4)			☐ Loamy Gleyed Matrix (F2)			☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)			☐ Depleted Matrix (F3)					
☐ Thick Dark Surface (A12)			☐ Redox Dark Surface (F6)					
☐ Sandy Mucky Mineral (S1)			☐ Depleted Dark Surface (F7)			³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G) ☒			☐ Redox Depressions (F8)					
☐ Sandy Gleyed Matrix (S4)								
Restrictive Layer (if observed):								
Type: _____ n/a								
Depth (inches): _____						Hydric Soil Present? Yes ☒ No ☐		
Remarks:								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 0 (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/15/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp02
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): pond fringe Local relief (concave, convex, none): none Slope (%): 0-4
 Subregion (LRR): LRR E Lat: _____ Long: _____ Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes <u>x</u> No _____
Hydric Soil Present? Yes <u>x</u> No _____	
Wetland Hydrology Present? Yes <u>x</u> No _____	
Remarks: SS wetland	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____					
2. _____					
3. _____					
4. _____					
			=Total Cover		
Sapling/Shrub Stratum	(Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>90</u> x 1 = <u>90</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>115</u> (A) <u>140</u> (B) Prevalence Index = B/A = <u>1.22</u>
1. <u>Salix exigua</u>		<u>15</u>	<u>Yes</u>	<u>FACW</u>	
2. _____					
3. _____					
4. _____					
		<u>15</u>	=Total Cover		
Herb Stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>70</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Typha latifolia</u>		<u>10</u>	<u>No</u>	<u>OBL</u>	
3. <u>Calamagrostis canadensis</u>		<u>10</u>	<u>No</u>	<u>FACW</u>	
4. <u>Schoenoplectus acutus</u>		<u>10</u>	<u>No</u>	<u>OBL</u>	
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
		<u>100</u>	=Total Cover		
Woody Vine Stratum	(Plot size: _____)				Hydrophytic Vegetation Present? Yes <u>x</u> No _____
1. _____					
2. _____					
			=Total Cover		
% Bare Ground in Herb Stratum <u>5</u>					

Remarks:

SOIL

Sampling Point: sp02

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 0
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/15/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp03
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): pond edge slope Local relief (concave, convex, none): none Slope (%): 1
 Subregion (LRR): LRR E Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: n/a NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes <u>x</u> No _____
Hydric Soil Present? Yes <u>x</u> No _____	
Wetland Hydrology Present? Yes <u>x</u> No _____	
Remarks: SS wetland	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____					
2. _____					
3. _____					
4. _____					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>80</u> x 1 = <u>80</u> FACW species <u>55</u> x 2 = <u>110</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>135</u> (A) <u>190</u> (B) Prevalence Index = B/A = <u>1.41</u>
1. <u>Salix exigua</u>		<u>45</u>	<u>Yes</u>	<u>FACW</u>	
2. _____					
3. _____					
4. _____					
		<u>45</u> =Total Cover			
Herb Stratum	(Plot size: _____)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>80</u>	<u>Yes</u>	<u>OBL</u>	
2. _____					
3. <u>Calamagrostis canadensis</u>		<u>10</u>	<u>No</u>	<u>FACW</u>	
4. _____					
5. _____					
6. _____					
7. _____					
8. _____					
9. _____					
10. _____					
		<u>90</u> =Total Cover			
Woody Vine Stratum	(Plot size: _____)				Hydrophytic Vegetation Present? Yes <u>x</u> No _____
1. _____					
2. _____					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:
 Very large wetland complex mostly nebraska sedge and willow with some very small upland areas with fac and facu grasses

SOIL

Sampling Point: sp03

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ ? Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 0
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp04
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): drainage Local relief (concave, convex, none): concave Slope (%): 2
 Subregion (LRR): LRR E Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: n/a NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes <u>x</u> No _____
Hydric Soil Present? Yes <u>x</u> No _____	
Wetland Hydrology Present? Yes <u>x</u> No _____	
Remarks: SS wetland	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: _____)			
1. <u>Salix exigua</u>		15	Yes	FACW
2. _____				
3. _____				
4. _____				
5. _____				
		15	=Total Cover	
Herb Stratum	(Plot size: _____)			
1. <u>Carex nebrascensis</u>		90	Yes	OBL
2. <u>Phragmites australis</u>		15	No	FACW
3. <u>Calamagrostis canadensis</u>		5	No	FACW
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
		110	=Total Cover	
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
			=Total Cover	
% Bare Ground in Herb Stratum		0		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>90</u>	x 1 = <u>90</u>
FACW species <u>35</u>	x 2 = <u>70</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>125</u> (A)	<u>160</u> (B)
Prevalence Index = B/A = <u>1.28</u>	

Hydrophytic Vegetation Indicators:

x 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 5 - Wetland Non-Vascular Plants¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No _____

Remarks:
Drainage wetland area

SOIL

Sampling Point: sp04

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ ? Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 0
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp05
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): pond fringe Local relief (concave, convex, none): none Slope (%): 10-May
 Subregion (LRR): LRR E Lat: _____ Long: _____ Datum: _____
 Soil Map Unit Name: n/a NWI classification: R4SBC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes <u>x</u> No _____
Hydric Soil Present? Yes <u>x</u> No _____	
Wetland Hydrology Present? Yes <u>x</u> No _____	
Remarks: SS wetland	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____				
2. _____				
3. _____				
4. _____				
			=Total Cover	
Sapling/Shrub Stratum	(Plot size: _____)			
1. <u>Salix exigua</u>		15	Yes	FACW
2. _____				
3. _____				
4. _____				
5. _____				
		15	=Total Cover	
Herb Stratum	(Plot size: _____)			
1. <u>Carex nebrascensis</u>		40	Yes	OBL
2. <u>Phragmites australis</u>		30	Yes	FACW
3. <u>Calamagrostis canadensis</u>		30	Yes	FACW
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
9. _____				
10. _____				
11. _____				
		100	=Total Cover	
Woody Vine Stratum	(Plot size: _____)			
1. _____				
2. _____				
			=Total Cover	
% Bare Ground in Herb Stratum		20		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>40</u>	x 1 = <u>40</u>
FACW species <u>75</u>	x 2 = <u>150</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>115</u> (A)	<u>190</u> (B)
Prevalence Index = B/A = <u>1.65</u>	

Hydrophytic Vegetation Indicators:

x 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

X 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 5 - Wetland Non-Vascular Plants¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No _____

Remarks:
Drainage wetland area

SOIL

Sampling Point: sp05

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features					
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0-5	10YR 2/2	100					Loamy/Clayey	
5-12	10YR 2/2	90	7.5YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)								Indicators for Problematic Hydric Soils³:
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ Red Parent Material (F21)		
☐ Black Histic (A3)			☐ Loamy Mucky Mineral (F1) (except MLRA 1)			☐ Very Shallow Dark Surface (F22)		
☐ Hydrogen Sulfide (A4)			☐ Loamy Gleyed Matrix (F2)			☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)			☐ Depleted Matrix (F3)					
☐ Thick Dark Surface (A12)			☐ Redox Dark Surface (F6)					
☐ Sandy Mucky Mineral (S1)			☐ Depleted Dark Surface (F7)			³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
☒ 2.5 cm Mucky Peat or Peat (S2) (LRR G) x			☐ Redox Depressions (F8)					
☐ Sandy Gleyed Matrix (S4)								
Restrictive Layer (if observed): Type: _____ NA Depth (inches): _____						Hydric Soil Present? Yes <u>X</u> No ____		
Remarks: _____								

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 0
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks: surface water present in pond w/aquatic vegetation				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp06
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): stream fringe Local relief (concave, convex, none): concave Slope (%): 0-5
 Subregion (LRR): LRR E Lat: 43°28'25.439"N Long: 110°46'18.032"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: surrounding stream area moving flow 10/16/18	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u> </u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
			=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u> </u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>100</u> x 1 = <u>100</u> FACW species <u>55</u> x 2 = <u>110</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>155</u> (A) <u>210</u> (B) Prevalence Index = B/A = <u>1.35</u>
1. <u>Salix exigua</u>		<u>25</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>		<u>1</u>	<u>No</u>		
3. <u> </u>					
4. <u> </u>					
		<u>26</u>	=Total Cover		
Herb Stratum	(Plot size: <u> </u>)				Hydrophytic Vegetation Indicators: <u>x</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>50</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Calamagrostis canadensis</u>		<u>30</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Schoenoplectus acutus</u>		<u>50</u>	<u>Yes</u>	<u>OBL</u>	
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
		<u>130</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u> </u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
			=Total Cover		
% Bare Ground in Herb Stratum <u>1</u>					

Remarks:

SOIL

Sampling Point: sp06

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-2	10YR 2/2	100					Loamy/Clayey	
2-18	10YR 2/2	97	7.5YR 5/6	3	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☒ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>NA</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes <u>X</u> No <u> </u>
---	---

Remarks:
Dark soil with very few redox depressions and areas of gleying/mottling

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Water Table Present? Yes <u> </u> No <u>X</u> Depth (inches): <u> </u> Saturation Present? Yes <u>X</u> No <u> </u> Depth (inches): <u>0</u> (includes capillary fringe)	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp07
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): streamside Local relief (concave, convex, none): none Slope (%): 0-Jan
 Subregion (LRR): LRR E Lat: 43°28'25.398"N Long: 110°46'18.051"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks: surrounding stream area moving flow 10/16/18	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1. <u> </u>																					
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
=Total Cover																					
Sapling/Shrub Stratum (Plot size: <u>25 sf</u>)																					
1. <u>Salix exigua</u>		<u>25</u>	<u>Yes</u>	<u>FACW</u>	Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">Total % Cover of:</td> <td style="width: 50%;">Multiply by:</td> </tr> <tr> <td>OBL species <u>100</u></td> <td>x 1 = <u>100</u></td> </tr> <tr> <td>FACW species <u>55</u></td> <td>x 2 = <u>110</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>155</u> (A)</td> <td><u>210</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.35</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>100</u>	x 1 = <u>100</u>	FACW species <u>55</u>	x 2 = <u>110</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>155</u> (A)	<u>210</u> (B)	Prevalence Index = B/A = <u>1.35</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>100</u>	x 1 = <u>100</u>																				
FACW species <u>55</u>	x 2 = <u>110</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>0</u>	x 4 = <u>0</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>155</u> (A)	<u>210</u> (B)																				
Prevalence Index = B/A = <u>1.35</u>																					
2. <u> </u>		<u>1</u>	<u>No</u>																		
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
=Total Cover																					
Herb Stratum (Plot size: <u>25 sf</u>)																					
1. <u>Carex nebrascensis</u>		<u>50</u>	<u>Yes</u>	<u>OBL</u>	Hydrophytic Vegetation Indicators: <u>x</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Calamagrostis canadensis</u>		<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Schoenoplectus acutus</u>		<u>50</u>	<u>Yes</u>	<u>OBL</u>																	
4. <u> </u>																					
5. <u> </u>																					
6. <u> </u>																					
7. <u> </u>																					
8. <u> </u>																					
9. <u> </u>																					
10. <u> </u>																					
11. <u> </u>																					
=Total Cover																					
Woody Vine Stratum (Plot size: <u>25 sf</u>)																					
1. <u> </u>					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>																
2. <u> </u>																					
=Total Cover																					
% Bare Ground in Herb Stratum <u>1</u>																					

Remarks:

SOIL

Sampling Point: sp07

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 0 (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp08
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%): 0-Jan
 Subregion (LRR): LRR E Lat: 43°28'29.936"N Long: 110°46'18.748"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>35</u> x 1 = <u>35</u> FACW species <u>25</u> x 2 = <u>50</u> FAC species <u>95</u> x 3 = <u>285</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>15</u> x 5 = <u>75</u> Column Totals: <u>170</u> (A) <u>445</u> (B) Prevalence Index = B/A = <u>2.62</u>
					Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u></u>

SOIL

Sampling Point: sp08

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 16
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Part of wetland complex - extends North to where the streams converge				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp09
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%): 0-Jan
 Subregion (LRR): LRR E Lat: 43°28'31.771"N Long: 110°46'17.375"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u> </u>				
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			
1. <u> </u>				
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
5. <u> </u>				
		=Total Cover		
Herb Stratum	(Plot size: <u>25 sf</u>)			
1. <u>Carex nebrascensis</u>		98	Yes	OBL
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
5. <u>Calamagrostis canadensis</u>		1	No	FACW
6. <u> </u>				
7. <u>Phragmites australis</u>		1	No	FACW
8. <u> </u>				
9. <u> </u>				
10. <u> </u>				
11. <u> </u>				
		100	=Total Cover	
Woody Vine Stratum	(Plot size: <u>25 sf</u>)			
1. <u> </u>				
2. <u> </u>				
		=Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>98</u>	x 1 = <u>98</u>
FACW species <u>2</u>	x 2 = <u>4</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>102</u> (B)
Prevalence Index = B/A = <u>1.02</u>	

Hydrophytic Vegetation Indicators:
x 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No

Remarks:

SOIL

Sampling Point: sp09

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 16
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Part of wetland complex				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp10
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'28.548"N Long: 110°46'20.872"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>90</u> x 1 = <u>90</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>110</u> (B) Prevalence Index = B/A = <u>1.10</u>
		=Total Cover			Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
		=Total Cover			
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
		=Total Cover			Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
		=Total Cover			Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
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		=Total Cover			Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
		=Total Cover			Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>

SOIL

Sampling Point: sp10

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)		
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Inundation Visible on Aerial Imagery (B7)				
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 4
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Part of wetland complex				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp11
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'27.076"N Long: 110°46'26.118"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>90</u> x 1 = <u>90</u> FACW species <u>60</u> x 2 = <u>120</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>160</u> (A) <u>240</u> (B) Prevalence Index = B/A = <u>1.50</u>
1. <u>Salix bebbiana</u>		<u>50</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		<u>50</u>	=Total Cover		
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>90</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Bromus inermis</u>		<u>10</u>	<u>No</u>	<u>FAC</u>	
3. <u> </u>					
4. <u> </u>					
5. <u>Calamagrostis canadensis</u>		<u>7</u>	<u>No</u>	<u>FACW</u>	
6. <u> </u>					
7. <u>Phragmites australis</u>		<u>3</u>	<u>No</u>	<u>FACW</u>	
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
11. <u> </u>					
		<u>110</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>2</u>					

Remarks:

SOIL

Sampling Point: sp11

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)		
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☒ Inundation Visible on Aerial Imagery (B7)				
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 6
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp12
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'22.42"N Long: 110°46'27.114"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1. <u> </u>																					
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
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Column Totals: <u>100</u> (A)	<u>120</u> (B)																				
Prevalence Index = B/A = <u>1.20</u>																					
=Total Cover																					
Sapling/Shrub Stratum (Plot size: <u>25 sf</u>)																					
1. <u> </u>					Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
=Total Cover																					
Herb Stratum (Plot size: <u>25 sf</u>)																					
1. <u>Carex nebrascensis</u>		<u>90</u>	<u>Yes</u>	<u>OBL</u>	Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>																
2. <u>Cirsium arvense</u>		<u>10</u>	<u>No</u>	<u>FAC</u>																	
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
6. <u> </u>																					
7. <u> </u>																					
8. <u> </u>																					
9. <u> </u>																					
10. <u> </u>																					
11. <u> </u>																					
100 =Total Cover																					
Woody Vine Stratum (Plot size: <u>25 sf</u>)																					
1. <u> </u>					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>																
2. <u> </u>																					
=Total Cover																					
% Bare Ground in Herb Stratum <u>0</u>																					

Remarks:

SOIL

Sampling Point: sp12

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-1	10YR 2/1	100					Loamy/Clayey	
1-15	10YR 2/1	90	7.5YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)							Indicators for Problematic Hydric Soils³:	
☐ Histosol (A1)			☐ Sandy Redox (S5)				☐ 2 cm Muck (A10)	
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)				☐ Red Parent Material (F21)	
☐ Black Histic (A3)			☐ Loamy Mucky Mineral (F1) (except MLRA 1)				☐ Very Shallow Dark Surface (F22)	
☐ Hydrogen Sulfide (A4)			☐ Loamy Gleyed Matrix (F2)				☐ Other (Explain in Remarks)	
☐ Depleted Below Dark Surface (A11)			☐ Depleted Matrix (F3)					
☐ Thick Dark Surface (A12)			☒ x Redox Dark Surface (F6)					
☐ Sandy Mucky Mineral (S1)			☐ Depleted Dark Surface (F7)				³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)			☐ Redox Depressions (F8)					
☐ Sandy Gleyed Matrix (S4)								
Restrictive Layer (if observed): Type: _____ na _____ Depth (inches): _____						Hydric Soil Present? Yes <u>X</u> No _____		
Remarks:								

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)		
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☒ Inundation Visible on Aerial Imagery (B7)				
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 6
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp13
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'21.477"N Long: 110°46'27.847"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
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SOIL

Sampling Point: sp13

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features					
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²	Texture	Remarks
0-1	10YR 2/1	100					Loamy/Clayey	
1-15	10YR 2/1	90	7.5YR 5/6	10	C	M	Loamy/Clayey	Prominent redox concentrations
¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)								Indicators for Problematic Hydric Soils³:
☐ Histosol (A1)			☐ Sandy Redox (S5)			☐ 2 cm Muck (A10)		
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)			☐ Red Parent Material (F21)		
☐ Black Histic (A3)			☐ Loamy Mucky Mineral (F1) (except MLRA 1)			☐ Very Shallow Dark Surface (F22)		
☐ Hydrogen Sulfide (A4)			☐ Loamy Gleyed Matrix (F2)			☐ Other (Explain in Remarks)		
☐ Depleted Below Dark Surface (A11)			☐ Depleted Matrix (F3)					
☐ Thick Dark Surface (A12)			☒ x Redox Dark Surface (F6)					
☐ Sandy Mucky Mineral (S1)			☐ Depleted Dark Surface (F7)			³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)			☐ Redox Depressions (F8)					
☐ Sandy Gleyed Matrix (S4)								
Restrictive Layer (if observed):								
Type: _____ na_____								
Depth (inches): _____						Hydric Soil Present? Yes <u>X</u> No ____		
Remarks: 								

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)		
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
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☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☒ Inundation Visible on Aerial Imagery (B7)				
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☒ No ☐			Depth (inches): 6
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp14
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'21.51"N Long: 110°46'26.669"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1.					
2.					
3.					
4.					
					=Total Cover
<u>Sapling/Shrub Stratum</u>	(Plot size: <u>25 sf</u>)				
1.	<u>Salix bebbiana</u>	<u>40</u>	<u>Yes</u>		
2.					
3.					
4.					
5.					
					=Total Cover
<u>Herb Stratum</u>	(Plot size: <u>25 sf</u>)				
1.	<u>Carex nebrascensis</u>	<u>80</u>	<u>Yes</u>	<u>OBL</u>	
2.	<u>Cirsium arvense</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
3.					
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
					=Total Cover
<u>Woody Vine Stratum</u>	(Plot size: <u>25 sf</u>)				
1.					
2.					
					=Total Cover
% Bare Ground in Herb Stratum		<u>0</u>			

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 2 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>80</u>	x 1 = <u>80</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>10</u>	x 3 = <u>30</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>90</u> (A)	<u>110</u> (B)
Prevalence Index = B/A = <u>1.22</u>	

Hydrophytic Vegetation Indicators:
x 1 - Rapid Test for Hydrophytic Vegetation
 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No

Remarks:

SOIL

Sampling Point: sp14

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2	
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)	
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☒ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☒ No ☐	Depth (inches):	5
(includes capillary fringe)			
Wetland Hydrology Present? Yes ☒ No ☐			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp15
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'23.252"N Long: 110°46'24.953"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>70</u> x 1 = <u>70</u> FACW species <u>20</u> x 2 = <u>40</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>140</u> (B) Prevalence Index = B/A = <u>1.40</u>
					Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
					Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>

SOIL

Sampling Point: sp15

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 5 (includes capillary fringe)			
Wetland Hydrology Present? Yes ☒ No ☐			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp16
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'25.082"N Long: 110°46'22.902"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>90</u> x 1 = <u>90</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>110</u> (B) Prevalence Index = B/A = <u>1.10</u>
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
		=Total Cover			Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum	(Plot size: <u>25 sf</u>)				
1. <u>Carex nebrascensis</u>		90	Yes	OBL	
2. <u> </u>					
3. <u> </u>					
4. <u>Equisetum hyemale</u>		10	No	FACW	
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
11. <u> </u>					
		100 =Total Cover			
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp16

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-1	10YR 2/1	100					Loamy/Clayey	
1-12	10YR 2/1	85	7.5YR 5/6	15	C	M	Loamy/Clayey	Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21)
☐ Black Histic (A3)	☐ Very Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☒ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>rock</u> Depth (inches): <u>12</u>	Hydric Soil Present? Yes ☒ No ☐
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>8</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp17
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): concave Slope (%): 0-Jan
 Subregion (LRR): LRR E Lat: 43°28'26.978"N Long: 110°46'21.181"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>x</u>	
Remarks: drainage ditch	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1.					
2.					
3.					
4.					
		=Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>2</u> x 1 = <u>2</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>75</u> x 3 = <u>225</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>77</u> (A) <u>227</u> (B) Prevalence Index = B/A = <u>2.95</u>
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				
1.					
2.					
3.					
4.					
5.					
		=Total Cover			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1.	<u>Carex nebrascensis</u>	<u>2</u>	<u>No</u>	<u>OBL</u>	
2.	<u>Poa pratensis</u>	<u>15</u>	<u>No</u>	<u>FAC</u>	
3.	<u>Bromus inermis</u>	<u>50</u>	<u>Yes</u>	<u>FAC</u>	
4.	<u>Cirsium arvense</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
5.					
6.					
7.					
8.					
9.					
10.					
		<u>77</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1.					
2.					
		=Total Cover			
% Bare Ground in Herb Stratum		<u>10</u>			

Remarks:

SOIL

Sampling Point: sp17

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-13	10YR 2/2	100					Loamy/Clayey	
								gravel/rock

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21)
☐ Black Histic (A3)	☐ Very Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>rock</u> Depth (inches): <u>13</u>	Hydric Soil Present? Yes ☐ No ☒
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☐ No ☒ Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☐ No ☒
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
ditch

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp18
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'27.908"N Long: 110°46'20.705"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			
1.				
2.				
3.				
4.				
5.				
=Total Cover				
Herb Stratum	(Plot size: <u>25 sf</u>)			
1.	<u>Carex nebrascensis</u>	<u>90</u>	<u>Yes</u>	<u>OBL</u>
2.				
3.				
4.	<u>Equisetum hyemale</u>	<u>10</u>	<u>No</u>	<u>FACW</u>
5.				
6.				
7.				
8.				
9.				
10.				
11.				
<u>100</u> =Total Cover				
Woody Vine Stratum	(Plot size: <u>25 sf</u>)			
1.				
2.				
=Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>90</u>	x 1 = <u>90</u>
FACW species <u>10</u>	x 2 = <u>20</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>110</u> (B)
Prevalence Index = B/A = <u>1.10</u>	

Hydrophytic Vegetation Indicators:
x 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No

Remarks:

SOIL

Sampling Point: sp18

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-1	10YR 2/1	100					Loamy/Clayey	
1-17	10YR 2/1	80	7.5YR 5/6	20	C	M	Loamy/Clayey	Prominent redox concentrations
¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)							Indicators for Problematic Hydric Soils³:	
☐ Histosol (A1)			☐ Sandy Redox (S5)				☐ 2 cm Muck (A10)	
☐ Histic Epipedon (A2)			☐ Stripped Matrix (S6)				☐ Red Parent Material (F21)	
☐ Black Histic (A3)			☐ Loamy Mucky Mineral (F1) (except MLRA 1)				☐ Very Shallow Dark Surface (F22)	
☐ Hydrogen Sulfide (A4)			☐ Loamy Gleyed Matrix (F2)				☐ Other (Explain in Remarks)	
☐ Depleted Below Dark Surface (A11)			☐ Depleted Matrix (F3)					
☐ Thick Dark Surface (A12)			☒ Redox Dark Surface (F6)					
☐ Sandy Mucky Mineral (S1)			☐ Depleted Dark Surface (F7)				³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)			☐ Redox Depressions (F8)					
☐ Sandy Gleyed Matrix (S4)								
Restrictive Layer (if observed):								
Type: na						Hydric Soil Present? Yes ☒ No ☐		
Depth (inches): _____								
Remarks:								

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☒ No ☐	Depth (inches):	6
(includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp19
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'26.465"N Long: 110°46'19.235"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
=Total Cover					
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>40</u> x 1 = <u>40</u> FACW species <u>30</u> x 2 = <u>60</u> FAC species <u>20</u> x 3 = <u>60</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>90</u> (A) <u>160</u> (B) Prevalence Index = B/A = <u>1.78</u>
1. <u>Salix exigua</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Salix bebbiana</u>		<u>15</u>	<u>Yes</u>	<u>FACW</u>	
3. <u> </u>					
4. <u> </u>					
<u>25</u> =Total Cover					
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>40</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Poa pratensis</u>		<u>20</u>	<u>Yes</u>	<u>FAC</u>	
3. <u> </u>					
4. <u>Equisetum hyemale</u>		<u>5</u>	<u>No</u>	<u>FACW</u>	
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
<u>65</u> =Total Cover					
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
=Total Cover					
% Bare Ground in Herb Stratum <u>5</u>					

Remarks:

SOIL

Sampling Point: sp19

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☒ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☒ No ☐	Depth (inches):	12
(includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			
Part of wetland complex- W9/W3 - wetland western boundary adjacent to Flat Creek.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/16/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp20
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): none Slope (%): 0-Jan
 Subregion (LRR): LRR E Lat: 43°28'26.552"N Long: 110°46'31.117"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>0</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>80.0%</u> (A/B)
1. <u>Populus angustifolia</u>	<u>15</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>15</u> =Total Cover				
Sapling/Shrub Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>15</u> x 2 = <u>30</u> FAC species <u>95</u> x 3 = <u>285</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>110</u> (A) <u>315</u> (B) Prevalence Index = B/A = <u>2.86</u>
1. <u>Salix exigua</u>	<u>15</u>	<u>Yes</u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>15</u> =Total Cover				
Herb Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Elymus trachycaulus</u>	<u>40</u>	<u>Yes</u>	<u>FAC</u>	
2. <u>Poa pratensis</u>	<u>30</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Bromus inermis</u>	<u>25</u>	<u>Yes</u>	<u>FAC</u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>95</u> =Total Cover				
Woody Vine Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> =Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:

SOIL

Sampling Point: sp20

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2	
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)	
☐ Saturation (A3)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☐ No ☒	Depth (inches):	
(includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			
Technically has hydrology because of "geomorphic position" being within the Flat Creek floodplain.			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp21
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): concave Slope (%): 0-Jan
 Subregion (LRR): LRR E Lat: 43°28'28.83"N Long: 110°46'28.338"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>0</u>	
Remarks: drainage ditch	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>2</u> x 1 = <u>2</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>55</u> x 3 = <u>165</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>57</u> (A) <u>167</u> (B) Prevalence Index = B/A = <u>2.93</u>
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>2</u>	<u>No</u>	<u>OBL</u>	
2. <u>Poa pratensis</u>		<u>30</u>	<u>Yes</u>	<u>FAC</u>	
3. <u>Bromus inermis</u>		<u>15</u>	<u>Yes</u>	<u>FAC</u>	
4. <u>Cirsium arvense</u>		<u>10</u>	<u>No</u>	<u>FAC</u>	
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
11. <u> </u>					
		<u>57</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>30</u>					

Remarks:

SOIL

Sampling Point: sp21

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 2/2	100					Loamy/Clayey	
								gravel/rock

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21)
☐ Black Histic (A3)	☐ Very Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☐ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>rock/gravel</u> Depth (inches): <u>5</u>	Hydric Soil Present? Yes ☐ No ☒
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☐ No ☒ Depth (inches): <u> </u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
ditch

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp22
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'28.586"N Long: 110°46'27.596"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present? Yes <u> </u> No <u> </u>	
Wetland Hydrology Present? Yes <u> </u> No <u>0</u>	
Remarks: drainage ditch	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>95</u> x 1 = <u>95</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>55</u> x 3 = <u>165</u> FACU species <u>5</u> x 4 = <u>20</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>155</u> (A) <u>280</u> (B) Prevalence Index = B/A = <u>1.81</u>
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
		=Total Cover			Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum	(Plot size: <u>25 sf</u>)				
1. <u>Carex nebrascensis</u>		95	Yes	OBL	
2. <u>Poa pratensis</u>		30	No	FAC	
3. <u>Bromus inermis</u>		25	No	FAC	
4. <u>Symphyotrichum ascendens</u>		5	No	FACU	
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
11. <u> </u>					
		155	=Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp22

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☐ Saturation (A3)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☐ No ☒			Depth (inches):
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks:				
Used hand lense to observe very few coasted sand grain iron deposits/redox features				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp23a
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/terrace Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'21.477"N Long: 110°46'27.847"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: borderline area between drainages - sometimes flooded or irrigated - soils have redox but no saturation within 12" of surface, upland and wetland vegetation present. Naturally problematic soils/hydrology likely.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>50</u> x 1 = <u>50</u> FACW species <u>60</u> x 2 = <u>120</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>110</u> (A) <u>170</u> (B) Prevalence Index = B/A = <u>1.55</u>
1. <u>Salix exigua</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>		<u>50</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Phragmites australis</u>		<u>50</u>	<u>Yes</u>	<u>FACW</u>	
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
		=Total Cover			
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp23a

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-14	10YR 2/1	95	7.5YR 6/6	5	CS	M	Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Red Parent Material (F21)
☐ Black Histic (A3)	☐ Very Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	
☐ Thick Dark Surface (A12)	
☐ Sandy Mucky Mineral (S1)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	
☐ Sandy Gleyed Matrix (S4)	
☐ Sandy Redox (S5)	
☐ Stripped Matrix (S6)	
☐ Loamy Mucky Mineral (F1) (except MLRA 1)	
☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Matrix (F3)	
☒ Redox Dark Surface (F6)	
☐ Depleted Dark Surface (F7)	
☐ Redox Depressions (F8)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>na</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes ☒ No ☐
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>15</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp23b
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat/streamside Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'31.003"N Long: 110°46'22.874"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks: small depression probably floods during spring/growing season - soils likely still developing into hydric, or used to be inundated more frequently in the past and are now drying up.	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1. <u> </u>																					
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
		=Total Cover																			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: <table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 40%;">Total % Cover of:</th> <th style="width: 60%;">Multiply by:</th> </tr> <tr> <td>OBL species <u>105</u></td> <td>x 1 = <u>105</u></td> </tr> <tr> <td>FACW species <u>55</u></td> <td>x 2 = <u>110</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>160</u> (A)</td> <td><u>215</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.34</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>105</u>	x 1 = <u>105</u>	FACW species <u>55</u>	x 2 = <u>110</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>160</u> (A)	<u>215</u> (B)	Prevalence Index = B/A = <u>1.34</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>105</u>	x 1 = <u>105</u>																				
FACW species <u>55</u>	x 2 = <u>110</u>																				
FAC species <u>0</u>	x 3 = <u>0</u>																				
FACU species <u>0</u>	x 4 = <u>0</u>																				
UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>160</u> (A)	<u>215</u> (B)																				
Prevalence Index = B/A = <u>1.34</u>																					
1. <u>Salix exigua</u>		<u>20</u>	<u>Yes</u>	<u>FACW</u>																	
2. <u> </u>																					
3. <u> </u>																					
4. <u> </u>																					
5. <u> </u>																					
		=Total Cover																			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: <u>x</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Carex nebrascensis</u>		<u>90</u>	<u>Yes</u>	<u>OBL</u>																	
2. <u>Phragmites australis</u>		<u>30</u>	<u>Yes</u>	<u>FACW</u>																	
3. <u>Calamagrostis canadensis</u>		<u>5</u>	<u>No</u>	<u>FACW</u>																	
4. <u>Scirpus microcarpus</u>		<u>15</u>	<u>No</u>	<u>OBL</u>																	
5. <u> </u>																					
6. <u> </u>																					
7. <u> </u>																					
8. <u> </u>																					
9. <u> </u>																					
10. <u> </u>																					
11. <u> </u>																					
		=Total Cover																			
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>																
1. <u> </u>																					
2. <u> </u>																					
		=Total Cover																			
% Bare Ground in Herb Stratum <u>0</u>																					

Remarks:

SOIL

Sampling Point: sp23b

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 10 (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp24
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): drainage ditch Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'31.835"N Long: 110°46'22.883"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>103</u> x 2 = <u>206</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>103</u> (A) <u>206</u> (B) Prevalence Index = B/A = <u>2.00</u>
1. <u>Salix bebbiana</u>		<u>2</u>	No	FACW	
2. <u>Salix drummondiana</u>		<u>1</u>	No	FACW	
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u> </u>					
2. <u>Phalaris arundinacea</u>		<u>100</u>	Yes	FACW	
3. <u> </u>					
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
		=Total Cover			
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp24

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2	
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)	
☒ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 15 (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp25
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'31.832"N Long: 110°46'21.934"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>25 sf</u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> =Total Cover	Absolute % Cover <u> </u> <u> </u> <u> </u> <u> </u>	Dominant Species? <u> </u> <u> </u> <u> </u> <u> </u>	Indicator Status <u> </u> <u> </u> <u> </u> <u> </u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
Sapling/Shrub Stratum (Plot size: <u>25 sf</u>) 1. <u>Salix exigua</u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> 20 =Total Cover	20 <u> </u> <u> </u> <u> </u> <u> </u>	Yes <u> </u> <u> </u> <u> </u> <u> </u>	FACW <u> </u> <u> </u> <u> </u> <u> </u>	Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>40</u></td> <td>x 1 = <u>40</u></td> </tr> <tr> <td>FACW species <u>80</u></td> <td>x 2 = <u>160</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>120</u> (A)</td> <td><u>200</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.67</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>40</u>	x 1 = <u>40</u>	FACW species <u>80</u>	x 2 = <u>160</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>120</u> (A)	<u>200</u> (B)	Prevalence Index = B/A = <u>1.67</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>40</u>	x 1 = <u>40</u>																			
FACW species <u>80</u>	x 2 = <u>160</u>																			
FAC species <u>0</u>	x 3 = <u>0</u>																			
FACU species <u>0</u>	x 4 = <u>0</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>120</u> (A)	<u>200</u> (B)																			
Prevalence Index = B/A = <u>1.67</u>																				
Herb Stratum (Plot size: <u>25 sf</u>) 1. <u>Carex nebrascensis</u> 2. <u>Phalaris arundinacea</u> 3. <u>Calamagrostis canadensis</u> 4. <u> </u> 5. <u> </u> 6. <u> </u> 7. <u> </u> 8. <u> </u> 9. <u> </u> 10. <u> </u> 11. <u> </u> 100 =Total Cover	40 40 20 <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Yes Yes Yes <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	OBL FACW FACW <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u> <u> </u>	Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
Woody Vine Stratum (Plot size: <u>25 sf</u>) 1. <u> </u> 2. <u> </u> =Total Cover	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u>	<u> </u> <u> </u> <u> </u>	Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>																
% Bare Ground in Herb Stratum <u>0</u>																				

Remarks:

SOIL

Sampling Point: sp25

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 14 (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp26
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): LRR E Lat: 43°28'32.226"N Long: 110°46'20.156"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>x</u>	
Wetland Hydrology Present? Yes <u>x</u> No _____	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)																
1. _____																					
2. _____																					
3. _____																					
4. _____																					
		=Total Cover																			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: <table border="0"> <tr> <td>Total % Cover of:</td> <td>Multiply by:</td> </tr> <tr> <td>OBL species <u>20</u></td> <td>x 1 = <u>20</u></td> </tr> <tr> <td>FACW species <u>90</u></td> <td>x 2 = <u>180</u></td> </tr> <tr> <td>FAC species <u>0</u></td> <td>x 3 = <u>0</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>110</u> (A)</td> <td><u>200</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.82</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>20</u>	x 1 = <u>20</u>	FACW species <u>90</u>	x 2 = <u>180</u>	FAC species <u>0</u>	x 3 = <u>0</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>110</u> (A)	<u>200</u> (B)	Prevalence Index = B/A = <u>1.82</u>	
Total % Cover of:	Multiply by:																				
OBL species <u>20</u>	x 1 = <u>20</u>																				
FACW species <u>90</u>	x 2 = <u>180</u>																				
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UPL species <u>0</u>	x 5 = <u>0</u>																				
Column Totals: <u>110</u> (A)	<u>200</u> (B)																				
Prevalence Index = B/A = <u>1.82</u>																					
1. <u>Salix exigua</u>		<u>10</u>	Yes	FACW																	
2. _____																					
3. _____																					
4. _____																					
5. _____																					
		=Total Cover																			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
1. <u>Carex nebrascensis</u>		<u>20</u>	Yes	OBL																	
2. _____																					
3. <u>Calamagrostis canadensis</u>		<u>80</u>	Yes	FACW																	
4. _____																					
5. _____																					
6. _____																					
7. _____																					
8. _____																					
9. _____																					
10. _____																					
11. _____																					
		=Total Cover																			
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No _____																
1. _____																					
2. _____																					
		=Total Cover																			
% Bare Ground in Herb Stratum <u>0</u>																					

Remarks:

SOIL

Sampling Point: sp26

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☒ No ☐ Depth (inches): 16 (includes capillary fringe)		Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp27
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): _____ Local relief (concave, convex, none): none Slope (%): _____
 Subregion (LRR): LRR E Lat: 43°28'32.899"N Long: 110°46'20.481"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes x No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>x</u>	
Wetland Hydrology Present? Yes _____ No <u>x</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u>Populus angustifolia</u>		<u>35</u>	<u>Yes</u>	<u>FACW</u>
2. _____		_____	_____	_____
3. _____		_____	_____	_____
4. _____		_____	_____	_____
		<u>35</u>	=Total Cover	
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			
1. _____		_____	_____	<u>FACW</u>
2. _____		_____	_____	_____
3. _____		_____	_____	_____
4. _____		_____	_____	_____
5. _____		_____	_____	_____
		_____	=Total Cover	
Herb Stratum	(Plot size: <u>25 sf</u>)			
1. <u>Bromus inermis</u>		<u>20</u>	<u>Yes</u>	<u>FAC</u>
2. <u>Cynoglossum officinale</u>		<u>20</u>	<u>Yes</u>	<u>FACU</u>
3. <u>Poa pratensis</u>		<u>20</u>	<u>Yes</u>	<u>FAC</u>
4. _____		_____	_____	_____
5. _____		_____	_____	_____
6. _____		_____	_____	_____
7. _____		_____	_____	_____
8. _____		_____	_____	_____
9. _____		_____	_____	_____
10. _____		_____	_____	_____
11. _____		_____	_____	_____
		<u>60</u>	=Total Cover	
Woody Vine Stratum	(Plot size: <u>25 sf</u>)			
1. _____		_____	_____	_____
2. _____		_____	_____	_____
		_____	=Total Cover	
% Bare Ground in Herb Stratum <u>0</u>				

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 75.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>35</u>	x 2 = <u>70</u>
FAC species <u>40</u>	x 3 = <u>120</u>
FACU species <u>20</u>	x 4 = <u>80</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>95</u> (A)	<u>270</u> (B)
Prevalence Index = B/A = <u>2.84</u>	

Hydrophytic Vegetation Indicators:

x 1 - Rapid Test for Hydrophytic Vegetation

X 2 - Dominance Test is >50%

 3 - Prevalence Index is ≤3.0¹

 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)

 5 - Wetland Non-Vascular Plants¹

 Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No _____

Remarks:

SOIL

Sampling Point: sp27

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☐ Saturation (A3)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☐ No ☒		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☐ No ☒			Depth (inches):
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks: on hillside above / North of ditch and wetland area 11				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp28
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): streamside Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'26.138"N Long: 110°46'29.704"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PEMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u>0</u>	
Wetland Hydrology Present? Yes <u>x</u> No <u>0</u>	
Remarks: small depression probably floods during spring/growing season - soils likely still developing into hydric, or used to be inundated more frequently in the past and are now drying up.	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u>Populus angustifolia</u>	<u>10</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>10</u> =Total Cover				
Sapling/Shrub Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>90</u> x 1 = <u>90</u> FACW species <u>110</u> x 2 = <u>220</u> FAC species <u>10</u> x 3 = <u>30</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>210</u> (A) <u>340</u> (B) Prevalence Index = B/A = <u>1.62</u>
1. <u>Salix bebbiana</u>	<u>15</u>	<u>No</u>	<u>FACW</u>	
2. <u>Salix exigua</u>	<u>70</u>	<u>Yes</u>	<u>FACW</u>	
3. <u>Populus angustifolia</u>	<u>5</u>	<u>No</u>	<u>FACW</u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>90</u> =Total Cover				
Herb Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Carex nebrascensis</u>	<u>90</u>	<u>Yes</u>	<u>OBL</u>	
2. <u>Calamagrostis canadensis</u>	<u>10</u>	<u>No</u>	<u>FACW</u>	
3. <u>Poa pratensis</u>	<u>10</u>	<u>No</u>	<u>FAC</u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>110</u> =Total Cover				
Woody Vine Stratum (Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> =Total Cover				
% Bare Ground in Herb Stratum <u>0</u>				

Remarks:

SOIL

Sampling Point: sp28

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/2	100					Loamy/Clayey	
6-12	10YR 2/1	99	7.5YR 7/1	1	C	M	Loamy/Clayey	Prominent redox concentrations
12-18	10YR 2/1	100					Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☒ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)	
☐ Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes ☒ No ☐
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? Yes ☐ No ☒ Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp29
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): streamside Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'26.566"N Long: 110°46'28.925"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u>x</u>	
Wetland Hydrology Present? Yes <u>x</u> No <u>0</u>	
Remarks: boundary line	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			FACW	Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>90</u> x 3 = <u>270</u> FACU species <u>10</u> x 4 = <u>40</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>100</u> (A) <u>310</u> (B) Prevalence Index = B/A = <u>3.10</u>
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Bromus inermis</u>		40	Yes	FAC	
2. <u>Taraxacum officinale</u>		10	No	FACU	
3. <u>Poa pratensis</u>		10	No	FAC	
4. <u>Chloracantha spinosa</u>		40	Yes	FAC	
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
11. <u> </u>					
		100	=Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp29**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR 2/2	98	7.5YR 5/6	2	C	M	Loamy/Clayey	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☐ Histosol (A1) ☐ Sandy Redox (S5)
☐ Histic Epipedon (A2) ☐ Stripped Matrix (S6)
☐ Black Histic (A3) ☐ Loamy Mucky Mineral (F1) **(except MLRA 1)**
☐ Hydrogen Sulfide (A4) ☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11) ☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12) ☐ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1) ☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) **(LRR G)** ☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):Type: rockDepth (inches): 10**Hydric Soil Present?** Yes ☐ No ☒

Remarks:

few redox depressions in upper 8", doesn't quite meet the 5% requirement for hydric soil indicator. - so not present - likely a problematic soil

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☐ Surface Water (A1) ☐ Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
☐ High Water Table (A2) ☐ Salt Crust (B11)
☐ Saturation (A3) ☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1) ☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2) ☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3) ☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4) ☐ Recent Iron Reduction in Tilled Soils (C6)
☒ Iron Deposits (B5) ☐ Stunted or Stressed Plants (D1) **(LRR A)**
☐ Surface Soil Cracks (B6) ☐ Other (Explain in Remarks)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Sparsely Vegetated Concave Surface (B8)

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
☐ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☐ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☐ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) **(LRR A)**
☐ Frost-Heave Hummocks (D7)

Field Observations:Surface Water Present? Yes ☐ No ☒ Depth (inches): Water Table Present? Yes ☐ No ☒ Depth (inches): Saturation Present? Yes ☐ No ☒ Depth (inches):

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp30
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): streamside Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'20.898"N Long: 110°46'29.096"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u>0</u>	
Wetland Hydrology Present? Yes <u>x</u> No <u>0</u>	
Remarks: boundary line	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>90</u> x 1 = <u>90</u> FACW species <u>105</u> x 2 = <u>210</u> FAC species <u>5</u> x 3 = <u>15</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>200</u> (A) <u>315</u> (B) Prevalence Index = B/A = <u>1.58</u>
1. <u>Salix exigua</u>		<u>5</u>	<u>Yes</u>	<u>FACW</u>	
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
		=Total Cover			
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Phalaris arundinacea</u>		<u>80</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Carex nebrascensis</u>		<u>80</u>	<u>Yes</u>	<u>OBL</u>	
3. <u>Calamagrostis canadensis</u>		<u>20</u>	<u>No</u>	<u>FACW</u>	
4. <u>Cirsium arvense</u>		<u>5</u>	<u>No</u>	<u>FAC</u>	
5. <u>Carex rostrata</u>		<u>10</u>	<u>No</u>	<u>OBL</u>	
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
		=Total Cover			
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
		=Total Cover			
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp30

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2	
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)	
☐ Saturation (A3)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☒ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☒	Depth (inches):	
Water Table Present?	Yes ☐ No ☒	Depth (inches):	
Saturation Present?	Yes ☐ No ☒	Depth (inches):	
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		Wetland Hydrology Present? Yes ☒ No ☐	
Remarks:			
Wetland connects to riparian ss to the north			

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp31
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): hillslope Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'23.627"N Long: 110°46'19.302"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: southeast corner of property	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. <u> </u>					
2. <u> </u>					
3. <u> </u>					
4. <u> </u>					
			=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>98</u> x 1 = <u>98</u> FACW species <u>60</u> x 2 = <u>120</u> FAC species <u>0</u> x 3 = <u>0</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>158</u> (A) <u>218</u> (B) Prevalence Index = B/A = <u>1.38</u>
1. <u>Salix exigua</u>		<u>40</u>	<u>Yes</u>	<u>FACW</u>	
2. <u>Salix bebbiana</u>		<u>10</u>	<u>Yes</u>	<u>FACW</u>	
3. <u> </u>					
4. <u> </u>					
		<u>50</u>	=Total Cover		
Herb Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Indicators: x 1 - Rapid Test for Hydrophytic Vegetation X 2 - Dominance Test is >50% X 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u> </u>					
2. <u>Carex nebrascensis</u>		<u>98</u>	<u>Yes</u>	<u>OBL</u>	
3. <u>Calamagrostis canadensis</u>		<u>10</u>	<u>No</u>	<u>FACW</u>	
4. <u> </u>					
5. <u> </u>					
6. <u> </u>					
7. <u> </u>					
8. <u> </u>					
9. <u> </u>					
10. <u> </u>					
		<u>108</u>	=Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)				Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>
1. <u> </u>					
2. <u> </u>					
			=Total Cover		
% Bare Ground in Herb Stratum <u>0</u>					

Remarks:

SOIL

Sampling Point: sp31

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-15	10YR 2/1	95	7.5YR 5/6	2	C	M	Loamy/Clayey	
			10YR 6/6	3	C	M		Prominent redox concentrations

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)	

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>na</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes ☒ No ☐
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Remarks:
Sandy/ loamy soils with redox

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☒ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u> </u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u> </u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>15</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp32
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): hillslope/toe / ditch Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'23.629"N Long: 110°46'19.3"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Hydric Soil Present? Yes <u>x</u> No <u> </u>	
Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	
Remarks: extends from NW end to the north and east and west as part of the wet meadow wetland complex	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1. <u> </u>				
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
		=Total Cover		
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			
1. <u>Salix exigua</u>		<u>20</u>	<u>Yes</u>	<u>FACW</u>
2. <u> </u>				
3. <u> </u>				
4. <u> </u>				
5. <u> </u>				
		<u>20</u> =Total Cover		
Herb Stratum	(Plot size: <u>25 sf</u>)			
1. <u>Equisetum hyemale</u>		<u>30</u>	<u>No</u>	<u>FACW</u>
2. <u>Carex nebrascensis</u>		<u>90</u>	<u>Yes</u>	<u>OBL</u>
3. <u>Calamagrostis canadensis</u>		<u>45</u>	<u>Yes</u>	<u>FACW</u>
4. <u>Schoenoplectus acutus</u>		<u>12</u>	<u>No</u>	<u>OBL</u>
5. <u> </u>				
6. <u> </u>				
7. <u> </u>				
8. <u> </u>				
9. <u> </u>				
10. <u> </u>				
11. <u> </u>				
		<u>177</u> =Total Cover		
Woody Vine Stratum	(Plot size: <u>25 sf</u>)			
1. <u> </u>				
2. <u> </u>				
		=Total Cover		
% Bare Ground in Herb Stratum <u>0</u>				
Remarks: 5% open water				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)
 Total Number of Dominant Species Across All Strata: 3 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>102</u>	x 1 = <u>102</u>
FACW species <u>95</u>	x 2 = <u>190</u>
FAC species <u>0</u>	x 3 = <u>0</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>197</u> (A)	<u>292</u> (B)
Prevalence Index = B/A = <u>1.48</u>	

Hydrophytic Vegetation Indicators:
x 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
X 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No

SOIL

Sampling Point: sp32**Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)**

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 2/1	100					Mucky Loam/Clay	
3-14	10YR 2/1	90	7.5YR 5/6	10	C	M		Prominent redox concentrations
14-18	10YR 3/1	75	7.5YR 5/6	25	CS	M		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)**

☒ Histosol (A1)	☐ Sandy Redox (S5)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)
☐ Sandy Gleyed Matrix (S4)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.**Restrictive Layer (if observed):**Type: naDepth (inches): **Hydric Soil Present?**Yes ☒ No ☐

Remarks:

Soil is dark 2/1, with 7/5 yr 5/6 redox as sandy grain pockets

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

☒ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
☒ High Water Table (A2)	☐ Salt Crust (B11)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)
☒ Inundation Visible on Aerial Imagery (B7)	
☐ Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☒ Drainage Patterns (B10)
☐ Dry-Season Water Table (C2)
☒ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☐ Shallow Aquitard (D3)
☒ FAC-Neutral Test (D5)
☐ Raised Ant Mounds (D6) (LRR A)
☐ Frost-Heave Hummocks (D7)

Field Observations:Surface Water Present? Yes ☒ No ☐ Depth (inches): 0Water Table Present? Yes ☒ No ☐ Depth (inches): 0Saturation Present? Yes ☒ No ☐ Depth (inches): 0

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

pema wetland with fringe willows

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp33
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): concave Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'23.629"N Long: 110°46'19.3"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PSSC

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u> </u> No <u>x</u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>x</u>
Remarks: extends from NW end to the north and east and west as part of the wet meadow wetland complex	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>25 sf</u>) 1. <u>Crataegus douglasii</u> Absolute % Cover <u>5</u> Dominant Species? <u>Yes</u> Indicator Status <u>FAC</u> 2. <u> </u> <u> </u> <u> </u> 3. <u> </u> <u> </u> <u> </u> 4. <u> </u> <u> </u> <u> </u> <u>5</u> =Total Cover Sapling/Shrub Stratum (Plot size: <u>25 sf</u>) 1. <u>Salix bebbiana</u> <u>15</u> <u>Yes</u> <u>FACW</u> 2. <u> </u> <u> </u> <u> </u> 3. <u> </u> <u> </u> <u> </u> 4. <u> </u> <u> </u> <u> </u> 5. <u> </u> <u> </u> <u> </u> <u>15</u> =Total Cover Herb Stratum (Plot size: <u>25 sf</u>) 1. <u>Poa pratensis</u> <u>35</u> <u>Yes</u> <u>FAC</u> 2. <u>Carex nebrascensis</u> <u>20</u> <u>Yes</u> <u>OBL</u> 3. <u>Calamagrostis canadensis</u> <u>45</u> <u>Yes</u> <u>FACW</u> 4. <u> </u> <u> </u> <u> </u> 5. <u> </u> <u> </u> <u> </u> 6. <u> </u> <u> </u> <u> </u> 7. <u> </u> <u> </u> <u> </u> 8. <u> </u> <u> </u> <u> </u> 9. <u> </u> <u> </u> <u> </u> 10. <u> </u> <u> </u> <u> </u> 11. <u> </u> <u> </u> <u> </u> <u>100</u> =Total Cover Woody Vine Stratum (Plot size: <u>25 sf</u>) 1. <u> </u> <u> </u> <u> </u> 2. <u> </u> <u> </u> <u> </u> <u> </u> =Total Cover % Bare Ground in Herb Stratum <u>0</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th>Total % Cover of:</th> <th>Multiply by:</th> </tr> <tr> <td>OBL species <u>20</u></td> <td>x 1 = <u>20</u></td> </tr> <tr> <td>FACW species <u>60</u></td> <td>x 2 = <u>120</u></td> </tr> <tr> <td>FAC species <u>40</u></td> <td>x 3 = <u>120</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>120</u> (A)</td> <td><u>260</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>2.17</u></td> </tr> </table> Hydrophytic Vegetation Indicators: <u>x</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	Total % Cover of:	Multiply by:	OBL species <u>20</u>	x 1 = <u>20</u>	FACW species <u>60</u>	x 2 = <u>120</u>	FAC species <u>40</u>	x 3 = <u>120</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>120</u> (A)	<u>260</u> (B)	Prevalence Index = B/A = <u>2.17</u>	
Total % Cover of:	Multiply by:																
OBL species <u>20</u>	x 1 = <u>20</u>																
FACW species <u>60</u>	x 2 = <u>120</u>																
FAC species <u>40</u>	x 3 = <u>120</u>																
FACU species <u>0</u>	x 4 = <u>0</u>																
UPL species <u>0</u>	x 5 = <u>0</u>																
Column Totals: <u>120</u> (A)	<u>260</u> (B)																
Prevalence Index = B/A = <u>2.17</u>																	
Remarks: 5% open water																	

SOIL

Sampling Point: sp33

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☐ Saturation (A3)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☐ No ☒			Depth (inches):
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks: upland area - connects east to the dike and goes north/south				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp34
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): depression Local relief (concave, convex, none): none Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'28.586"N Long: 110°46'20.976"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PEMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u> Hydric Soil Present? Yes <u>x</u> No <u> </u> Wetland Hydrology Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>x</u> No <u> </u>
Remarks: extends from NW end to the north and east and west as part of the wet meadow wetland complex	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>25 sf</u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> =Total Cover Sapling/Shrub Stratum (Plot size: <u>25 sf</u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> =Total Cover Herb Stratum (Plot size: <u>25 sf</u>) 1. <u>Phalaris arundinacea</u> 5 No FACW 2. <u>Carex nebrascensis</u> 95 Yes OBL 3. <u>Scirpus microcarpus</u> 5 No OBL 4. <u>Cirsium arvense</u> 5 No FAC 5. <u> </u> 6. <u> </u> 7. <u> </u> 8. <u> </u> 9. <u> </u> 10. <u> </u> 11. <u> </u> 110 =Total Cover Woody Vine Stratum (Plot size: <u>25 sf</u>) 1. <u> </u> 2. <u> </u> =Total Cover % Bare Ground in Herb Stratum <u>0</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B) Prevalence Index worksheet: <table style="width: 100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>100</u></td> <td>x 1 = <u>100</u></td> </tr> <tr> <td>FACW species <u>5</u></td> <td>x 2 = <u>10</u></td> </tr> <tr> <td>FAC species <u>5</u></td> <td>x 3 = <u>15</u></td> </tr> <tr> <td>FACU species <u>0</u></td> <td>x 4 = <u>0</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>110</u> (A)</td> <td><u>125</u> (B)</td> </tr> <tr> <td colspan="2">Prevalence Index = B/A = <u>1.14</u></td> </tr> </table> Hydrophytic Vegetation Indicators: <u>x</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	Total % Cover of:	Multiply by:	OBL species <u>100</u>	x 1 = <u>100</u>	FACW species <u>5</u>	x 2 = <u>10</u>	FAC species <u>5</u>	x 3 = <u>15</u>	FACU species <u>0</u>	x 4 = <u>0</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>110</u> (A)	<u>125</u> (B)	Prevalence Index = B/A = <u>1.14</u>	
Total % Cover of:	Multiply by:																
OBL species <u>100</u>	x 1 = <u>100</u>																
FACW species <u>5</u>	x 2 = <u>10</u>																
FAC species <u>5</u>	x 3 = <u>15</u>																
FACU species <u>0</u>	x 4 = <u>0</u>																
UPL species <u>0</u>	x 5 = <u>0</u>																
Column Totals: <u>110</u> (A)	<u>125</u> (B)																
Prevalence Index = B/A = <u>1.14</u>																	
Remarks:																	

SOIL

Sampling Point: sp34

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-4	10YR 2/2	100					Loamy/Clayey	
4-16	10YR 2/1	85	10YR 6/6	10	C	M		Prominent redox concentrations
								gleying present

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (F21)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except MLRA 1)	☐ Very Shallow Dark Surface (F22)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	☐ Other (Explain in Remarks)
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)	
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G)	☐ Redox Depressions (F8)	
☐ Sandy Gleyed Matrix (S4)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed): Type: <u>na</u> Depth (inches): <u> </u>	Hydric Soil Present? Yes ☒ No ☐
---	---

Remarks:
Mottling - gleyed and redox pockets throughout matrix from approx 4" - 16"

HYDROLOGY

Wetland Hydrology Indicators:			
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)	
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☒ Drainage Patterns (B10)	
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)	
☒ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			

Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): <u>0</u> Water Table Present? Yes ☐ No ☒ Depth (inches): <u>0</u> Saturation Present? Yes ☒ No ☐ Depth (inches): <u>16</u> (includes capillary fringe)	Wetland Hydrology Present? Yes ☒ No ☐
---	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp35
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): convex Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'28.586"N Long: 110°46'20.976"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PEMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>x</u>
Hydric Soil Present? Yes <u> </u> No <u>x</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>x</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
				=Total Cover
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			
1.				FACW
2.				
3.				
4.				
5.				
				=Total Cover
Herb Stratum	(Plot size: <u>25 sf</u>)			
1.				
2.	<i>Bromus inermis</i>	95	Yes	FAC
3.	<i>Agrostis sp.</i>	5	No	
4.	<i>Cirsium arvense</i>	5	No	FAC
5.				
6.				
7.				
8.				
9.				
10.				
11.				
				105 =Total Cover
Woody Vine Stratum	(Plot size: <u>25 sf</u>)			
1.				
2.				
				=Total Cover
% Bare Ground in Herb Stratum <u>0</u>				

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>100</u>	x 3 = <u>300</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>100</u> (A)	<u>300</u> (B)
Prevalence Index = B/A = <u>3.00</u>	

Hydrophytic Vegetation Indicators:
 x 1 - Rapid Test for Hydrophytic Vegetation
 X 2 - Dominance Test is >50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No

Remarks:

SOIL

Sampling Point: sp35

[illegible]

HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☐ Saturation (A3)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☐ No ☒			Depth (inches):
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks: upland pocket within wetland complex				

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Karns Meadow ARI City/County: Jackson/Teton Sampling Date: 10/17/2018
 Applicant/Owner: Town of Jackson State: WY Sampling Point: sp36
 Investigator(s): Pioneer Environmental Services, Inc. Section, Township, Range: Township 38 North, Range 611
 Landform (hillside, terrace, etc.): flat Local relief (concave, convex, none): convex Slope (%):
 Subregion (LRR): LRR E Lat: 43°28'35.352"N Long: 110°46'15.607"W Datum: GCS_WGS_1984
 Soil Map Unit Name: n/a NWI classification: PEMA

Are climatic / hydrologic conditions on the site typical for this time of year? Yes x No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes x No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>x</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>x</u>
Hydric Soil Present? Yes <u> </u> No <u>x</u>	
Wetland Hydrology Present? Yes <u> </u> No <u>x</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum	(Plot size: <u>25 sf</u>)	Absolute % Cover	Dominant Species?	Indicator Status
1.				
2.				
3.				
4.				
=Total Cover				
Sapling/Shrub Stratum	(Plot size: <u>25 sf</u>)			
1.				FACW
2.				
3.				
4.				
5.				
=Total Cover				
Herb Stratum	(Plot size: <u>25 sf</u>)			
1.	<u>Scirpus microcarpus</u>	<u>15</u>	<u>No</u>	<u>OBL</u>
2.	<u>Bromus inermis</u>	<u>75</u>	<u>Yes</u>	<u>FAC</u>
3.	<u>Agrostis sp.</u>	<u>5</u>	<u>No</u>	
4.	<u>Cirsium arvense</u>	<u>5</u>	<u>No</u>	<u>FAC</u>
5.				
6.				
7.				
8.				
9.				
10.				
11.				
<u>100</u> =Total Cover				
Woody Vine Stratum	(Plot size: <u>25 sf</u>)			
1.				
2.				
=Total Cover				
% Bare Ground in Herb Stratum		<u>0</u>		

Dominance Test worksheet:
 Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)
 Total Number of Dominant Species Across All Strata: 1 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>15</u>	x 1 = <u>15</u>
FACW species <u>0</u>	x 2 = <u>0</u>
FAC species <u>80</u>	x 3 = <u>240</u>
FACU species <u>0</u>	x 4 = <u>0</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>95</u> (A)	<u>255</u> (B)
Prevalence Index = B/A = <u>2.68</u>	

Hydrophytic Vegetation Indicators:
x 1 - Rapid Test for Hydrophytic Vegetation
X 2 - Dominance Test is >50%
 3 - Prevalence Index is ≤3.0¹
 4 - Morphological Adaptations¹ (Provide supporting data in Remarks or on a separate sheet)
 5 - Wetland Non-Vascular Plants¹
 Problematic Hydrophytic Vegetation¹ (Explain)
¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes x No

Remarks:

SOIL

Sampling Point: sp36

[illegible]

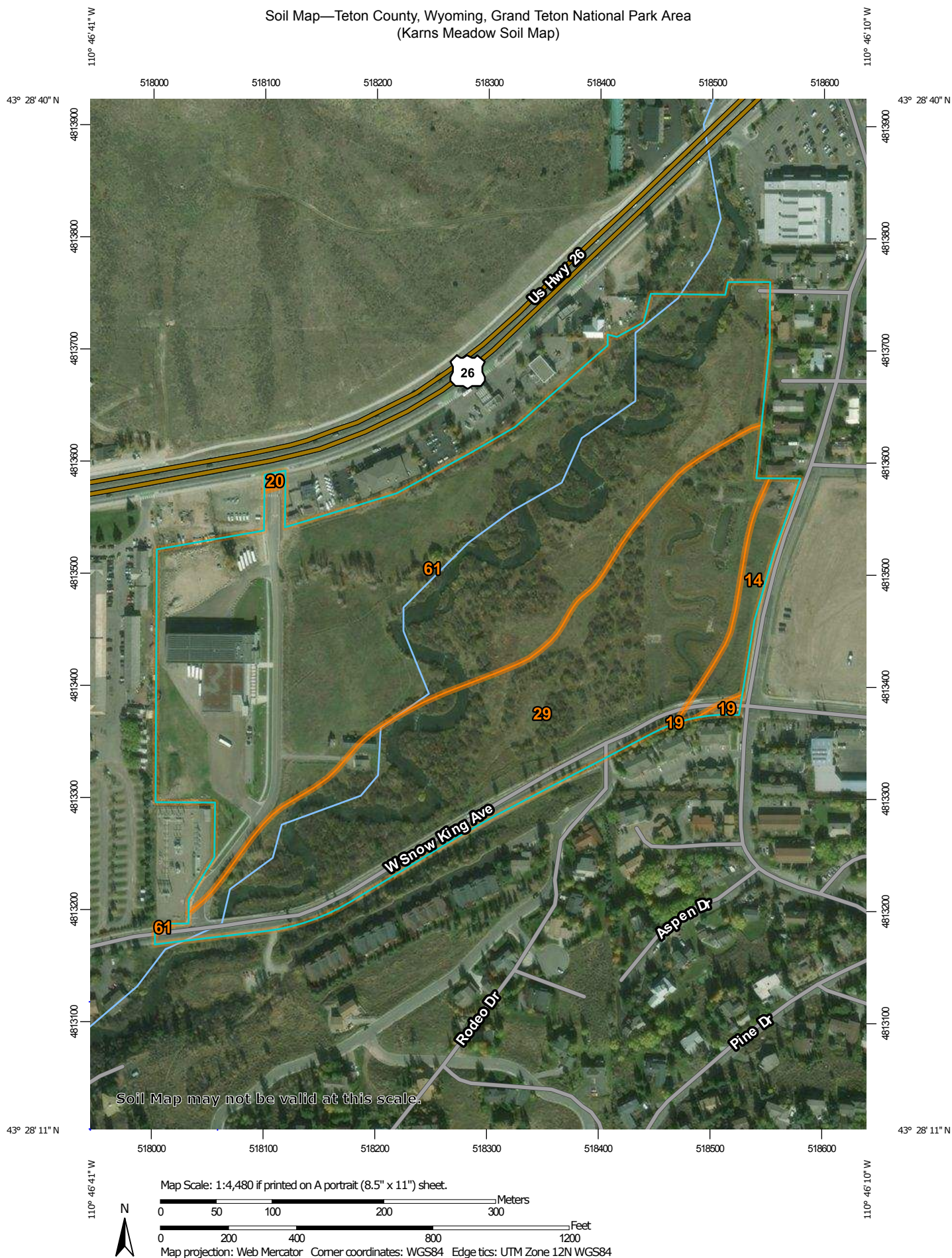
HYDROLOGY

Wetland Hydrology Indicators:				
Primary Indicators (minimum of one is required; check all that apply)		Secondary Indicators (2 or more required)		
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except	☐ Water-Stained Leaves (B9) (MLRA 1, 2		
☐ High Water Table (A2)	MLRA 1, 2, 4A, and 4B)	4A, and 4B)		
☐ Saturation (A3)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)		
☐ Water Marks (B1)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)		
☐ Sediment Deposits (B2)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)		
☐ Drift Deposits (B3)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)		
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)		
☐ Iron Deposits (B5)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-Neutral Test (D5)		
☐ Surface Soil Cracks (B6)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)		
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)		
☐ Sparsely Vegetated Concave Surface (B8)				
Field Observations:		Wetland Hydrology Present? Yes ☒ No ☐		
Surface Water Present?	Yes ☐ No ☒			Depth (inches):
Water Table Present?	Yes ☐ No ☒			Depth (inches):
Saturation Present?	Yes ☐ No ☒			Depth (inches):
(includes capillary fringe)				
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:				
Remarks: upland pocket within wetland complex				

Appendix D

**Map Unit Descriptions from the Teton County Area,
Wyoming**

Soil Map—Teton County, Wyoming, Grand Teton National Park Area
(Karns Meadow Soil Map)



Soil Map—Teton County, Wyoming, Grand Teton National Park Area
(Karns Meadow Soil Map)

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils



Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Teton County, Wyoming, Grand Teton National Park Area

Survey Area Data: Version 13, Sep 15, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 22, 2012—Nov 2, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
14	Greyback gravelly loam, 0 to 3 percent slopes	1.4	3.0%
19	Greyback-Thayne complex, 10 to 20 percent slopes	0.1	0.2%
20	Greyback-Thayne complex, 20 to 30 percent slopes *	0.1	0.1%
29	Newfork fine sandy loam	17.3	36.5%
61	Tineman gravelly loam, wet	28.5	60.2%
Totals for Area of Interest		47.3	100.0%

APPENDIX G: CULTURAL RESOURCES SURVEY

Class III Cultural Resources Survey Report

Karns Meadow

Town of Jackson

Jackson, WY

Provided by Cannon Heritage Consultants, Inc.

Results of Class III Cultural
Resource Survey, Karns Meadow,
Teton County, Wyoming

Prepared for
EcoConnect Consulting, LLC
PO Box 13259
Jackson, Wyoming

Submitted by
Kenneth P. Cannon
Houston L. Martin
Jonathan Keith
Molly Boeka Cannon
Stephanie Crockett

CHC Technical Report Number WY-18-010
Wyoming File Search No. 34931
December 2018

Review Draft



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Prepared by
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980 West 1800 South
Logan, Utah 84321

Offices
Logan, Utah
Boise, Idaho
435.213.9258

RESULTS OF CLASS III CULTURAL RESOURCES SURVEY, KARNS MEADOW, TETON COUNTY, WYOMING

Prepared by

Kenneth P. Cannon, PhD, RPA
Houston Martin
Jonathan Keith
Molly Boeka Cannon
Stephanie Crockett
Cannon Heritage Consultants, Inc.
Logan, Utah



Prepared for
EcoConnect Consulting, LLC
PO Box 13259
Jackson, Wyoming

Cannon Heritage Consultants Technical Report No. WY-18-010

Wyoming File Search No. 34931

December 2018

ABSTRACT

In December 2003 the Town of Jackson acquired the Karns Meadow Park property from the Karns Family, and along with Teton County are in the process of developing an environmental assessment in preparation for potential future development. As part of the EA the town requested a cultural resource assessment. To complete the cultural resource assessment EcoConnect Consulting LLC of Jackson, Wyoming contracted Cannon Heritage Consultants of Logan, Utah. As of the time of this report no formal management plans have been developed nor presented in a public document.

The Karns Meadow Park is situated in portions of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 33, Township 41 North, Range 116 West, in the Town of Jackson, Teton County, Wyoming. The project APE consists of approximately 41.8 acres. Flat Creek is the defining topographic feature of the property and is an important tributary of the Snake River. Flat Creek flows through the project area at a consistent and low gradient. Historic records indicate the meandering course of Flat Creek has remained relatively stable for at least 100 years.

The project area is part of the 160-acre homestead Pete Karns filed in 1903. Up until about 1945 the property was flood-irrigated as a pasture for a 31-acre dairy operation. Flood irrigation continued as the property was converted to a horse pasture. During the 1990s-2000s the pasture was leased as a holding area for rodeo horses and in 2001 flood irrigation ceased. In December of 2003 the property was acquired by the city of Jackson and some limited public recreation (e.g., parasail land site) has been allowed.

Fieldwork was conducted on 13 October 2018 with a crew consisting of Kenneth Cannon, Molly Boeka Cannon, and Stephanie Crockett. The pedestrian survey involved 15-m transects supplemented by 10 shovel tests to assess the potential for buried deposits in non-wetland areas. A reconnaissance level (30-m transects) survey was conducted in the wetland portion of the property, in the southern portion of the property, and on the western bench adjacent to the rodeo grounds. Site visibility was generally limited due to heavy meadow vegetation, except in the western portion which represented a higher and drier landform. Ten shovel tests were excavated on both sides of Flat Creek to supplement the pedestrian survey, although only one produced evidence of buried cultural material. Approximately 35% of the project area was surveyed (Intensive=12 acres; Reconnaissance=2.5 acres).

The results of the survey produced two precontact lithic scatters. Site 48TE2137 is small lithic scatter (209 m²) on the west side of the property. It consists of two small obsidian flakes and a quartzite hammerstone. Seven shovel tests were excavated in this portion of the site but did not produce any evidence of buried cultural deposits. On the eastern bank of Flat Creek a larger lithic scatter site (48TE2138; 3920 m²) was recorded. The site consists of a single obsidian flake on the surface and an obsidian flake recovered in ST-9 at a depth of approximately 30 cmbs.

Pete Karns provided an examination of an assemblage of projectile points and flaking debris he collected from the property over the past 50 years. The projectile points suggest occupation of the property dating back at least to Late Paleoindian times (8-9 ka). The evidence provided by Mr. Karns, coupled with relatively deep soils, provides support for the recommendation that the two precontact sites represent significant cultural resources and present the potential to have significant research potential qualifying these sites under criterion d.

Karns Meadow has likely been an important settlement area for native groups extending back several millennia. Cannon Heritage Consultants recommends that both sites are eligible for inclusion on the National Register based upon their ability to provide insight into precontact lifeways in Jackson Hole during the early and middle part of the Holocene, a time span of several millennia that is not well understood in northwestern Wyoming (Cannon 2001; Page and Peterson 2015). The ecotonal setting of

Karns Meadow within a riparian zone and adjacent to sagebrush uplands potentially provided relatively easy access to a range of biotic communities and the associated resources (Clark 1999). The Flat Creek valley was probably also an important travel corridor for precontact group conveyance in Jackson Hole.

Once the management plan for the Karns Meadow is articulated and potential impacts to the sites is addressed it may be necessary to conduct a second phase of site assessment. This phase of investigation should minimally include evaluative testing to provide a better understanding of the sites' boundaries and the presence and nature of the buried components. This work may involve minimally invasive techniques which include geophysical prospecting supplemented by systematic auger probing or shovel testing (Cannon et al. 2016).

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CHAPTER 1

UNDERTAKING AND PROJECT DESCRIPTION

In December 2003 the Town of Jackson acquired the Karns Meadow Park property from the Karns Family, and along with Teton County are in the process of developing an environmental assessment in preparation for potential future development. As part of the EA the town requested a cultural resource assessment. To complete the cultural resource assessment EcoConnect Consulting LLC of Jackson, Wyoming contracted Cannon Heritage Consultants of Logan, Utah. As of the time of this report no formal management plans have been developed nor presented in a public document.

The Karns Meadow Park is situated in portions of the SE¼ NW¼, SW¼ NE¼, NW ¼ SW ¼, NW ¼ NW ¼ SE ¼ of Section 33, Township 41 North, Range 116 West, in the Town of Jackson, Teton County, Wyoming (Figure 1). The project APE consists of approximately 41.8 acres. Flat Creek is the defining topographic feature of the property and is an important tributary of the Snake River. Flat Creek flows through the project area at a consistent and low gradient. Historic records indicate the meandering course of Flat Creek has remained relatively stable for at least 100 years.

The project area is part of the 160-acre homestead Pete Karns filed in 1903. Up until about 1945 the property was flood-irrigated as a pasture for a 31-acre dairy operation. Flood irrigation continued as the property was converted to a horse pasture. During the 1990s-2000s the pasture was leased as a holding area for rodeo horses and in 2001 flood irrigation ceased. In December of 2003 the property was acquired by the city of Jackson and some limited public recreation (e.g., parasail land site) has been allowed (Segerstrom and Dittmar 2003).

Fieldwork was conducted on 13 October 2018 with a crew consisting of Kenneth Cannon, Molly Boeka Cannon, and Stephanie Crockett. The pedestrian survey involved 15-m transects supplemented by 10 shovel tests to assess the potential for buried deposits in non-wetland areas. A reconnaissance level (30-m transects) survey was conducted in the wetland portion of the property, in the southern portion of the property, and on the western bench adjacent to the rodeo grounds. Site visibility was generally limited due to heavy meadow vegetation, except in the western portion which represented a higher and drier landform. Ten shovel tests were excavated on both sides of Flat Creek to supplement the pedestrian survey, although only one produced evidence of buried cultural material (Figure 2). Approximately 35% of the project area was surveyed (Intensive=12 acres; Reconnaissance=2.5 acres).

The results of the survey produced two precontact lithic scatters. Site 48TE2137 is small lithic scatter (209 m²) on the west side of the property (Figure 3). It consists of two small obsidian flakes and a quartzite hammerstone. Seven shovel tests were excavated in this portion of the site but did not produce any evidence of buried cultural deposits.

Site 48TE2138 is a larger (3920 m²) lithic scatter located on the eastern side of Flat Creek (Figure 3). A single obsidian flake was identified in an erosional area near a foot path. A single obsidian flake was recovered in ST-9 at a depth of approximately 30 cmbs.

On 17 October 2018 Ken Cannon and Pete Karns met at the site. Mr. Karns was a long-time resident of the property and produced a large assemblage of projectile points and lithic debris he had collected from the property over the last ~50 years. The projectile point collection came from both sides of Flat Creek, and the bench occupied by the Rodeo Grounds, and suggests a long-term occupation of the area dating back at least to Late Paleoindian times (8-9 ka). The evidence provided by Mr. Karns, coupled with relatively deep soils, provides support for the recommendation that the two precontact sites represent significant cultural resources and present the potential to have significant research potential qualifying these sites under criterion d.

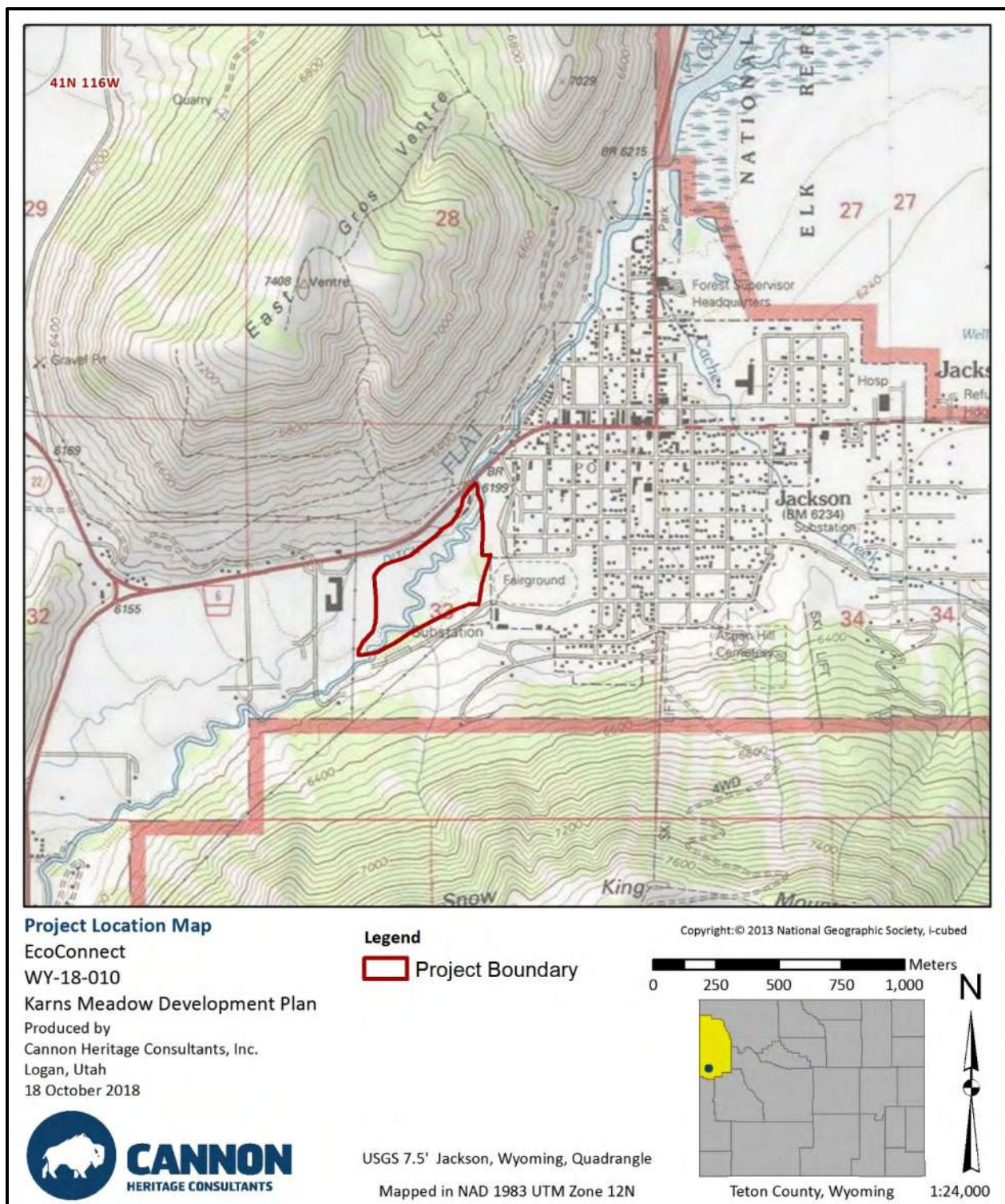


Figure 1. Project location map.

Site map redacted.
Site information retained for
proprietary use by certified archaeologists.

Project Survey Location Map

EcoConnect

WY-18-010

Karns Meadow Development Plan

Produced by
Cannon Heritage Consultants, Inc.

Logan, Utah
18 October 2018



Legend

Survey Type

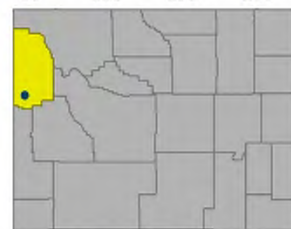
-  Intensive
-  Reconnaissance
-  Shovel Test Positive
-  Shovel Test Negative
-  Project Boundary

USGS 7.5' Jackson, Wyoming, Quadrangle

Mapped in NAD 1983 UTM Zone 12N

Source: Esri, DigitalGlobe, GeoEye, Earthstar

0 50 100 150 200 Meters



Teton County, Wyoming

1:5,000



Figure 2. Project map illustrating location of pedestrian survey and shovel testing.

Site map redacted.
Site information retained for
proprietary use by certified archaeologists.

Site Location Map

EcoConnect
WY-18-010
Karns Meadow Development Plan
Produced by
Cannon Heritage Consultants, Inc.
Logan, Utah
5 November 2018

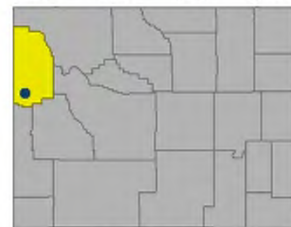


Legend

■ Site Boundary

Copyright: © 2013 National Geographic Society, i-cubed

0 250 500 750 1,000 Meters



USGS 7.5' Jackson, Wyoming, Quadrangle

Mapped in NAD 1983 UTM Zone 12N

Teton County, Wyoming

1:24,000

Figure 3. Sites location map.

CHAPTER 2

ENVIRONMENTAL SETTING

Karns Meadow, located between East Gros Ventre Butte and the foot of Snow King Mountain, is on the eastern flank of Jackson Hole, a long north-south trending valley in the Central Rocky Mountains of northwestern Wyoming (Figure 4). Bordered by the steep relief of the Teton Range to the west and the subtle Gros Ventre Range to the east, the geography of the valley and the modern-day landscape bare evidence of its glacial past. Features such as moraines, outwash, and kettles are visible across the region. The Snake River, located approximately four miles west of the project, enters the valley to the north where it enters the deep, glacially scoured Jackson Lake. Trending south, it receives the Gros Ventre River flowing south and west before it abruptly shifts southeast where it exits the valley via the Snake River Canyon. Flat Creek, which flows through the project area, runs to the southwest through Jackson before turning south and joins the Snake River approximately 6 miles south of the project area.

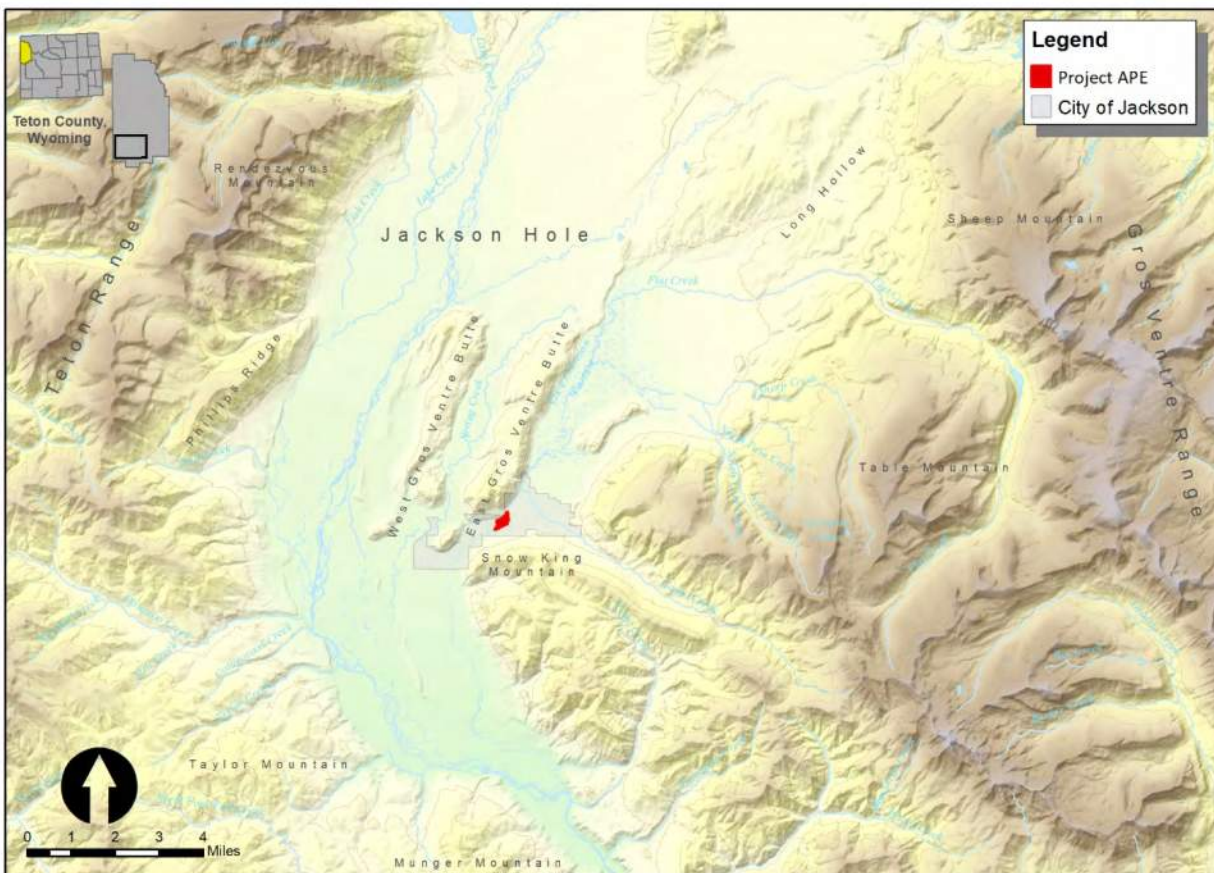


Figure 4. Regional overview of Jackson, Wyoming.

The project area is within a high elevation valley ecozone (EPA 2010), which are characterized by their mixture of wet bottomlands, marshes, stream terraces, alluvial fans, and lower foothill slopes. The project area occurs on Quaternary-aged materials along the valley floor (Figure 5; Love and Reed 2002). Flat Creek meanders through Karns Meadow, depositing alluvium during floods. The Natural Resource Conservation Service (NRCS) classifies soils within the project area as primarily Newfork fine sandy loam or Tineman gravelly loam (NRCS 2018). The former comprises alluvium deposited on flood plains, while the latter consists of glaciofluvial deposits deposited along mountain flanks; both exceed 80 inches of deposition

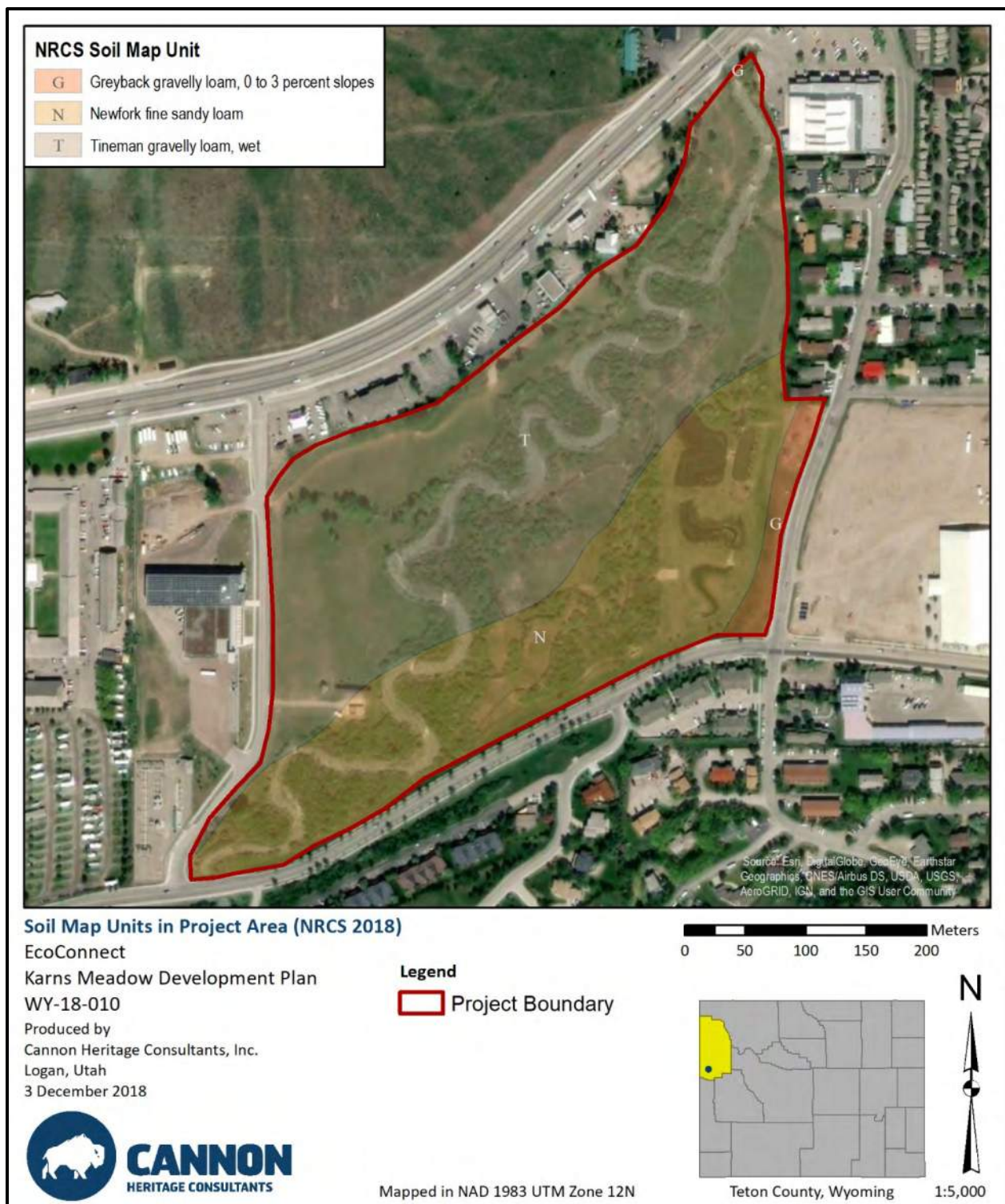


Figure 6. Soils map of project area.

Climate

The climate of the project area is characterized by mild summers and very cold winters. The Western Regional Climate Center (WRCC 2017) maintains historic climate records for Jackson Hole, including

documented temperatures for the Jackson, Wyoming, station (NCDC COOP Station #484910) for a continuous period from 1905 to 2016. During that time, the average maximum temperature in July was 81.8°F; the average lows were 40.8°F. Contrast this with the average January high temperature of 27.0°F, with an average low of 4.1°F. Average annual participation was 15.83 inches of precipitation on average with a mean total snowfall of 76.9 inches.



Figure 7. Comparison of 1945 aerial image of Karns Meadow (<https://maps.greenwoodmap.com/tetonwy/mapserver>) and contemporary Google Earth image.

Wildlife and Plant Communities

The wildlife of Jackson Hole and the Teton Range are diverse and have long provided viewing opportunities for visitors to the valley. Mammal species include elk (*Cervus canadensis*), bison (*Bison bison*), moose (*Alces alces*), mule deer (*Odocoileus hemionus*), pronghorn (*Antilocapra americana*), wolf

(*Canis lupus*), coyote (*Canis latrans*), bighorn sheep (*Ovis canadensis*), grizzly bear (*Ursus arctos*), black bear (*Ursus americanus*), American beaver (*Castor canadensis*), American badger (*Taxidea taxus*), striped skunk (*Mephitis mephitis*), and numerous other small mammals. Avian species—and there are numerous with at least 341 reported in the Jackson Hole region (Raynes 1991)—include bald eagle (*Haliaeetus leucocephalus*), osprey (*Pandion haliaetus*), northern harrier (*Circus hudsonius*), red-tailed hawk (*Buteo jamaicensis*), golden eagle (*Aquila chrysaetos*), American kestrel (*Falco sparverius*), sandhill crane (*Antigone canadensis*), great horned owl (*Bubo virginianus*), Canada goose (*Branta canadensis*), pied-bill grebe (*Podilymbus podiceps*), great blue heron (*Ardea herodias*), and greater sage grouse (*Centrocercus urophasianus*).

Plant communities are correlated with elevation and change greatly from the valley floor, which averages over 6,500 ft (2,000 m) ASL, to the summit of Grand Teton in the Teton Range at 13,775 ft (4,199 m) ASL (Clark 1999). Wetlands provide a diverse and unique habitat in the region (USFWS 2007). In marshlands vegetation is characterized by various sedges (*Carex* spp.), rushes (*Juncus* spp.), cattails (*Typha latifolia*), and bulrushes (*Scripus* spp.), while wet meadows feature sedges and grasses such as foxtail barley (*Hordeum jubatum*), timothy (*Phleum alpinum*), and common horsetail (*Equisetum arvense*). Willows (*Salix* spp.) are very common in these communities.

Native grasslands while in danger of replacement by invasive plants such as cheat grass (*Bromus tectorum*) and crested wheatgrass (*Agropyron cristatum*), still cover parts of the valley and provide important forage for wildlife. Common vegetation includes various bunchgrass species, green rabbitbrush (*Chrysothammus viscidiflous*), rushes, brome snakeweed (*Gutierrezia sarothrae*), yellow salsify (*Tragopogon dubius*), and fringed sage (*Artemesia frigida*). Sagebrush shrublands are distributed throughout the valley. Species within these zones include big sagebrush (*Artemesia tridentate*), bluegrasses (*Poa* spp.), snowberry (*Symphoricarpos oreophilus*), wild rose (*Rosa* spp.), needlegrass (*Stipa* spp.), and rubber rabbitbrush (*Chrysothammus nauseosus*). Riparian and Aspen woodlands follow the waterways and occupy the foothills of the valley. Species present include narrowleaf cottonwood (*Populus angustifolia*), quaking aspen (*Populus tremuloides*), willows, serviceberry (*Amelanchier alnifolia*), chokecherry (*Prunus virginiana*), bearberry honeysuckle (*Lonicera involucrata*), and Engelmann spruce (*Picea engelmannii*), as well as many of the species already presented above. Conifers forest, which grow along mountain slopes and lower prominences in the valley, include lodgepole pine (*Pinus contorta*), Douglas fir (*Pseudotsuga menziesii*), limber pine (*Pinus flexilis*), whitebark pine (*Pinus albicaulis*), Engelmann spruce, and subalpine fir (*Abies bifolia*).

The altitudinal distribution of plants and animals has been argued as an important factor influencing precontact transhumance referred to as high country adaptation (Wright et al., 1980). As the weather warms various plant resources ripen and become available at ever increasing elevation for human subsistence. This theory builds on cross-cultural studies and that of migratory mammals that fatten on newly ripening grasses in the high country during summer descending to the valleys and plains to shelter during the winter.

CHAPTER 3

BACKGROUND RESEARCH

On 9 October 2018 Wyoming SHPO provided the results of a file search request for Section 33, Township 41 North Range 116 W. A total of 12 cultural resource projects (Table 1) and 18 recorded sites (Table 2) were present within the area subject to the file search.

Previous cultural resource projects within the file search area were related to a variety of different types of land-use or development. The impetus for previous cultural resource studies included: communications development (three instances), historic construction evaluation (three instances), road construction and/or improvement (one instance), fire management (one instance), environmental restoration (one instance), parcel related (one instance) and infrastructure improvements (two instances). Class III surveys have included linear, block and combination types.

Based on SHPO provided data, two projects may have overlapped with the project survey area. These projects included SHPO project numbers: 80-1414 and 9-123. Survey of the project area, a combination of intensive pedestrian survey and several shovel-test probes, involved the overlap of previous project survey area portions.

Eighteen sites/cultural properties have been previously recorded within the file search area, 10 of which have been listed on or determined eligible for listing on the NRHP. All 18 recorded sites are historic sites; however, two sites (42TE1217 and 48TE1804) are outside of the 0.5 mile buffer of the project area boundary (Figure 8). Historic site types included primarily motels/hotels, residences and commercial properties. Since none of the known cultural properties occurred with the project APE historic research on individual properties was not conducted. No prehistoric sites were documented in the 0.5 mile buffer of the project area based on the file search results. See Figure 6 for maps of the SHPO file search results and the project area.

General Land Office Records

This project also referenced various documents archived by the Bureau of Land Management General Land Office (BLM GLO) for the project area, including survey plat maps, land patents, historical indices, and master title plats (BLM GLO 2018). The research identified an 1893 survey plat map for T. 41 N, R. 116 N., based on a land survey conducted in October 1892 by William O. Owen (Figure 9). This plat map illustrates multiple features within the northwest quarter of Section 33, including the meanders of Flat Creek—labeled as the Little Gros Ventre River—as well as two intersecting and unnamed roads or trails. The roads do not appear in modern aerial imagery, nor are they clearly visible in historic 1945 imagery, which shows the area adjacent to Flat Creek as meadow and farmland. It is likely that changes in land use or development of permanent roads removed or subsumed these 1893 features.

Individual land patents from the historic period (pre-1950) demonstrate that Peter H. Karns claimed an area which included the current Karns Meadow in 1903 and 1908 under the Homestead Act of 1862 (Accession No. WY0270_.382 and MV-0739-292). The surrounding parcels were held by Webster Laplant (1901 and 1902), whose home is plotted in the southeast quarter of the 1893 plat map above, and Maggie L. Simpson (1901).

Generally, land records demonstrate that use of the Karns Meadow area was underway by the early 1890s, and the first formal claims on the land were made during the first decade of the twentieth century by Karns. Early residents of the region established roads and trails throughout the future Jackson townsite, whose early development largely occurred during the early 1900s.

Site map redacted.
Site information retained for
proprietary use by certified archaeologists.

Project Results Map

EcoConnect

WY-18-010

Karns Meadow Development Plan

Produced by
Cannon Heritage Consultants, Inc.

Logan, Utah
29 November 2018



Legend

Previously Recorded Sites

- Eligibility Unknown
- Eligible
- Not Eligible
- Snow King Ski Area
- Project Boundary
- Project Boundary Buffer

USGS 7.5' Jackson, Wyoming, Quadrangle
Mapped in NAD 1983 UTM Zone 12N

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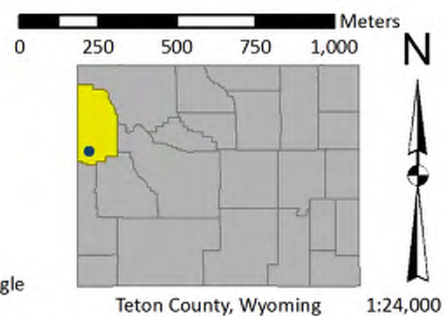


Figure 8. File search results including sites within a half-mile buffer of the project.

Table 1. Cultural resource projects that have occurred neared the project APE.

Project	Year	Project Name	Company	Project Type	Quarter Sect.	Sect	Township/Range
1-1404	2001	Irene Brown Parcel	Stephanie Crockett	Class III Intensive	ESWNWSW WSENWSW	33	T41N R116W
02-168	2002	Snow King Fire Fuel Reduction	Bridger-Teton National Forest	Class III Intensive	NSSE	33	T41N R116W
					NSS	34	
04-2038	2004	Bridges in Time: A Survey of Hist	Historical Research and Photography	Historic Overview – Evaluation	NNE	33	T41N R116W
					WSWNENE ESENWNE WNW WNENW	34	
09-123	2009	Jackson Photovoltaic Install	Stephanie Crockett	Class III Intensive	NWNENWNESW	33	T41N R116W
09-818	2009	Flat Creek Enhancement	Stephanie Crockett	Class III Intensive	SSENWNENW SESWNENWSW	33	T41N R116W
10-798	2010	Broadband Communications Yellowstone	USU Archaeological Services	Class III Intensive	WWSE	5	T40N R116W
					NSW	33	T41N R116W
13-394	2013	IDL04323 & IDL04376 Wireless Antenna	Metcalf Archaeological Consultants	Class III Intensive	NESESWNE	33	T41N R116W
13-684	2013	Teton County Hotels and Motels Evaluation	Preservation Documentation Resource	Misc.	SENENWNENE SWSWSWSWN NESENWNENE	33	T41N R116W
					CSENENWNW CNNWNENWSW NWNENENENW	34	
14-674	2014	T-Mobile Tower #SL02319A	Stephanie Crockett	Class III Intensive	SESESWNE	33	T41N R116W
80-1414	1980	Sewer Line	Office of the Wyoming State Archaeologist	Class III Intensive	WNW	5	T40N R116W
					WNE NSW SENW	33	T41N R116W

Project	Year	Project Name	Company	Project Type	Quarter Sect.	Sect	Township/Range
89-1194	1989	PREB-10-4(25) Jackson Streets	Rosenburg Historical Consultants	Other	NENENE NWNENE	33	T41N R116W
99-1976	1999	Historic Building Survey in Jackson	Historical Research and Photography	Historic Overviews – Evaluations	NENE	33	T41N R116W
					NWNW	34	

Table 2. Cultural resource sites near the project APE.

Site Number	Site Name	Eligibility Determination	Site Class	Type
48TE1217	Multiple Businesses	Not Eligible	Historic	Urban – Building
48TE1218	Multiple Businesses	Not Eligible	Historic	Urban – Building
48TE1224	Frontier Saloon	Not Eligible	Historic	Historic Building (Urban)
48TE1317	Van Vleck House	Unknown	Historic	Urban - Building
48TE1699	Jackson Hole Lodge	Eligible	Historic	Tourism - Building
48TE1703	Livingston Chevrolet	Not Eligible	Historic	Historic Building (Urban)
48TE1708	Red Rock/Cedar Lodge	Eligible	Historic	Tourism - Building
48TE1709	6-K Motel – Six Bar KM	Eligible	Historic	Tourism - Building
48TE1716	Veneta Village	Eligible	Historic	Tourism - Building
48TE1718	Western Motel	Eligible	Historic	Tourism - Building
48TE1721	John Wort Residence	Eligible	Historic	Historic Building (Urban)
48TE1758	Glenwood Property	Unknown	Historic	Historic Building (Urban)
48TE1804	Teton Historical Building	Eligible	Historic	Historic Building (Urban)
48TE1902	Rawhide Motel	Eligible	Historic	Tourism - Building
48TE1905	The Virginian Lodge	Not Eligible	Historic	Tourism - Building
48TE1910	Jackson Pines Resort	Not Eligible	Historic	Tourism - Building
48TE1944	Snow King Ski Area	Eligible	Historic	Recreation - Other
48TE2000	635 S Cache St, Jensen	Eligible	Historic	Historic Building (Urban)



Figure 9. GLO 1893 survey plat map for T41N R116W centered on project area.

Table 3. Historic individual land patents held within Section 33, T. 41N, R. 116W (6th Meridian).
Shaded row indicates patents that include the Karns Meadow area.

Accession	Names	Patent Date	Year	Aliquots	Sec. #
WY0160__456	Simpson, Maggie L	4/9/1901	1901	NE¼NE¼	33
WY0190__301	Lapland, Webster	10/1/1901	1901	W½SE¼	32
				NE¼SE¼	32
				NW¼SW¼	33
WY0280__485	Lapland, Webster	3/17/1902	1902	SW¼NW¼	33
				SE¼NE¼	32
WY0270__382	Karns, Peter H	11/10/1903	1903	SE¼NW¼	33
				NW¼NE¼	33
				S½NE¼	33
MV-0739-292	Karns, Peter H	2/27/1908	1908	NE¼SW¼	33
997747	Bassett, Grover C	3/16/1927	1927	N¼SE¼	33

Previous Archaeological Research

Archaeological investigations of Jackson Hole and the surrounding mountain ranges have occurred periodically over that last five decades. The first overview of Jackson Hole prehistory was provided by Love (1972) and focused on interpretation and comparison of surface assemblages known in the region. This work illustrated the ties prehistoric peoples in Jackson Hole had to other neighboring regions.

During the 1970s and 1980s, much of the research in the Jackson Hole region was conducted by the State University of New York-Albany (SUNY; Wright and Weakly 1974, Bender 1978, Marceau 1978, Wright et al. 1980, Bender 1983, Bender and Wright 1988). Based on their work, Wright and his colleagues proposed a broad-spectrum subsistence model outlining a high-country adaptation, which based the distribution of resources within the ecological zones of Jackson Hole. In this model, Bender and Wright (1988) proposed that past residents of Jackson Hole would schedule seasonal occupations of mountainous areas to obtain the diverse resources available in these zones. The mountains and the resources therein were important to prehistoric hunter-gatherer's adaptive strategies, not merely used by specialized task groups. They predicted that such a pattern of use would result in three types of archaeological site: base camps (BC), secondary base camps (SBC), and special-use sites (SUS). Base camps were long term, repeatedly occupied locations; secondary base camps were occupied less often and targeted specific resource; and special-use sites were very short-term locations, repeatedly occupied, where specific resources were procured. This model has guided much research that followed its publication (Cannon et al. 2001; Cannon et al. 2004)

The Jackson Lake Archaeological Project (Connor 1998) occurred between 1984 and 1988 during reconstruction of the Jackson Lake Dam. During that time the water level of the lake was low enough to expose multiple sites. A total of 109 sites were recorded, and many were also formally excavated (Connor 1998). These data were a substantial addition to the amassed knowledge of Teton County archaeology, and Connor constructed a cultural chronology from the results of the project. Further, Connor (1998) proposed that "use of the mountainous areas [could] be broken into: (1) task-specific use, (2) seasonal use, and (3) year-round use. The factors allowing change between and within these patterns are a complex interaction of climatic change, population dynamics, and technological innovations."

The Henn Site (Larson 1995, Rapson et al. 1995) is a multi-component site with Protohistoric/Prehistoric period and Early Archaic assemblages. Located at the Jackson Fish Hatchery, it was excavated in 1992 and 1993. The most substantial component was the Prehistoric/Protohistoric assemblage, likely a Shoshonean-processing location dating to the early 1800s. Activities at the site were centered around the construction and use of pit-roasting facilities (Rapson et al. 1995).

Kelly (1999) conducted a project to identify Early Holocene archaeological sites in Grand Teton National Park (GTNP). Few sites dating to that period were found, but several factors, including the unique depositional history of Jackson Hole and the lack of prehistoric sites of any age in high probability areas, are obstacles in interpreting this lacuna.

Between 1998 and 2000, the University of Wyoming/Grand Teton National Park Cooperative Archaeology Program (UW/GTNP) conducted a series of reconnaissance surveys within GRNP and revisited many previously recorded sites from Wright's work (Reher 2000).

Wilson-Fall Creek Road (Cannon et al 2001) investigations conducted by the Midwest Archaeological Center (MWAC), conducted data recovery investigations at three sites (the Crescent H Ranch, Fish Creek Ranch, and Burchardt sites) as part of mitigation efforts for reconstruction of Fall Creek Road. This was the first attempt to integrate models of site function and geomorphology in an attempt to demonstrate changes in land use patterns over time. Following Bender and Wright (1988), a series of predictions were made regarding the artifact composition and nature of the different site types (Cannon, et al., 2004; Table 4).

Table 4. Predictions regarding site types in Jackson Hole as defined by Bender and Wright (1988).
Adapted from Cannon et al. 2001, Table IXb.

Site Type	Description	Location	Site Size	Assemblage Size	Assemblage Diversity
Base Camp	Long-term, repeat occupation; used by entire group.	Habitable and Accessible	Large	Large	High diversity of artifact types used in various maintenance and domestic activities; high incidence of discarded and worn-out tools.
Secondary Base Camp	Varied occupation; fewer members.	Adjacent to immobile resources, such as plant communities or lithic sources.	Moderate	Moderate	Moderate; large number of artifact classes and material types possible, but low to moderate evenness in their representation.
Special-Use Site	Short-term occupation; small group of users; repeated occupation, if immobile resource.	Variable: adjacent to resource if extraction site; or adjacent to migration routes or feeding areas if hunting game.	Small	Variable depending on reoccupation history.	Few artifact classes present and low evenness in their representation

While a steatite, or soapstone, quarry had been identified by Love (1971), until the early 2000s few additional examples of this site type had been identified in the Teton Range. Research and archaeological survey conducted by Adams (2003, 2004) recorded additional evidence of aboriginal use of this material, including some evidence that soapstone vessels were being manufactured prior to the introduction of stone tools.

As part of mitigation for reconstruction of Hwy 1/89/189/191 The Office of the Wyoming State Archaeologist (OWSA) conducted multi-year data recovery investigations at the Game Creek site (Page and Peterson 2015). Interdisciplinary investigations produced evidence of at least 19 cultural components ranging from Paleoindian to the Late Prehistoric period. Discovered in 2001, the site was subsequently excavated in 2001, 2002, and 2010. The multiple radiocarbon dates acquired for the site suggest it was occupied intermittently over the last 10,400 years. The site was the largest, stratified archaeological site in Jackson Hole that was excavated extensively using modern methods. It provided important data illustrating the cultural history of the region and additional evidence that cultural chronologies developed for the Northwestern Plains, Columbia Plateau, or Great Basin cannot be applied indiscriminately to the Jackson Hole region.

Stirn and Sgouros (2014; the Teton Archaeological Project, or TAP) work has concentrated on the high-altitude areas of the Tetons, including passes, basins, and ice patches. They identified evidence of consistent occupation of these high-altitude areas beginning as early as 9,500–10,000 BP. The results, although preliminary, support previous theories regarding the initial use of the Teton Range. Further, they suggest that use was similar to that in other northwestern Wyoming ranges during the Late Prehistoric period (ca. 1400–250 BP). Finally, dated organic specimens from ice patches indicate that some ice patches in the Teton Range have remained intact for at least 6,000 years, and the presence of a culturally-

modified stave-cut fragment of whitebark pine dating to the Late Archaic period illustrates the human presence in the mountains during that time (Sgouros and Stirn 2015).

The lack of sites with abundant bison bone in Jackson Hole has gained the attention of multiple researchers (Wright 1984, Meager 1973, Cannon et al. 2015) and has generated discussion regarding the past range of bison in the valley and their importance as a resource. The dearth of bison bone has been suggested to be taphonomic (Cannon and Cannon 2016).

Prehistoric Cultural Chronology

While cultural chronology from the Northwestern Plains—as well as for the foothill/mountain areas—continues to be applied to Jackson Hole and the surrounding area (Frison 1991, Kornfeld et al. 2010), it has been demonstrated that it does not reflect the specific cultural history of the area (Wright 1981, Connor 1998, Cannon 2001, Page and Peterson 2015). Connections to other regions continue to be demonstrated through raw material sourcing and projectile point typology. Both Wright (1981) and Connor (1998) have proposed chronologies for the region, and recent excavations at the Game Creek have provided additional vital data regarding prehistoric use of the region (Page and Peterson 2015). Connor's chronology was constructed using radiocarbon and obsidian hydration data, as well as seriation of projectile point styles. However, there remains a dearth of radiocarbon dates for Teton County; a total of 119 have been obtained, based on the investigations by Page and Peterson (2015) at Game Creek and records in the Wyoming SHPO online WYOCRO radiocarbon date database (WY SHPO 2018).

Early Holocene (11,700 to 8,200 BP). Few sites with terminal Pleistocene and Early Holocene-age cultural material have been recorded in Jackson Hole, and attempts to locate archaeological sites and artifacts from this time period have been largely unsuccessful (Kelly 1999). Early Paleoindian (ca. 14,000–10,200 BP) materials, commonly incorporating the fluted point complexes, are represented by a handful of artifacts. A potential Clovis point was identified by Connor (1998), although the validity of the identification has been questioned (cf. Kelly 1999). Some Folsom points have been reported (Kelly 1999, Cannon et al. 2001).

Typical Middle Paleoindian projectile points, such as Agate Basin points and members of the Cody Complex, are well represented in the Valley (Connor 1998, Page and Peterson 2015, Stirn and Sgouros 2015), as well as in the Greater Yellowstone Ecosystem (GYE) by sites such as Osprey Beach (Johnson et al. 2004). Furthermore, Foothill/Mountain tradition projectile point types, such as Birch Creek, Pryor Stemmed, Lovell Constricting, and Angostura area also common. These Early and Middle Paleoindian complexes are largely encompassed by Connor's Jackson Hole Phase I (JH I). Game Creek provided several radiocarbon dates between 10,500 and 10,200 BP and 9800 and 9500 BP associated with cultural material.

Populations appear to be increasing during the Late Paleoindian period (ca. 9000–8000 BP), which corresponds to the beginning of Connor's JH II. A broad-spectrum subsistence strategy had likely been established by this time if not earlier, as the faunal assemblage at Game Creek dating to ca. 9600 BP is quite diverse (Page and Peterson 2015). The population may have greatly decreased in the valley 8700–8500 BP based the Game Creek radiocarbon data, which also corresponds well with broader patterns in the Rocky Mountains during this time (Kelly et al. 2013).

Middle Holocene (8,200 to 4,200 BP). The Early Archaic period (ca. 8,000–4,500 BP) was represented at Game Creek and other sites in Jackson Hole and corresponded with Connor's JH III. Large side-notched projectile points began to appear in the region (e.g., Henn site [Larson 1995]), although well-dated Early Archaic components at Game Creek featured projectile points resembling Hanna-variant McKean or Elko Eared points. There was an increase in fire-cracked rock at many sites, which may suggest increased stone-boiling or use of roasting pits.

Like neighboring areas, the population seemed to decrease during parts of the mid-Holocene Climatic Optimum (ca. 9,000–5,000 BP). Based on the increase of the gravel fraction at Game Creek between 7,500 and 5,700 BP, it has been suggested that vegetation had decreased (Page and Peterson 2015). While this harsher environment may have led some prehistoric inhabitants elsewhere, it is also possible that the denudation of hill slopes and shifting of the Snake River channel created higher potential for erosion and the removal of cultural occupations. However, populations in the region appears to have begun increasing again by 5,500 BP and roasting pit features, perhaps associated with root and tuber processing, increased in frequency at places such as Jackson Lake. By the end of the middle Holocene, members of the Middle Archaic (ca. 4,500–3,000) McKean complex (i.e., McKean, Duncan, Hanna) are present in the valley. This is the beginning of Connor’s JH IV.

Late Holocene (4,200 to Present). The Middle Archaic continued into the late Holocene. Along Jackson Lake, roasting pits targeting plant resources appear in large numbers. While populations elsewhere in western Wyoming appear to decline at this time, this area and the Central Rocky Mountains actually are increasing population. It has been suggested that decreased winter snow during this period provided greater hunting opportunities and served as a population draw.

The Late Archaic (3,000–1,450 BP) was characterized by an increase in site frequencies (Connor JH V). Corner-notched dart points of the Pelican Lake and Elko varieties were common, and residents of the valley appeared to use them for hunting larger game, such as bison, mule deer, and mountain sheep. Fire-cracked rock and roasting pits appear often at sites during this time, and groundstone technology was represented in much higher numbers than preceding cultural periods. At Game Creek, faunal remains had been pulverized and may indicate intensive processing to access bone marrow. Populations appeared to greatly increase towards the end of this period (Connor’s JH VI), and residential structures, represented by stone circles, begin to appear on the landscape.

The beginning of the Late Prehistoric period (ca. 1,450–250 BP) is largely heralded by the appearance of the bow and arrow. Wright (1984) suggested that Jackson Hole and the Teton Range were largely uninhabited during this period. However, further work has demonstrated that use of higher elevation areas of the Tetons was widespread (Stirn and Sgouros 2015), and Game Creek has Rose Spring-style points associated with cultural levels dating between 900 and 500 BP Intermountain-style ceramics, as well as soapstone vessels, also appear in the region (Adams 2003, 2004; Stirn and Sgouros 2015), as well as Desert side- and tri-notched points, which became more common toward the end of this cultural period at the Game Creek Site (Page and Peterson 2015).

There are few sites dating to the Protohistoric period, a critical period of initial contact between native groups and Euroamericans—either through direct or indirect contact. Multiple causes have been suggested, including climate change (Mackay et al. 1982, Page and Peterson 2015), the introduction of epidemic diseases by Europeans (Trimble 1989), poor preservation, or a combination of these factors. During this period, it is known that the Eastern Shoshone had strong connections to Jackson Hole and groups would seasonally visit the valley in the spring and early summer. One example is the Henn Site, which was a Shoshonean processing location dating to the early 1800s (Larson 1995).

Euroamerican Settlement and Land Use

The first Euroamericans to enter the valley were trappers and mountain men. While it is possible that John Colter was the first to visit Jackson Hole in 1807, it is well established that representatives of the American Fur Company, or the “Astorians”, traveled through the valley in 1811 and 1812 (Daugherty 1999). Jackson Hole became an important crossroads for fur trappers and played a prominent role in the fur industry. While the fur trade had largely collapsed by 1840, explorers and scientists continued to visit

the valley through the mid-to-late-nineteenth century. Prospectors, led by Walter W. DeLacy, entered the valley in 1863 searching for gold. They were largely unsuccessful.

The first permanent settlers entered Jackson Hole in 1884, when John Holland and his companions homesteaded in the area. By 1888 there were 23 residents of the valley, which rapidly grew to over 600 by 1900 with large numbers of Mormon settlers arriving from Utah and Idaho (Daugherty 1999). Homesteading accounted for much of the early settlement of the valley. Early communities arose surrounding the first rural post office. Jackson, Wilson, and Kelly were the first towns, and Jackson was established as the primary community between 1901 and 1914 with the first post office, general store, and community buildings. It became the Teton county seat in 1921.

The most prominent early industry was cattle ranching which included the introduction of cultivated grasses for forage. Irrigation development was slow, and most systems were the results of individual or group efforts and resulted in numerous small ditches crossing the landscape to serve individual farmers or small groups.

Tourism was an important aspect of Jackson Hole long before the creation of Grand Teton National Park. Wealthy visitors from the east coast or Europe were being guided to the valley in the late nineteenth century, Moran was formed in 1903 as a headquarters for an outfitting enterprise and included a hotel and general store. The creation of Yellowstone National Park in 1872 and later reliable transportation led to more people visiting Jackson Hole. Dude ranching occurred in the valley in the first decade of the twentieth century and continues to be a small part of the tourism industry today. The creation of Grand Teton National Park has brought millions of visitors to the valley since its inception in 1929 (Daugherty 1999).

CHAPTER 4

METHODOLOGY

For the purposes of this project, CHC applied the Wyoming SHPO definition of sites and isolates (Wyoming Resource Definitions and Recording Guidelines 2012):

- a. A *prehistoric site* is defined as 15 or more spatially associated artifacts within a 30-meter diameter; alternatively, a cultural feature, such as a hearth, is considered a site.
- b. A *historic site* is defined as 50 or more spatially associated artifacts within a 30-meter diameter.
- c. A *prehistoric isolate* is defined as 14 or fewer associated artifacts where no buried cultural materials are thought to exist.
- d. A *historic isolate* is defined as 49 or fewer associated artifacts where no buried cultural materials are thought to exist.

Further, unnamed canals and ditches not designated by name on USGS topographic maps are considered non-sites excluding those that exhibit significant architectural or engineering features or associated with National Register-eligible sites (Wyoming Resource Definitions and Recording Guidelines 2012). No canals or irrigation ditches were recorded during this project.

Spatial location data were collected using either a Trimble Geo XH handheld GPS using TerraServer software. This data was differentially corrected using Pathfinder Office. Photos were taken with a Nikon D700 DSLR using an AF-S Nikkor 55-300 mm f4.5-5.6 lens. Further spatial data processing and mapping occurred in ArcGIS 10.5.1 software.

Fieldwork was conducted on 13 October 2018 with a crew consisting of Kenneth Cannon, Molly Boeka Cannon, and Stephanie Crockett. The pedestrian survey involved 15-m transects supplemented by 10 shovel tests to assess the potential for buried deposits in non-wetland areas. A reconnaissance level (30-m transects) survey was conducted in the wetland portion of the property, in the southern portion of the property, and on the western bench adjacent to the rodeo grounds. Site visibility was generally limited due to heavy meadow vegetation, except in the western portion which represented a higher and drier landform. Ten shovel tests were excavated on both sides of Flat Creek to supplement the pedestrian survey, although only one produced evidence of buried cultural material (Figure 2; Table 5). Approximately 35% of the project area was surveyed (Intensive=12 acres; Reconnaissance=2.5 acres).

The results of the survey produced two precontact lithic scatters. Site 48TE2137 is small lithic scatter (209 m²) on the west side of the property (Figure 3). It consists of two small obsidian flakes and a quartzite hammerstone. Seven shovel tests were excavated in this portion of the site but did not produce any evidence of buried cultural deposits.

Site TE2138 is a larger (3920 m²) lithic scatter located on the eastern side of Flat Creek (Figure 3). A single obsidian flake was identified in an emotional area near a foot path. A single obsidian flake was recovered in ST-9 at a depth of approximately 30 cmbs.

On 17 October 2018 Ken Cannon and Pete Karns met at the site. Mr. Karns was a long-time resident of the property and produced a large collection of projectile points and lithic debris he had collected from the property over the last 50 years. The projectile point collection came from both sides of Flat Creek, plus the Rodeo Grounds, and suggests a long-term occupation of the area dating back at least to Late Paleoindian times (8-9 ka). The evidence provided by Mr. Karns, coupled with relatively deep soils, provides support for the recommendation that the two precontact sites represent significant cultural resources and present the potential to have significant research potential qualifying these sites under criterion d.

Table 5. Results of shovel testing.

Shovel Test	Site Number	mE	mN	Depth	Results
ST1	48TE2137			15 cmbs cobble	0
ST2	48TE2137			25 cmbs cobble	0
ST3	48TE2137			18 cmbs cobble	0
ST4	48TE2137			15 cmbs cobble	0
ST5	48TE2137			40 cmbs	0
ST6	48TE2137			30 cmbs	0
ST7	48TE2138			25 cmbs	0
ST8	48TE2138			40 cmbs and upslope from obsidian flake	0
ST9	48TE2138			30 cmbs	1 obsidian flake at 30 cmbs
ST10	48TE2138			45 cmbs	0
All in NAD 83 UTM Zone 12 - UTM's retained for proprietary use by certified archaeologists.					

CHAPTER 5

RESULTS

Site 48TE2137

Site 48TE2137 is small lithic scatter (209 m²) on the west side of the property (Figure 3). It consists of two small obsidian flakes and a quartzite hammerstone (Figure 10). Seven shovel tests were excavated in this portion of the site but did not produce any evidence of buried cultural deposits (Figure 11). The two obsidian flakes were recovered adjacent to an irrigation ditch and were likely brought up from the subsurface during ditch excavation.



Figure 10. Obsidian flakes and possible quartzite hammerstone recorded on surface of 48TE2137.

Soils on the site have been labeled as Tineman gravelly loam (Figure 6). These soils tend to be on mountain flanks with a parent material of gravelly glaciofluvial deposits. These soils are somewhat poorly drained and have a depth of more than 80 inches (203 cm). Vegetation on the site is a mix of introduced grasses with willows along the creek and overstory species of aspen and cottonwood (Figure 12).

Although the material assemblage is limited, but the depth of the soils and the presence of significant archaeological deposits in similar settings along Flat Creek (e.g., Game Creek site) supports the probability that this site has buried deposits. Additional evidence for buried precontact deposits is provided by the collection of material Pete Karns has collected over the past 50 and discussed below. Based upon these criteria CHC recommends site 48TE2137 is eligible for inclusion on the National Register under criterion d.

CHC further recommends that when the Karns Meadow management plan is articulated potential impacts to the site should be addressed and if adverse effects are identified a second phase of evaluative testing should occur. This evaluative phase should minimally include subsurface testing to assess the nature of the buried deposits, a more refined site boundary based upon systematic shovel testing or augering, and recommendations on further investigations if warranted.

Site map redacted.
Site information retained for
proprietary use by certified archaeologists.

Site 48TE2137 Sketch Map

EcoConnect

WY-18-010

Karns Meadow Development Plan

Produced by
Cannon Heritage Consultants, Inc.

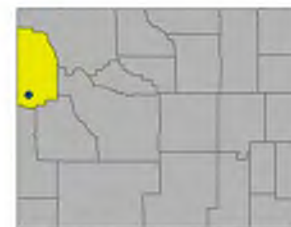
Logan, Utah
3 December 2018



Legend

- ▲ Obsidian Chipped Stone
- Shovel Test (Negative)
- Hammerstone
- Site Boundary

0 4 8 12 16 20 Meters



Mapped in NAD 1983 UTM Zone 12N

Teton County, Wyoming

Figure 11. 48TE2137 site sketch map overlying Google Earth image.



Figure 12. Overview of site 48TE2137. View is from westside of Flat Creek to the south-southeast (photo by Molly Cannon, 13 October 2018).

Site 48TE2138

Site TE2138 is a larger (3920 m²) lithic scatter located on the eastern side of Flat Creek (Figure 13). Two obsidian flakes were identified in an erosional area near a foot path (Figure 14) and a single obsidian flake was recovered in ST-9 at a depth of approximately 30 cmbs.

Soils on the site have been labeled as Tineman gravelly loam (Figure 6). These soils tend to be on mountain flanks with a parent material of gravelly glaciofluvial deposits. These soils are somewhat poorly drained and have a depth of more than 80 inches (203 cm). Vegetation on the site is largely wet meadow grasses with willows along the creek (Figure 15).

As with 48TE2137 this material assemblage is limited, but the depth of the soils and the presence of significant archaeological deposits in similar settings along Flat Creek (e.g., Game Creek site) supports the probability that this site has buried deposits. Additional evidence for buried precontact deposits is provided by the collection of material Pete Karns has collected over the past 50 and discussed below. Based upon these criteria CHC recommends site 48TE2138 is eligible for inclusion on the National Register under criterion d.

CHC further recommends that when the Karns Meadow management plan is articulated potential impacts to the site should be addressed and if adverse effects are identified a second phase of evaluative testing should occur. This evaluative phase should minimally include subsurface testing to assess the nature of the buried deposits, a more refined site boundary based upon systematic shovel testing or augering, and recommendations on further investigations if warranted.

Site map redacted.
Site information retained for
proprietary use by certified archaeologists.

Site 48TE2138 Sketch Map

EcoConnect

WY-18-010

Karns Meadow Development Plan

Produced by
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Logan, Utah
3 December 2018

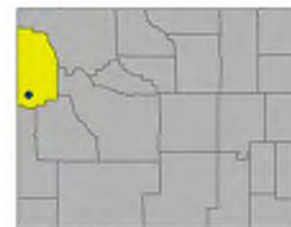


Legend

- ▲ Obsidian Chipped Stone
- Shovel Test (Positive)
- Shovel Test (Negative)
- Site Boundary
- Flat Creek

Mapped in NAD 1983 UTM Zone 12N

0 10 20 30 40 50 Meters



Teton County, Wyoming



Figure 13. 48TE2138 site sketch map overlying Google Earth image.



Figure 14. Small obsidian flakes identified in northeastern portion of site 48TE2138.



Figure 15. Shovel testing in central area of site 48TE2138. Notice dense meadow vegetation. View is to northeast (photo by Molly Cannon, 13 October 2018).

Pete Karns, whose family originally homesteaded the meadow area, provided a mounted series of obsidian projectile points and other tools that he collected from the meadow over the past 50 years (Figure 16). Mr. Karns also had a large bag of debitage that he also indicated was from the meadow area. The assemblage provides a range of Holocene project point styles that may date back as early as the Late

Paleoindian period (8-9 ka) through the Middle Archaic (upper left corner-notched point). Two possible Early Archaic side-notched points (right side of image) are also present in the assemblage. Although Mr. Karns was adamant that the assemblage was from the meadow the exact location of each individual artifact was less clear with the exception of the center artifacts (east side of Flat Creek) and the base of a possible Late Paleoindian point from the Rodeo Grounds.



Figure 16. Artifacts collected from Karns Meadow by Pete Karns longtime resident of the area.

CHAPTER 6

NRHP RECOMMENDATIONS AND CONCLUSION

In December 2003 the Town of Jackson acquired the Karns Meadow Park property from the Karns Family, and along with Teton County are in the process of developing an environmental assessment in preparation for potential future development. As part of the EA the town requested a cultural resource assessment. To complete the cultural resource assessment EcoConnect Consulting LLC of Jackson, Wyoming contracted Cannon Heritage Consultants of Logan, Utah. As of the time of this report no formal management plans have been developed nor presented in a public document.

The Karns Meadow Park is situated in portions of the SE¼ NW¼, SW¼ NE¼, NW ¼ SW ¼, NW ¼ NW ¼ SE ¼ of Section 33, Township 41 North, Range 116 West, in the Town of Jackson, Teton County, Wyoming. The project APE consists of approximately 41.8 acres. Flat Creek is the defining topographic feature of the property and is an important tributary of the Snake River. Flat Creek flows through the project area at a consistent and low gradient. Historic records indicate the meandering course of Flat Creek has remained relatively stable for at least 100 years.

The project area is part of the 160-acre homestead Pete Karns filed in 1903. Up until about 1945 the property was flood-irrigated as a pasture for a 31-acre dairy operation. Flood irrigation continued as the property was converted to a horse pasture. During the 1990s-2000s the pasture was leased as a holding area for rodeo horses and in 2001 flood irrigation ceased. In December of 2003 the property was acquired by the city of Jackson and some limited public recreation (e.g., parasail land site) has been allowed.

Fieldwork was conducted on 13 October 2018 with a crew consisting of Kenneth Cannon, Molly Boeka Cannon, and Stephanie Crockett. The pedestrian survey involved 15-m transects supplemented by 10 shovel tests to assess the potential for buried deposits in non-wetland areas. A reconnaissance level (30-m transects) survey was conducted in the wetland portion of the property, in the southern portion of the property, and on the western bench adjacent to the rodeo grounds. Site visibility was generally limited due to heavy meadow vegetation, except in the western portion which represented a higher and drier landform. Ten shovel tests were excavated on both sides of Flat Creek to supplement the pedestrian survey, although only one produced evidence of buried cultural material. Approximately 35% of the project area was surveyed (Intensive=12 acres; Reconnaissance=2.5 acres).

The results of the survey produced two precontact lithic scatters. Site 48TE2137 is small lithic scatter (209 m²) on the west side of the property. It consists of two small obsidian flakes and a quartzite hammerstone. Seven shovel tests were excavated in this portion of the site but did not produce any evidence of buried cultural deposits. On the eastern bank of Flat Creek a larger lithic scatter site (48TE2138; 3920 m²) was recorded. The site consists of a single obsidian flake on the surface and an obsidian flake recovered in ST-9 at a depth of approximately 30 cmbs.

Pete Karns provided an examination of an assemblage of projectile points and flaking debris he collected from the property over the past 50 years. The projectile points suggest occupation of the property dating back at least to Late Paleoindian times (8-9 ka). The evidence provided by Mr. Karns, coupled with relatively deep soils, provides support for the recommendation that the two precontact sites represent significant cultural resources and present the potential to have significant research potential qualifying these sites under criterion d.

Karns Meadow has likely been an important settlement area for native groups extending back several millennia. Cannon Heritage Consultants recommends that both sites are eligible for inclusion on the National Register based upon their ability to provide insight into precontact lifeways in Jackson Hole during the early and middle part of the Holocene, a time span of several millennia that is not well

understood in northwestern Wyoming (Cannon 2001; Page and Peterson 2015). The ecotonal setting of Karns Meadow within a riparian zone and adjacent to sagebrush uplands potentially provided relatively easy access to a range of biotic communities and the associated resources (Clark 1999). The Flat Creek valley was probably also an important travel corridor for precontact group conveyance in Jackson Hole.

Once the management plan for the Karns Meadow is articulated and potential impacts to the sites is addressed it may be necessary to conduct a second phase of site assessment. This phase of investigation should minimally include evaluative testing to provide a better understanding of the sites' boundaries and the presence and nature of the buried components. This work may involve minimally invasive techniques which include geophysical prospecting supplemented by systematic auger probing or shovel testing (Cannon et al. 2016).

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APPENDIX A

SITE FORMS

Site Forms not available for public viewing.
Retained for proprietary use by certified archaeologists.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 15, 2019
MEETING DATE: AUGUST 19, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-170:** SUBDIVISION PLAT FOR A LAND DIVISION AT 170 REDMOND STREET IN THE NEIGHBORHOOD MEDIUM DENSITY – 1 (NM-1) ZONE.

APPLICANT: SUE KARICHNER, NELSON ENGINEERING

OWNER: SCOTT & DONNA SHEPHERD

REQUESTED ACTION

The applicant is requesting Final Plat approval of a 2-lot subdivision in order to build two attached single family homes (a duplex) in the Neighborhood Medium Density – One (NM-1) zone for the property addressed as 170 Redmond Street.

The applicant is requesting that the item be continued to the Town Council meeting scheduled for October 21, 2019.

SUGGESTED MOTION

I move to **continue** this item to the Town Council meeting scheduled for October 21, 2019.

ORDINANCE G

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE A PORTION OF THE CURRENT ZONING DESIGNATION OF 1.38 ACRES OF LAND ADDRESSED AS 135 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-105); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change a portion (approximately 35,000 sf) of the zoning classification of the following described parcel from Urban Commercial (UC) to Downtown Core (DC) (P19-105), to wit:

The north half and the west 50 feet of the south half of that land owned by Deloney Street, LLC described in that Deed recorded in Document #0729086 Book 698, pages 825-825 in the Office of the Clerk of Teton County. PIDN# 22-41-16-27-3-00-010

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 5TH DAY OF AUGUST, 2019.

PASSED 2ND READING THE ____ DAY OF ____, 2019.

PASSED AND APPROVED THE ____ DAY OF ____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE H

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE A PORTION OF THE CURRENT ZONING DESIGNATION OF 0.46 ACRES OF LAND ADDRESSED AS 175 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-107); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change a portion (approximately 10,000 sf) of the zoning classification of the following described parcel from Urban Commercial (UC) to Downtown Core (DC) (P19-107), to wit:

The north half of that land owned by BWD Street, LLC described in that Deed recorded in Document #0841627 Book 850, Pages 29-31 in the Office of the Clerk of Teton County. PIDN# 22-41-16-27-3-00-009

(Ord. ____§ 1, 2019; Ord. 1074, § 2, 2014.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 5TH DAY OF AUGUST, 2019.

PASSED 2ND READING THE ____ DAY OF _____, 2019.

PASSED AND APPROVED THE ____ DAY OF _____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE G

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE A PORTION OF THE CURRENT ZONING DESIGNATION OF 1.38 ACRES OF LAND ADDRESSED AS 135 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-105); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change a portion (approximately 35,000 sf) of the zoning classification of the following described parcel from Urban Commercial (UC) to Downtown Core (DC) (P19-105), to wit:

The north half and the west 50 feet of the south half of that land owned by Deloney Street, LLC described in that Deed recorded in Document #0729086 Book 698, pages 825-825 in the Office of the Clerk of Teton County. PIDN# 22-41-16-27-3-00-010

SECTION II.

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SECTION III.

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SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 5TH DAY OF AUGUST, 2019.

PASSED 2ND READING THE ____ DAY OF ____, 2019.

PASSED AND APPROVED THE ____ DAY OF ____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE H

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE A PORTION OF THE CURRENT ZONING DESIGNATION OF 0.46 ACRES OF LAND ADDRESSED AS 175 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-107); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change a portion (approximately 10,000 sf) of the zoning classification of the following described parcel from Urban Commercial (UC) to Downtown Core (DC) (P19-107), to wit:

The north half of that land owned by BWD Street, LLC described in that Deed recorded in Document #0841627 Book 850, Pages 29-31 in the Office of the Clerk of Teton County. PIDN# 22-41-16-27-3-00-009

(Ord. ____ § 1, 2019; Ord. 1074, § 2, 2014.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 5TH DAY OF AUGUST, 2019.

PASSED 2ND READING THE ____ DAY OF _____, 2019.

PASSED AND APPROVED THE ____ DAY OF _____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk

ORDINANCE I

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 0.167 ACRES OF LAND ADDRESSED AS 105 EAST BROADWAY AVENUE AND CURRENTLY ZONED URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) (P19-114); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change the zoning classification of the following described parcel from Urban Commercial (UC) to Downtown Core (DC) (P19-114), to wit:

PT SW1/4SW1/4, Section 27, Township 41, Range 116.
PIDN# 22-41-16-27-3-00-012

(Ord. ____ § 1, 2019; Ord. 1074, § 2, 2014.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 5TH DAY OF AUGUST, 2019.

PASSED 2ND READING THE ____ DAY OF ____, 2019.

PASSED AND APPROVED THE ____ DAY OF ____, 2019.

BY: _____
Pete Muldoon, Mayor

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

[illegible]

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Joint Housing/Legal

PRESENTER: Stacy Stoker

MEETING DATE: August 19, 2019

SUBJECT: First Reading: Town of Jackson Ordinance J, Housing Rules and Regulations

STATEMENT/PURPOSE

The Town Council will consider the First Reading of the Town of Jackson Ordinance J, Housing Rules and Regulations.

BACKGROUND/ALTERNATIVES

In June of 2018, the Jackson Town Council ("Council") and Teton County Board of County Commissioners ("Board") adopted the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations"). After working with the Rules and Regulations for the past year, staff recognized several necessary and recommended changes and brought them to the Council and Board for direction. On July 23, 2019, the Council and Board directed staff to make the following changes and to bring the updated Ordinance for the First Reading to the Council.

1. Policy Changes

a. Title: The current rule is all adults residing in a restricted home must go on title. This has been changed to all adults residing in a home must sign an Occupancy Agreement with the Owner. The Occupancy Agreement will bind them to compliance with the Restrictions, HOA rules, and other Covenants on the property. The owner will no longer be required to add anyone to title.

b. Adding Residents to Household After Purchase: The current rule is owners of restricted units must wait one year after purchasing before the owner can be approved to move another adult in with them. This rule was changed to allow Workforce unit owners to move another person in with them immediately after purchase with the approval of the Housing Department. Affordable owners must still wait one year before moving someone in.

c. Minimum Occupancy Requirements: To be eligible to enter a drawing for a two-bedroom unit, the current rule is a household must consist of one or two adults with one or more dependents. This rule has been changed to allow a two or more-person household to enter drawings for two-bedroom units.

d. Definitions: The following definitions were added or changed to provide clarification:

Combined Loan to Value (CLTV) Loan to Value is the ratio of the loan amount to the value of the home. Combined Loan to Value is when a second and/or third mortgage exists, and the loan amounts are combined and compared to the value of the home.

Debt to Income (DTI) A ratio that compares the amount of debt a household has to the amount of income they make. It is used to analyze the ability of a household to pay their debt.

Dependent A child or adult who lives with the household and can be claimed on the tax returns of an adult in the household.

Local Business:

A. A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status

physically located in Teton County, Wyoming, and (2) the business serves clients or customers who are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job.

Or

B. A business physically located in Teton County, Wyoming who employs two or more Qualified Employees who must work in Teton County Wyoming to perform their job.

Qualified Employee A person who works for a local business in Teton County Wyoming a minimum of 1,560 hours annually (average of 30 hours per week).

Qualified Household Households that have applied for housing through the Housing Department, where Housing Department staff deem them as eligible to purchase a restricted housing unit after verification of information, based on the unit's Deed Restriction and the Housing Department Rules and Regulations. Information includes but is not limited to household income, assets, employment, and minimum occupancy requirements.

Restrictive Covenant A contract between the Board of County Commissioners or Town of Jackson and the owner of real property developed or designated to ensure the affordability of a housing unit for perpetuity (sometimes referred to as Special Restrictions, Deed Restrictions, or Restrictions)

Teacher is defined as any individual who [1] works with individuals age three (3) - twenty-four (24), and [2] whose duties involve classroom or other instruction or other direct educational support, and [3] whose primary employment is at least thirty (30) hours a week for at least nine (9) months per year, but is not employed in that position for at least two (2) months per year.

Safe, Decent, Sanitary Housing Safe, decent sanitary housing means that housing units must be kept in a habitable state fit for human occupancy to protect the physical health and safety of the renter. Landlords must:

- a. Maintain common areas of the residential unit in a sanitary and reasonably safe condition.
- b. Maintain electrical systems, gas systems, plumbing, heating and hot and cold water and keep them in working order.
- c. Unit must be structurally sound, clean, weathertight, in good repair, and meet local building codes in place at time of construction or as required for a change of use, if applicable.
- d. Maintain other appliances and facilities as specifically contracted in the rental agreement.

e. Clarifications Changes and additions to language in the Rules and Regulations that provide clarification only and are not substantive changes.

f. Clerical Corrections Corrections of scrivener's errors, incorrect references, formatting, etc. There are no substantive changes.

COMPREHENSIVE PLAN ALIGNMENT

Common value 3, Section 5 is to ensure a variety of workforce housing opportunities so that at least 65% of those employed locally also live locally. The Housing Department Rules and Regulations govern the workforce housing to ensure that the units are being used as the community intends.

STAKEHOLDER ANALYSIS

Stakeholders include owners and tenants of restricted homes, the public, elected officials, and staff.

FISCAL IMPACT

N/A

STAFF IMPACT

Tracking, reviewing, and keeping notes on needed or potential changes to the Housing Rules and Regulations continues to take a significant amount of Housing and Legal staff scrutiny and time.

LEGAL REVIEW

Reviewed, drafted and approved by Lea Colasuonno

ATTACHMENTS

Ordinance J

RECOMMENDATION

Staff recommends approval of First Reading of Ordinance J by the Town Council.

SUGGESTED MOTION

I move to approve Ordinance J at first reading.

ORDINANCE J

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1195 AND SECTION 16.10 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING HOUSING RULES AND REGULATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1195 and Section 16.10 of the Municipal Code of the Town of Jackson are hereby amended and reenacted read as follows:

Title 16 Housing

Title 16 Housing

Chapters:

16.10 TOWN OF JACKSON HOUSING RULES AND REGULATIONS

Chapter 16.10 TOWN OF JACKSON HOUSING RULES AND REGULATIONS

Sections:

- 16.10.000 Introduction.**
- 16.10.100 Purpose and General Goals.**
- 16.10.200 Housing Development Standards and Procedures.**
- 16.10.300 Qualification and Eligibility.**
- 16.10.400 Weighted Drawing.**
- 16.10.500 Purchase and Sale Standards and Procedures.**
- 16.10.600 Rental Standards and Procedures.**
- 16.10.700 Compliance and Exception, Appeal, Grievance Standards and Procedures.**
- 16.10.800 Definitions.**

16.10.000 Introduction.

A. List of Commonly Used Acronyms.

Acronym	Full Text
ARU	Accessory Residential Units
AMI	Area Median Income
CC&Rs	Covenants, Conditions, & Restrictions
CPI	Consumer Price Index
HOA	Homeowners Association
HUD	U.S. Department of Housing and Urban Development
JTCHA	Jackson/Teton County Housing Authority
LDRs	Land Development Regulations
MFI	Median Family Income
MRP	Maximum Resale Price
OPP	Original Purchase Price
SF	Square Feet

B. Summary of Housing Programs.

The general goal of all housing programs covered by the Housing Department Rules and Regulations is to provide and maintain housing affordable to persons and families who make a living primarily from employment located in Teton County, Wyoming. The housing programs addressed in the Housing Department Rules and Regulations are: Affordable Ownership, Affordable Rental, Workforce Ownership, and Workforce Rental. Legacy programs (including Accessory Residential Units, Attainable units, Employee units, and Employment-based units) are referenced in some properties' restrictions, so these Housing Department Rules and Regulations also contain the rules that pertain to these programs.

Descriptions of Applicable Programs:

1. Accessory Residential Units (ARU) – Units created through this program are developed as part of nonresidential developments that are exempt from the housing requirements set by the LDRs. These units are rented to workers employed in Teton County, and they must remain as rental property (i.e., they cannot be converted to condominiums). Accessory Residential Units developed after June 4, 2018 will be part of the “Workforce Rental” program. To qualify to rent these units, at least one person in the household must be employed at a local business for a minimum of 1,560 hours per year. They may not own residential real estate within 150 miles of Teton County. A minimum of 75% of the household's income must be earned from a local business(es) The tenants must physically occupy the unit a minimum of 80% of their lease term. Tenants will be required to requalify annually or upon lease renewal. The units are not allowed to remain vacant in excess of 60 days. Rents are set by the owner.
2. Affordable – These are units created through the mandatory affordable housing mitigation requirements included in the Town and County Land Development Regulations (LDRs). The Affordable housing program is divided into “Affordable Ownership” and “Affordable Rental,” and each has restricted pricing based on applicable affordability ranges. To qualify to purchase these units, household income and assets must be within the relative income range for the unit. At least one person in the household must work a minimum of 1,560

hours per year. No ownership of other residential real estate within 150 miles of Teton County is allowed. The owners must physically occupy the units a minimum of 10 months each year. Tenants must physically occupy the units a minimum of 80% of their lease term. Tenants will be required to requalify annually. Owners will be required to provide proof of continued local employment, occupancy, and non-ownership of residential real estate. Maximum rents and sales prices are based on median family income as published by HUD. Ownership units appreciate based on the Consumer Price Index.

3. **Attainable** – These units were built before housing standards were codified in the LDRs. No more Attainable housing units will be constructed, but the Housing Department Rules and Regulations still apply through the management of existing units. Specific requirements for these units are recorded as covenants on the property deed, and the Housing Department Rules and Regulations are referenced through these covenants. To qualify to purchase these units, household income and assets must be within the relative income range for the unit. At least one person in the household must work a minimum of 1,560 hours per year. No ownership of other residential real estate within 150 miles of Teton County is allowed at time of purchase. The owners must physically occupy the units a minimum of 10 months each year. No requalification or future documentation will be required after purchase of the unit.
4. **Employee** – These rental housing units are built to comply with the housing mitigation requirements for new nonresidential development set out in the Town and County LDRs. Initially, these units were intended to provide housing to seasonal workers, but they are not restricted to occupancy by seasonal workers. These Housing Department Rules and Regulations have been updated to reflect the Town and County’s policy direction in 2017, which aligns with the Comprehensive Plan’s goal of housing the local year-round workforce. The owner of the Employee housing units ultimately makes the decision about unit tenancy so long as the household qualifies. These units can be converted to condominiums for workforce employers. Employee units developed after June 4, 2018 will be part of the “Affordable Rental” program. To qualify to rent these units, household income must be within the relative income range for the unit. At least one person in the household must work a minimum of 1,560 hours per year. No ownership of other residential real estate within 150 miles of Teton County is allowed. Tenants will be required to requalify annually. The units are not allowed to remain vacant in excess of 60 days.
5. **Employment-Based** – This is a program that the Town of Jackson initiated to create restricted ownership units for sale to households that are employed in Teton County, but do not fit within the affordability ranges set out in the LDRs. These units are not developed under a mandatory requirement set out in the Town’s LDRs. Employment-Based units developed after June 4, 2018 will be part of the “Workforce Ownership” program. To qualify to purchase these units, at least one person in the household must be employed at a local business for a minimum of 1,560 hours per year. They may not own residential real estate within 150 miles of Teton County. A minimum of 75% of the household’s income must be earned from a local business(es). Owners must physically occupy the units for a minimum of 10 months of each year. Owners will be required to re-qualify annually.
6. **Workforce Housing Programs** – This program is divided into “Workforce Rental” units and “Workforce Ownership” units. They are provided through incentives in the LDRs.

Households who purchase or rent Workforce units are required to earn a minimum of 75% of their income from a local business. They may not own other residential real estate within 150 miles of Teton County, and at least one person in the household must earn 1,560 hours annually from a local business. There is no cap on the original purchase price. Once a unit is sold or rented, the maximum resale price or rental rate is restricted to an appreciation cap on the unit as indicated in the Special Restrictions recorded on the property. The owners of Workforce Rental Units set the rental rates. There is no cap on rental rates. Owners and tenants will be required to re-qualify annually.

16.10.100 Purpose and General Goals.

- A. Purpose** – The Jackson/Teton County Affordable Housing Department (“Housing Department”) was created by Teton County, Wyoming and the Town of Jackson, Wyoming on March 14, 2016 Town Resolution 16-04 and County Resolution 16-008. The purpose of these Housing Department Rules and Regulations (“Housing Rules”) is to provide comprehensive and consistent provisions that apply to housing units created through the Town or County established housing programs and/or administered by the joint Town of Jackson/Teton County Housing Department (hereafter “Housing Department”).

The Housing Department Rules and Regulations were formerly known as the “Guidelines.” When the Housing Guidelines are referenced in documents promulgated prior to the adoption of the 2018 Housing Department Rules and Regulations, the reference of guidelines refers to these Housing Department Rules and Regulations.

1. Applicability.
 - a. Subject to Provisions that are Unique to Specific Program - Each housing program covered in these Housing Department Rules and Regulations is subject to provisions that are unique to that program as indicated in these Housing Department Rules and Regulations.
 - b. Subject to Provisions of the Restrictions Recorded on the Property - Restricted housing units are subject to individual deed restrictions, special restrictions, or ground leases, (collectively “restrictions”) which may have additional requirements or provisions. If the Housing Department Rules and Regulations and the restrictions conflict, then the language, requirement, and/or provision of the Restrictions shall be applied and followed, not the Housing Department Rules and Regulations. The Restrictions recorded on the property supersede any inconsistency in these Housing Department Rules and Regulations.
 - c. Subject to Federal Fair Housing Law (The Fair Housing Amendments Act of 1988) - The Housing Department recognizes that the Office of Fair Housing and Equal Opportunity administers and enforces federal laws and establishes policies that ensure that all Americans have equal access to the housing of their choice. The Housing Department does business in accordance with the Federal Fair Housing Law (The Fair Housing Amendments Act of 1988).

- i. Discrimination - It is illegal to discriminate against any person because of race, color, religion, sex, handicap, familial status, or national origin in the sale or rental of housing, in the financing of housing, in the provision of real estate brokerage services, or in the appraisal of housing.
 - a) Filing a Complaint - Anyone who feels he or she has been discriminated against may file a complaint of housing discrimination to the HUD Housing Discrimination Hotline, 1-800-669-9777 (Toll Free), or the TDD line for the hearing impaired, 1-800-927-9275.
- ii. Blockbusting - Blockbusting is also prohibited. Blockbusting is the practice of illegally frightening homeowners by telling them that people who are members of a particular race, religion, or national origin are moving into their neighborhood and that they should expect a decline in the value of their property. The purpose of this scheme is to get the homeowners to sell at a deflated price.
- d. Disclaimer - The Jackson/Teton County Affordable Housing Department (“Housing Department”) expressly disclaims any and all warranties, express or implied, including without limitation fitness for a particular purpose with respect to the provision of restricted housing units. The Housing Department does not represent, warrant, or promise to construct, finance, or otherwise produce, in whole or in part, any restricted housing units pursuant to these Housing Department Rules and Regulations or under any other programs. No applicant may rely upon any promise implied or expressed that restricted housing units shall be constructed, financed, or otherwise produced, in whole or in part, by the Housing Department. In no event shall the Housing Department be liable to any applicant for any direct, indirect, incidental, punitive, or consequential damage of any kind whatsoever, including without limitation lost profits, lost sales, lost business, lost opportunity, lost information, lost or wasted time. None of the information contained in these Housing Department Rules and Regulations constitutes an offer to sell or the solicitation of an offer to buy a restricted housing unit.

B. General Policy Goals – The general goal of all housing programs covered by these Housing Department Rules and Regulations is to provide and maintain housing affordable to persons and families who make a living primarily from employment located in Teton County, Wyoming, which includes the Affordable, Attainable, Employee, Employment-Based, Accessory Residential Unit, and Workforce housing programs. This is accomplished by regulating the occupancy, use, sale and/or rental of the restricted housing units covered by the Housing Department Rules and Regulations to qualified households as defined herein.

- 1. Promoting Economic and Social Diversity - Certain housing programs also limit initial eligibility of qualified households based on financial means criteria, which may include both household income and household net assets. Such financial qualifying factors promote economic and social diversity within the Jackson Hole community.

2. Ensuring Long-Term Affordability - Many of the restricted housing units covered by these Housing Department Rules and Regulations are subject to price limitations for sale, resale and/or rental. These limitations are intended to ensure affordability for both the current household occupying the restricted housing unit and to ensure the long-term affordability of the restricted housing unit.
3. Providing Housing for the Local Workforce - Minimum occupancy requirements apply to all restricted housing units to ensure that the unit meets the community's goals of providing housing for the local workforce by maximizing the space and filling the bedrooms, and to ensure that the restricted housing unit does not serve as a second home.
4. Providing Fair and Consistent Administration - These Housing Department Rules and Regulations are intended to provide clear, fair, and consistent administration of the housing programs to which they apply. It is recognized that there are individual households or restricted housing units that may not fit clearly into the specific provisions of the Housing Department Rules and Regulations, but still meet these general policy goals. For these cases, exception, appeal, and grievance processes have been included in Section **16.10.007** Compliance and Exception, Appeal, and Grievance Standards and Procedures.

C. Relationship to Land Development Regulations – The Town of Jackson and Teton County Land Development Regulations (LDRs) set out standards for the development and use of land within each jurisdiction. The LDRs include requirements for certain developments to provide affordable housing or fees to offset the additional housing need that the developments create. Specific programs address different types of development. The Planning Department of each jurisdiction reviews development applications to check for compliance with the LDRs.

These Housing Department Rules and Regulations impose additional requirements on the developers of any type of restricted housing units. The Housing Department reviews compliance with these Housing Department Rules and Regulations, both prior to development and during occupancy and use.

1. Standards Applicable Under LDRs versus Housing Department Rules and Regulations - Generally, the LDRs address any provisions that must be met during the development approval phase, while the Housing Department Rules and Regulations address provisions that ensure proper use and maintenance of the restricted housing units throughout their lifetime.

LDR Provisions	Housing Department Rules and Regulations Provisions
Rental/Sale Mix (required mix of units)	Livability Standards (Interior)
Occupancy Standards	Dormitory Livability Standards
Distribution of Income Categories	Livability Requirements for Conversion of Existing Housing Stock

LDR Provisions	Housing Department Rules and Regulations Provisions
Requirements for Fees in Lieu	Restrictive Covenant Form and Process
Requirements for Conveyance of Land or Conversion of Existing Housing Stock	Sale/Rental Standards and Procedures including Qualification and Eligibility for Each Program
Procedure for Banking Credits	Compliance with Housing Department Rules and Regulations.
Phasing Plan	Compliance with Restrictive Covenants
Mix by Number of Bedrooms	

- References Retained for Convenience - All references to the LDRs in these Housing Department Rules and Regulations are for convenience and are not a part of the Housing Department Rules and Regulations.

16.10.200 Housing Development Standards and Procedures.

- Purpose** - The Jackson/Teton County Comprehensive Plan lists three common community values, one of which is quality of life. One of the ways called out to achieve quality of life is through local workforce housing. With regards to workforce housing, the Comprehensive Plan includes the four following principles:

- Maintain a diverse population by providing workforce housing
- Strategically locate a variety of housing types
- Reduce the shortage of housing that is affordable to the workforce
- Use a balanced set of tools to meet our housing goal

The Town of Jackson and Teton County have several tools to increase the amount of housing that is affordable to the workforce. One of these tools is the requirement and/or incentive in the LDRs for residential and non-residential development to provide permanently restricted workforce housing. This housing represents a substantial and long-term public investment. As such, it is imperative the restricted housing produced be livable and of good quality.

This section, Housing Development Standards and Procedures, is meant to provide guidance to the prospective developers of restricted housing units. Subsection **B** lays out the requirements of the Housing Mitigation Plan, which is reviewed by both the Planning Department and the Housing Department. Subsection **C** sets out the Livability Standards, which are under the Housing Department's purview.

- Applicability** - This Section applies to all developments subject to Division 6.3 of the County LDRs and Division 6.3 of the Town LDRs. It also applies to any restricted housing units not required through the LDRs that are presented to the Board of County Commissioners or Town Council in development applications.
- General Policy Goals.**

- a. Inform Developers of Standards and Procedures - These Housing Development Standards and Procedures inform prospective developers of the standards and guidelines for construction and sale of restricted housing units, as required by the LDRs and the Housing Department Rules and Regulations.
 - b. Provide Fair and Consistent Implementation of Standards and Procedures - These Housing Development Standards and Procedures help the Housing Department implement policies of the LDRs and the Housing Department Rules and Regulations in a fair and consistent manner.
- B. Housing Mitigation Plan** - A Housing Mitigation Plan for each project shall be submitted according to the provisions of the Teton County and Town of Jackson LDRs [See Teton County Land Development Regulations: Divisions 6.3 and 7.4 or Town of Jackson Land Development Regulations: Divisions 6.3 and 7.4]. A packet with a checklist for a Housing Mitigation Plan can be obtained through the Housing Department or the Town or County Planning Departments.
- 1. Procedures.
 - a. Consultation with Applicant (Optional) - Applicants may meet with Housing Department staff prior to submitting a Housing Mitigation Plan. Although this step is not required, it is often helpful for the applicant and the Housing Department staff to discuss the development proposal and how it meets the LDRs and Housing Department Rules and Regulations.
 - b. Review - Applications for development that have been submitted to the Town or County Planning and/or Building Departments are reviewed by the Housing Department for compliance with these Housing Department Rules and Regulations.
 - c. Streamlined Applications - Applications that have housing units required that are allowed to go directly to building permit are required to get their units approved by the Housing Department prior to submitting for building permit.
 - 2. Content - The Housing Mitigation Plan contains some provisions that fall under the purview of the Planning Department, while others fall under the purview of the Housing Department. Specifically, the Housing Department oversees the Livability Standards. Developers should refer to the LDRs for requirements such as the mitigation methods, the mix of units by number of bedrooms and the mix of units by affordability ranges.
 - a. Mitigation Method - See Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3.
 - b. Requirement Calculation - See Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3.

- c. Fee Calculations - If the developer proposes Fees In-Lieu as the preferred form of mitigation, the developer shall submit the proposed amount with a Final Development Plan.

The Planning Department shall update the fees in-lieu for the restricted housing units on an annual basis. Fees in-lieu figures are available at the Planning Department.

- d. Unit Descriptions.

- i. Unit Size - There is no minimum or maximum unit size based on square footage. Size by bedroom mix is located in the LDRs.
 - ii. Rental/Sale Mix - As part of the Housing Mitigation Plan, the developer shall state which units are intended as rentals and which are intended as ownership in accordance with the LDRs (See Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3).
 - iii. Mix of Units by Number of Bedrooms - The intent of the restricted housing programs is to provide a variety of unit types to meet the housing needs of our diverse workforce. The Town and County LDRS set out the specific occupational requirements for housing units. The mix of units by number of bedrooms in each unit is also determined by the Town and County LDRs.
 - iv. Distribution of Income Ranges- See Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3.
- e. Special Restriction Form and Process - A Special Restriction is a contract between the Board of County Commissioners/Town of Jackson and the owner of real property developed or designated to satisfy the Town or County LDRs. It also applies to other restricted housing units that will be administered by the Housing Department. Special Restrictions shall keep the restricted housing units affordable in perpetuity and provide proper notification of this obligation to subsequent buyers or other interested parties. (See Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3).
 - i. Requirement - The developer shall record Special Restrictions in the public land records for the subject property prior to the issuance of a Certificate of Occupancy by the County or Town.
 - ii. Process - The Housing Department shall prepare special restrictions according to the process below. Restrictive covenant templates are available from the Housing Department or the Housing Department website.
 - a) Special Restriction Information Sheet - The developer shall complete the “Special Restriction Information Sheet” and submit to the Housing

Department. This form is found at the Housing Department website, or at the Housing Department offices. There are four types of restrictions, Workforce Ownership, Workforce Rental, Affordable Ownership, and Affordable Rental.

- b) Preparation of Special Restriction - The Housing Department will prepare the special restriction and provide the document to the developer for review via email or other delivery method.
 - c) Review - Once reviewed by the developer for accuracy, the Housing Department and the developer (“declarant”) will sign the special restriction and deliver to the County or Town for the required signature.
 - d) Developer Responsibilities - The developer is responsible for signing the special restriction, recording the special restriction with the Teton County Clerk, and paying for the recording fees. The original restriction will be returned to the Jackson/Teton County Housing Department office. The Housing Department shall witness the recording.
 - e) Modification/Amendment - The developer shall not make modifications to the special restrictions with the exception that when an alternate housing program is approved by the Town Council or County Commissioners. Modifications or amendments to the restricted covenant must be approved by the Town Council or Teton County Commissioners. The developer or owner may be responsible for any legal costs to amend a restrictive covenant.
- C. Livability Standards** - To meet the community’s goals of providing working families a viable choice of housing, to protect social diversity, and to contribute to economic stability, the LDRs and the Housing Department Rules and Regulations require that restricted housing units are designed to provide adequate size, building and site design, and finishings to serve future tenants. These are all criteria in the Housing Department’s decisions as to whether a development meets the goals of the LDRs and the Housing Department Rules and Regulations. For additional construction standards, see Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3.
- 1. Process - These Livability Standards are associated with interior components of the units, functionality, light, and outdoor space. Review by the Housing Department will be completed during the planning process and at time of building permit. It is encouraged that applicants review restricted housing unit designs with the Housing Department early in the design process.

Restricted housing units will also be subject to Planning Department review, as some livability standards are requirements of the LDRs (See Teton County Land Development Regulations: Division 6.3 or Town of Jackson Land Development Regulations: Division 6.3).

2. Intent - The livability standards in the LDRs do not include minimum size requirements for units. To ensure functionality of units regardless of size, these Livability Standards have been adopted. The Housing Department may consider flexibility within these standards as long as the intent of functionality is being met. All building, plumbing, electrical, and fire code requirements are still required to be met. These standards do not supersede other requirements.

Restricted housing units are expected to be designed with logical and functional room layout. This includes adequate space for normal living based on two (2) persons per one-bedroom unit, three (3) persons per two-bedroom unit, and four (4) persons per three-bedroom unit and adequate circulation pathways through the unit based on a reasonable furniture configuration.

The standards contained in this document provide minimum requirements for specific items and are not intended to be “build to” specifications.

- a. Exceptions - Applicants may request approval of components that don’t conform to these Livability Standards by completing the “Request for Exception” form. The request must include a detailed explanation of why the applicant wishes to diverge from these Livability Standards, and how the proposed difference is meeting the intent of these Livability Standards. Detailed drawings of what is being proposed shall also be submitted (See Section 7-3)
3. Acceptance of Restricted Housing Units - Proposed floor plans will be reviewed by the Housing Department at time of Sketch Plan submittal, Final Development Plan submittal and/or other permit submittal. Proposed unit designs and components must be approved by the Housing Department prior to submittal for building permit. The Housing Department will inspect all restricted units before certificate of occupancy to ensure that the unit is built according to the approved designs.
4. Standards for Restricted Ownership Units.
 - a. Kitchen.
 - i. Cabinets - All units shall have kitchen cabinet or other storage area (such as a pantry) proportionate to unit size that, at a minimum, meet the required space listing in the table below. A stove/oven may not be used to meet cabinet requirements, and no more than two cabinet spaces less than one foot in width may be used to meet cabinet requirements.

Unit Size	Lineal Ft of Base Cabinets*	Lineal ft of Upper Cabinets*
Efficiency / studio / one-bedroom < 475 SF	4	4
One bedroom > 475 SF	5	5
Two bedrooms	6	6
Three bedrooms or more	7	7

*Assumes standard 24” depth and 26” height for base cabinets and 12” depth and 30” height for upper cabinets.

Note that additional kitchen storage beyond the minimum is desirable. In some cases, additional cabinetry is provided as either base or upper cabinets and credit is requested to reduce cabinetry elsewhere. Requests to storage requirements will be considered as an exception to be approved by the Housing Department.

- ii. Countertops - The surface of countertops shall be made of new, durable, easily cleaned materials that are commonly used for countertops. One, two- and three-bedroom units must provide a minimum 3 feet of continuous countertop work space not including interior corner space.

iii. Appliances.

- a) Table of Appliance Specifications - The following table specifies minimum appliance requirements.

Unit Size	Sink width*	Range/oven width*	Refrigerator cubic feet*	Dishwasher*
Studio/One bedroom < 475 SF	24"	24"	18	18"
One bedroom >475 SF	30"	30"	25	24"
Two bedroom	32"	30"	30	24"
Three bedrooms or more	32"	30"	30	24"

*Minimum Size

- b) Quality and Warranty - All appliances shall be new, Energy Star, and UL (Underwriters Laboratories Standards for Safety) listed, and approved appliances. Documentation of the estimated reliability of proposed appliances, such as Consumer Report ratings, should be provided. Appliances must be of sound quality with the following minimum warranties:

- 1) Range or Stove and Oven - One-year minimum warranty. All major appliances used for surface cooking must have a ventilation system that meets code (typically, a fan rated at a minimum of 150 CFM).
- 2) Refrigerator - One-year minimum warranty on the entire appliance.
- 3) Dishwasher - One-year minimum warranty on the entire appliance.
- 4) Garbage Disposal - If provided in the market rate units, all restricted ownership units shall include a garbage disposal each with a one-year minimum warranty on the entire appliance.
- 5) Microwaves and other small appliances are optional.

- b. Bathrooms - At least one full bathroom is required and must contain a bathtub with shower, sink, toilet, and a minimum of four (4) square feet of storage. Flexibility is

allowed as to how the storage is provided and will be approved by the Housing Department

- c. Closets and Storage Areas - Adequate storage is essential to providing livable housing. For safety reasons, mechanical rooms should be separate from any storage space and to ensure usable storage space should not open into storage space. All closets and storage areas should have a minimum 7.5' height except those under stairs which can include sloping ceilings down to 6' height unless it is not being counted toward the requirement. All dimensions shall be calculated from the finish trim dimension.

i. Table of Minimum Storage Dimensions.

Unit Size	Bedroom closet width	Linen closet* width	Additional storage square feet
Studio/one-bedroom < 475 SF	6 feet	24 inches	25 square feet
One-bedroom > 475 SF	6 feet	30 inches	30 square feet
Two-bedroom	6 feet	30 inches	40 square feet
Three-bedroom or more	6 feet	36 inches	50 square feet

ii. Other Storage Standards.

- a) Closet depth must be 26 inches.
- b) Bedrooms must each contain a closet that includes one shelf over a rod.
- c) Entryway closets are not a requirement. If an entryway closet is not provided that will adequately store coats and shoes/boots for one person in a studio, two persons in a one-bedroom, three persons in a two-bedroom and four persons in a three-bedroom, then an area for hanging/storing coats and shoes/boots near the entryway is required that will adequately provide for the same persons per unit.
- d) In addition to bedroom, linen and entryway storage, additional storage must be provided. Locations may include the basement, garage, exterior to the unit or interior to the unit. The intent of this storage is to provide space for large or outdoor items such as bicycles, strollers, recreational gear, etc. If appliances are located in this area, their footprint cannot be counted toward square footage of storage and must be approved by the Housing Department.
- e) Closet and storage doors must be sliding doors, folding doors, or doors that open outwards to allow for access to space. Doors are not required on interior storage. Closets and storage space may not have any other doors opening into the space.

- D. Floor Coverings** - New carpet, wood, tile, vinyl or linoleum floor covering shall be provided, with a minimum 10-year warranty. New water-resistant floor covering

other than carpet is required in kitchens and bathrooms. Floor coverings are required on all subfloor material with the exception that concrete can be used as flooring material.

- E. Room Sizes and Shapes** - All units must include appropriate and adequate room sizes and room shapes (generally rectilinear) that allow for functional furniture placement. Minimum sizes should be measured at the narrowest point in the room. Where any room such as the dining room is adjacent to the kitchen area, a 3' wide buffer between all kitchen cabinets, appliances and workspaces may not be included in the minimum room calculation. All dimensions shall be calculated from the finish trim dimension.

It is highly recommended that room dimensions include an additional 1-2" as a margin of error to accommodate discrepancies in the framing and finish.

- i. Minimum Room Size.

Unit Size	Minimum Square Feet
Studio/One-bedroom <475 SF	100 SF
One-bedroom	120 SF
Two-bedroom	180 SF
Three-bedroom or more	200 SF

- ii. Bedrooms - The first bedroom shall be a minimum of 120 square feet. Additional bedrooms shall be a minimum of 90 square feet. No bedroom shall have a finish dimension less than nine feet (9'0).
- iii. Living/Dining Rooms - Living/Dining Rooms shall provide the following minimum dimensions with no dimension less than ten feet (10'0).
- iv. Connections and openings, circulation to and through, and exterior doors and windows shall not compromise the ability to furnish the living/dining area. Furniture layouts shall be used to set critical room dimensions. There shall be a minimum of one layout that is possible that will seat every household member assuming one (1) person for a studio, two (2) persons for a one-bedroom, three (3) persons for a two-bedroom and four (4) persons for a three-bedroom and at least one seven-foot sofa, space for side tables, and ample leg room. Mechanical features, such as fuse boxes, shall not be visible or a central feature in the living area.
- v. The eating/dining area may be in a separate room, part of a combined living/dining area, or in the kitchen provided a 3' wide buffer between all kitchen cabinets, appliances and work spaces is not included in the minimum room calculation and a table and chairs (minimum 2 chairs – 4 chairs for two-bedroom or larger) can be shown to fit into the space without blocking circulation or doorways. A countertop eating area a minimum of 12" deep and 36" in length may be an acceptable alternative for units with less than two-bedrooms.

- vi. Studios and One-Bedrooms less than 475 square feet - All units must include appropriate room shapes (generally rectilinear) that allow for functional furniture placement including a sleeping area that will accommodate a twin bed, a living area that can accommodate a 6' sofa, and a cooking eating area (table or island) that will accommodate two persons/chairs or stools. Furniture layouts shall be used to set critical room dimensions that include room for circulation.

F. Windows/Noise Mitigation - All living areas and bedrooms shall have a minimum of one window that can be opened.

Housing units that share walls with other residential or non-residential spaces must provide noise mitigation in walls, floors and ceilings for both airborne and impact sound.

All windows in rental units that have locations where pedestrians or passersby can see directly into the window must provide window shades or coverings that open from the top down to allow partial closing that provides privacy but also allows for the maximum amount of natural light to enter the unit and for ventilation.

For developments that propose affordable units facing on and within 100 yards of road-ways with allowable speeds in excess of 35 miles per hour or other types of industrial or other noise must have windows facing these conditions that meet a 32 Sound Transmission Class (STC) rating standard for noise mitigation or greater.

- g. Laundry - Restricted ownership units shall include washer/dryer hookups.
- h. Heating and Hot Water - Furnaces, boilers, or hot water heaters provided must have a 5-year minimum warranty. Hot water heaters must be appropriately sized to adequately serve the number of anticipated occupants based on one (1) person for a studio, two (2) persons for a one-bedroom, three (3) persons for a two-bedroom and four (4) persons for a three-bedroom.

Heating mechanical units may not be located on any patio or deck used to meet open space requirements or interior to the unit in a way that reduces usable floor area.

- i. Other Design Features - The following features are encouraged and may be used in the place of other requirements with approval from the Housing Department:
 - i. Built-in storage space such as drawers under beds, stairs, etc.
 - ii. Creative shelving in dead space
 - iii. Washer/Dryer or communal laundry area in rental units
 - iv. Extra storage for recreational equipment
 - v. Additional closet space
 - vi. Additional cabinetry

5. Standards for Dormitories - General livability standards (Section: C) will apply except when these dormitory standards differ. There shall be a minimum of 150 square feet net livable floor area per person, including sleeping, bathroom, kitchen, and lounge space. Net livable floor area shall not include interior or exterior hallways, parking, patios, decks, laundry rooms, mechanical areas, and storage.
 - a. Bathroom - At least one bathroom shall be provided for shared use by no more than four persons, containing at least one toilet, one sink, one bathtub with a shower, and a total area of at least 60 habitable square feet.
 - b. Kitchen Facility - A kitchen facility or access to a common kitchen or common eating facility shall be provided subject to the Housing Department's approval and determination that the facilities are adequate in size to service the number of persons using the facility.

Provide seating at a table or bar area for each person proposed to use the facility. The kitchen must have a range with a minimum of 4 burners and an oven. A refrigerator at least 5 cubic feet per person proposed to use the dorm. Each unit must have a minimum of 7 lineal feet of base cabinets and upper cabinets. Each unit shall have a kitchen sink at least 31 inches wide.
 - c. Storage Space - Each unit occupant shall be provided at least 20 net square feet of enclosed storage space located within, or in close proximity to, the unit. This is in addition to the required 150 square feet of net livable floor area of living space per person.
 - d. Occupancy - A dormitory unit shall not be occupied by more than eight persons.
 - e. Variances - At its discretion, Housing Department staff may allow a variance to the requirement of 150 square feet. To receive approval for a variance, an applicant shall provide a minimum of 60 square feet of sleeping area per person and meet conditions 1- 4, listed above.
6. Standards for Conversions of Existing Housing Stock - If existing unrestricted housing is offered and accepted by the Town of Jackson or Teton County, as adequate to meet an affordable housing requirement, the existing units must be upgraded in accordance with the following standards, unless a variance from these requirements is approved by the Planning Department of the Town or County.

Applicants shall bear the costs of any required upgrades to meet the standards, as listed below. Applicants will also be responsible for any structural/engineering reports requested by the Housing Department to assess compliance with the Housing Department standards of the proposed units.

- a. Standards.
 - i. All units must be freshly painted;

- ii. All appliances must be purchased within the last five years and be in good condition and in working order. Evidence must be provided to verify the appliance was purchased within the last five years;
 - iii. New carpet shall be provided (unless carpet has been purchased in the last five years and is in good condition and repair). Evidence must be provided to verify the carpet was installed within the last five years;
 - iv. The exterior walls shall be freshly painted within one year of dedication, a general level of upgrade to yards and landscaping shall be provided, and windows, heating, plumbing, and electrical systems, fixtures and equipment shall be in good condition and working order;
 - v. For ownership units, the roof must have a remaining useful life of at least ten years. Evidence must be provided to verify this; and
 - vi. The unit shall meet Uniform Building Code minimum standards, as well as any applicable housing code.
 - vii. See Section 6.3 of the LDRs for other existing housing stock requirements.
- b. Compliance with Section 2-3 Livability Standards – it is recognized that use of existing housing stock makes it more difficult for units to be in compliance with Section 2-3 Livability Standards. The Housing Department will inspect the unit prior to approval to analyze the unit based on the Livability Standards. Flexibility will be allowed according to Section 2-3.d.9 at the sole discretion of the Housing Department.

16.10.300 Qualification and Eligibility.

- A. General Descriptions** - Each housing program described in these Housing Department Rules and Regulations is evaluated on two levels to determine the requirements of occupants and/or owners to purchase and/or occupy the housing unit in question; the two levels of evaluation are herein referred to as qualification and eligibility.
- 1. Qualification - Qualification is the most general and applies to all housing programs.
 - 2. Eligibility - Eligibility refers to additional requirements specific to a particular restricted housing unit or program.
- B. Qualification** - To be considered a qualified household under these Housing Department Rules and Regulations, all of the following criteria must be met prior to the time of closing:
- 1. Employment Requirement - At least one member of the household must fit one of the following categories:

- a. Employed in Teton County - Be employed at a local business or organization located in Teton County an average of at least thirty (30) hours per week or 1560 hours annually. For purchases outside of a Weighted Drawing, the household can be under contract for employment at a local business or organization located in Teton County, Wyoming, where such contract commences employment before move-in or closing on a restricted housing unit, and the employment will be for a minimum of 30 hours per week or 1560 hours per year. For teachers, 250 hours are added to their annual hours to account for hours worked without pay such as renewing certifications, grading papers, etc.
- b. Self-Employed - If self-employed, hours of work must be documented to substantiate meeting the 30-hour per week / 1560 hours per year requirement. Since self-employment is often unique, different methods of verification may be used. Reasonable annual income is the first method that will be reviewed. Other methods may include verification from vendors, employees, or other applicable methods.
- c. Employment Exemptions.
 - i. Military Service - Active military service in the U.S. Armed Services counts as employment in Teton County, Wyoming if that member of the household met employment criteria in Teton County, Wyoming for a minimum of two years prior to enlisting.
 - ii. Disabled - An individual who is defined as disabled and is unable to be gainfully employed due to the disability meets the employment qualifications for housing in Teton County if the individual has a minimum of one (1) year of full-time residency in Teton County, Wyoming; Teton County, Idaho; or Lincoln County, Wyoming.
 - iii. Caregiver - Work as a caregiver counts as an employment exemption if the following criteria are met:
 - a) Full-time Resident - The caregiver is a full-time resident of Teton County, Wyoming; Teton County, Idaho; or Lincoln County, Wyoming.
 - b) Duration and Timing of Caregiving - The caregiver was or is volunteering all or a portion of their time caring for their own children or an ailing or disabled immediate family member and, therefore, was unable to gain full-time employment in Teton County. Verification will be required using varying methods including but not limited to birth certificates, letter from health provider, and affidavits from family members or neighbors.
 - iv. Secondary School Attendance - Secondary education counts as an employment exemption if other employment criteria were met in Teton County, Wyoming at least two (2) years immediately prior to seeking secondary education.

- v. Hospitalization - Hospitalization counts as an employment exemption if the hospitalized member of the household worked in Teton County, Wyoming at least two (2) years immediately prior to becoming hospitalized.
- 2. Citizenship - At least one (1) member of the household must be a U.S. Citizen or be hold a Lawful Permanent Residency card in the United States in order to qualify to purchase a restricted housing unit.
- 3. Age - At least one (1) member of the household must be eighteen (18) years of age.
- 4. Financial Ability - The Household must qualify without a cosigner for a loan through an institutional lender to purchase a restricted housing unit.
 - a. Contingencies - Any contingencies on lender's qualification may be a cause for the Housing Department to deny qualification to the household. If a contingency requires the household to sell a home prior to the purchase of a restricted housing unit, it will be disclosed to the seller, and the seller will have the option to deny going under contract with the selected household.
 - b. Disclosure of Financial Gifts - Financial gifts received by the household must be disclosed to the Housing Department and will be counted toward household net assets. A letter from the gift or certifying the gift and the amount of the gift will be required.
 - c. Use of Retirement Savings for Down Payment - Down payment funds that are withdrawn from retirement accounts will be counted toward household net assets.
 - d. Qualified Mortgages - All liens that encumber the property must be 'qualified mortgages' made by a 'qualified mortgagee' or will not be secured by the property (See Section **16.10.900** Definitions).
- c. **Eligibility** - Households may be required to meet one or all of the following eligibility criteria to be eligible to purchase, rent and / or occupy a housing unit. The restriction on the housing unit and / or the specific housing program will determine if additional eligibility requirements apply.
 - 1. Household Income - Eligibility Criteria differs between units that are targeted to different affordability ranges. The "Household Income and Asset Chart" that sets income and asset requirements is updated annually and published on the Housing Department website. It can also be obtained from the Housing Department.
 - a. Affordability Ranges - Below are the affordability ranges based on percentage of Median Family Income (MFI) as calculated by the U.S. Department of Housing and Urban Development (HUD). Legacy units restricted prior to 2018 adoption of Housing Mitigation Standards in the LDRs used different "income categories." These income categories will still apply to legacy units that set out these income categories in the unit's restrictive covenants.

i. Affordable and Affordable Rental.

Legacy Units developed prior to 2018 adoption of Housing Mitigation Standards:

0 – 80%	Category 1
80% – 100%	Category 2
100% – 120%	Category 3
120% – 140%	Category 4
140% – 175%	Category 5
175% – 200%	Category 6

Rental units developed after 2018 adoption of Housing Mitigation Standards:

0 – 50%
50% – 80%
80% – 120%
≥120%

Ownership units developed after 2018 adoption of Housing Mitigation Standards:

50% - 80%
80% – 120%
≥120%

ii. Legacy Attainable Units.

Category 2 = ≤120%
Category 3 = ≤140%
Category 4 = ≤175%

iii. Employee.

Legacy Units developed prior to 2018 adoption of Housing Mitigation Standards. Households are eligible for these Employee housing units if they make up to 120% MFI. If this is inconsistent with the deed restriction recorded on the particular Employee Housing Unit, the deed restriction shall supersede these Housing Department Rules and Regulations.

iv. Employment-Based - There is no income eligibility for Employment-Based units. However, at least 75% of the household's combined income must be earned from a business or organization located in Teton County continuously during ownership. If one (1) person in the household is at the age the Social Security Administration allows a person to begin receiving Social Security, their income will no longer be used to calculate the 75% of household income from a local business.

v. Workforce Housing Program - There is no income eligibility for Workforce housing units. However, at least 75% of the household's combined income must be earned from a business or organization located in Teton County continuously during ownership. If one (1) person in the household is at the age the Social Security Administration allows a person to begin receiving Social Security,

their income will no longer be used to calculate the 75% of household income from a local business.

- vi. Other Restricted Housing Units - Income eligibility for other restricted housing units may be set out in restrictive covenants that apply to the particular restricted housing unit.
- b. Calculation of Income -Household income is based on the current income earned by all intended adult occupants of the restricted housing unit at estimated closing date and is calculated by the Housing Department using the current household income to estimate an annual (12 month) income basis. W-2 earners who have inconsistent incomes and have the same jobs as prior years will have their income averaged over three (3) years or less if less than three (3) years were worked. Households must use their current income and may not make changes or adjustments to earnings in order to fit into a category. Any changes to income must be given to the Housing Department prior to the initiation of a weighted drawing process in order to be eligible to enter the weighted drawing.
 - i. College-Aged Children - The income of adult children who are members of the household and who are attending college will not be counted.
 - ii. Business Income - Gross income is used minus cash expenses.
 - a. Businesses that do not have 2 full prior years of income:
 - i. Tax returns are used to get gross income earned in the first year of business minus cash expenses (if taxes have not been paid, the Profit and Loss will be used for that year to get gross income minus cash expenses).The gross income will be divided by the number of months the business was operating during that year. That number will be multiplied by 12 to get one year of income for the first year.
 - ii. If the business has a full year of income in the second year of operation, the tax returns will be used to get gross income minus cash expenses. This will be the income for the second year.
 - iii. If there is no income for the current year. The first and second years will be averaged.
 - iv. If there is income for the current year, the Year to Date (YTD) Profit and Loss will be used to get gross income minus cash expenses. The gross income will be divided by the number of months to date in the current year. That number will be multiplied by 12 to get one year of income for the current year.
 - v. The current year will then be averaged with the past year(s).
 - vi. If there is only the current year, the current year number will be used.
 - b. Businesses that have 2 full prior years of income:
 - i. Tax returns will be used for each of the 2 prior years.

- ii. The gross income minus cash expenses for each year will be used.
 - iii. For the current year, the YTD Profit and Loss will be used. The gross income minus cash expenses divided by the number of months to date in the current year to get average monthly income. The average monthly income will be multiplied by 12 to get one year of income for the current year.
 - iv. The current year will be averaged with the 2 prior years.
 - v. If there is no income for the current year, Step 1 will be used to calculate for 3 prior years and the 3 prior years will be averaged.
 - vi. If the third prior year is the first year the business was operating, tax returns will be used to get gross income minus cash expenses. The gross income will be divided by the number of months the business was operating in that year to get average monthly income. Average monthly income will be multiplied by 12 to get one full year for the first year in business.
 - c. Seasonal Businesses:
 - i. 1. The steps above will be used to get average monthly income. The average monthly income will be multiplied by 12 to get one full year of income.
 - iii. Household Members - All individuals who are intending to occupy the unit must be included on the application. All adults not attending college and/or age 25 or older must include income and assets on the application. For Affordable units, adults not listed on the application may not reside in the home within the first year and without prior approval from the Housing Department. For Workforce units, additional adults may reside in the home at any time, but the household must qualify and have approval from the Housing Department. No approval will be given to either Affordable or Workforce owners without all adult occupant signing an Occupancy Agreement. For Affordable units, divorces must be finalized prior to closing on the home. For Workforce units divorces are not required to be finalized, and applicants are allowed to apply without their spouse, and the spouse's income/assets, etc. will not be counted.
2. Household Net Assets - Eligibility for some restricted housing units is also based on a qualifying household's net assets.
- a. Calculation of Net Assets - Household net assets include the value of all assets over \$500 in value including, but not limit too, bank accounts, investment accounts, life insurance, furniture, automobiles, jewelry, computer equipment, real estate, and recreational equipment; less any debt the household has. Net assets do not include retirement accounts, unless money will be withdrawn to be used as a down payment or closing costs. Business assets are limited to liquid assets.

Total household net assets shall not exceed two times the four-person household Income requirement for the income category of the housing unit. All household members' shares of liquid business assets shall be included in determination of total household net assets. Net assets of all household members shall be combined in

determination of total household net assets. See the “Household Income and Asset Chart” for net asset thresholds, which is updated annually and published on the Housing Department website. A copy may be obtained from the Housing Department.

Rental units do not have asset limits.

b. Ownership of Real Property.

i. Ownership at Time of Application - At the time of application, a Household may own other undeveloped or developed residential or commercial property. The fair market value of such property will be taken into consideration when determining household net assets. A price opinion using a market analysis will be obtained by the Housing Department through a local real estate firm within thirty (30) days from the date of submittal of an application for a restricted housing unit to determine fair market value of the other undeveloped or developed property. The owner of the property will be solely responsible to pay for the price opinion in conjunction with submittal of the Housing Department Application.

a) Ownership of Commercial Property - A household will be able to maintain ownership of commercial property.

b) Designation of Mobile Homes - Mobile homes situated in a mobile home park or on other land with hook-ups to water/sewer and electricity will be considered residential property, and thus, will be required to be sold as with other residential property. If the mobile home is not situated in a mobile home park or other land with hook-ups to water/sewer and electricity, it will only be considered an asset.

c) Rental Income and Rental Assets - Rental income from any residential real estate will be counted toward household income and the asset will be counted toward net assets.

c. Required Sale of Residential Property - Once under contract for a restricted housing unit, the qualifying Household must list residential property (developed or undeveloped), located within 150 miles driving distance from the Town of Jackson, for sale at a price commensurate with the price opinion. If the property has not sold or is not under contract after one year from the listing date, within 30 days of the year expiring, another price opinion will be obtained. If the price opinion is lower than the listed price, the owner will have 30 days from the date of the price opinion to lower the asking price to that of the price opinion. If after 24 months from the date first listed, the property still has not sold or gone under contract, the Housing Manager of the Housing Department will issue an analysis of the property with a determination of the salability of the restricted housing unit along with the next steps required. A copy of the analysis will be provided to the owner, and the owner will have the opportunity to appeal the determination of the Housing Authority

Board. The owner may be required to sell their restricted housing unit if the residential property has not sold.

- d. Disposition of Assets - Any member of a household who has assigned, conveyed, transferred or otherwise disposed of property or other assets within the last two (2) years in order to meet the net asset limitation or the property ownership limitation shall be ineligible to purchase a restricted housing unit.
3. Readiness to Purchase - Individuals purchasing a restricted housing unit must demonstrate readiness to purchase by showing the following:
 - a. Contingencies - Contingencies on lender's qualification must be approved by the Housing Department prior to entering a weighted drawing. Such contingencies include but are not limited to requirement to sell property, requirement to prove down payment via account statement, gift letter or other, and requirement to pay off debt. Examples of proof of down payment are a letter from a family member who may be providing a gift or a bank statement showing funds available.
 - b. Age - At least one individual in the household must be at least 18 years of age.
 - c. Execution of Legally Binding Contract - Individuals must be capable to legally enter into a contract.
 4. Homebuyer Education - Completion of the Homebuyer Education course is required to meet eligibility criteria to enter a weighted drawing for a restricted housing unit and/or purchase a restricted housing unit. The required course is offered by Wyoming Housing Network or another Housing Department approved organization.
 5. Online Intake Form - The Online Intake Form must be completed prior to entering a weighted drawing for a home. Completion of this form will put a household on the Housing Department's email list, and the household will begin receiving emails with information about homes when they are available. All advertising of homes available will be done through email to those who have completed the Online Intake Form and on the Housing Department website. The online Intake Form can be found on the Housing Department's website: jhaffordablehousing.org. This form must be completed in its entirety and updated at least annually. It cannot be completed or updated during a weighted drawing process that the household wishes to enter. The Online Intake Form does not enter a household into a weighted drawing. The weighted drawing is a separate process. See Section **16.10.004.C.5**.

16.10.400 Weighted Drawing.

The Affordable and Workforce Housing requirements may utilize the weighted drawing process to select a qualified household using the procedures listed below. The weighted drawing will be advertised on the Housing Department website, jhaffordablehousing.org, and via email to all households that have completed the Online Intake Form. See Section 3-3e: Online Intake Form.

- A. Minimum Occupancy Requirement** - In order to ensure that the units meet the intended goals of housing the Teton County workforce and are consistent with mitigation requirements, the following occupancy requirements for units in the Affordable Program are:

Studio:	One (1) or two (2) people
One-bedroom:	One (1) or more people
Two-bedroom:	Two (2) more people
Three-bedroom:	One (1) or two (2) adults with two (2) or more dependents For rental units; 3 or more people
Four-bedroom:	One (1) or two (2) adults with three (3) or more dependents For rental units; 4 or more people

For purposes of counting household size, children or adult dependents must live with the household and be claimed as a dependent on Federal Income tax returns. Any deviation from the minimum occupancy requirements must be approved prior to the drawing through the exception process. There are no Minimum Occupancy Requirements for units in the Workforce Housing Program. However, if a household enters a drawing for a Workforce Housing unit and meets the occupancy requirements as listed above for the Affordable Program, the household will receive an extra point (entry) in the drawing.

- B. Weighted Drawing Points** - Eligible households receive points that will determine the number of entries the household will receive in the weighted drawing. One point equals one entry in the weighted drawing. One point is assigned for each full year of consecutive full-time employment at a local business immediately prior to entering a weighted drawing, with a maximum of ten (10) points. One point is assigned for each qualified critical services provider with a maximum of two (2) points. In a weighted drawing for a Workforce unit, a household that meets the minimum occupancy requirements for the Affordable program will receive one (1) point. The total maximum points a household can receive is twelve (12). Households are not eligible to enter a weighted drawing until they have one (1) full year of full-time employment in Teton County for a local business or one (1) point.

Points are given based on one person in the household. Years working in Teton County cannot be doubled up and must be verifiable. For example, a two-person household, one of which has been employed in Teton County for two years and the other for four years, would be assigned four (4) points.

To enter a drawing for an Affordable unit, the intake form must be completed prior to the opening of a drawing and information cannot be changed during the drawing entry period. You may not have more than one intake form. For the Workforce Program, an intake form must be completed prior to entering a drawing. Households may only have one (1) intake form.

1. **Employment** - At least one member of a household must be employed full-time in Teton County at a local business. Full-time employment is defined as at least one

thousand five hundred sixty (1,560) hours per year or an average of at least thirty (30) hours per week. Employment exemptions found in Section **16.10.300.B**. Qualifications apply.

- a. Interruption of Employment - Interruption of employment will be allowed in special circumstances if other employment criteria are met in Teton County, Wyoming at least two (2) years immediately prior to the interruption of employment. Interruption of employment will only be allowed for a maximum period of two (2) years. Points will not be given for the time period during the interruption of employment. Points will be given for years employed full-time at a local business immediately prior to the interruption of employment. To obtain points for prior employment, a household must have reestablished full-time employment at a local business within one (1) month upon termination of the reason for the interruption of employment. Reasons for allowed interruption of employment include: caring for a sick or disabled immediate family member, attending secondary school, and hospitalization. Verification documentation of the reason for interruption of employment will be required to obtain points for prior employment.

2. Additional Points.

- a. Critical Services Provider - Qualified critical services providers, as defined in Section **16.10.900** Definitions, may be eligible for a maximum of two (2) additional points. Any household may not receive more than two (2) points. However, if a household has one (1) person who qualifies as a critical services provider for two (2) organizations, they will receive two (2) points.

The following conditions must be met to receive the critical services provider designation and priority:

- i. Critical Services Provider Designation - Organizations who believe their employees or volunteers meet the definition of critical services provider can apply to the Housing Department to become an approved critical services provider organization and have certain job positions deemed “qualified.” The Teton County Board of County Commissioners and the Jackson Town Council will approve or deny critical services provider organization applications.
 - a) Required Documentation - Employees who work in these “qualified” positions for approved critical services provider organizations can enter a weighted drawing and receive additional points. These individuals must submit a “Critical Services Provider Supervisor Questionnaire” along with their weighted drawing entry documents. These will be held on file for a period of six months before needing to be updated. The Housing Department will contact the CSP’s supervisor to update the Supervisor’s Questionnaire.
- ii. One Year of Full-Time Employment - A qualified critical services provider must earn one (1) point for one (1) year of full-time employment in Teton County at a local business prior to receiving points as a critical services provider.

- iii. Approval Process - Applications received by the Housing Department for approval as Critical Services Provider Organizations will be processed by staff. The Housing Manager will make a recommendation to the Jackson/Teton County Housing Authority Board who will approve or deny the application.
- 3. Accessible Units - Priority will be given to households with member(s) who are mobility impaired. If more than one weighted drawing entry is received for Accessible units, a weighted drawing will be held. If no households with members who have mobility impairments apply, the weighted drawing will be held with all other applicants.
- 4. No Qualified Entries - After a weighted drawing where no qualified entries exist, the unit will be offered again in a weighted drawing. It will be open to households in the next tier of the minimum occupancy requirements. If there are still no qualified entries, the home will be offered first come, first served. The first qualified household to submit a complete application will have the opportunity to purchase.
- 5. Drawing Results - Drawing results are kept on file with the Housing Department and may be requested by the public.

16.10.500 Purchase and Sale Standards and Procedures.

A. Sale and Resale Standards.

- 1. Applicability - Each restricted housing program dictates both the initial sales price and the maximum resale price. The restrictions for each unit should be consulted for exact details.
 - a. Affordable Housing Program - For the Affordable housing program, these Housing Department Rules and Regulations set out how to determine both the initial sales price and the maximum resale price.
 - b. Employment-Based Housing Program - The initial sales prices and maximum resale prices for Employment-Based housing units are determined by these Housing Department Rules and Regulations.
 - c. Workforce Housing Program - The initial sales prices for Workforce housing units are negotiated between the owner and the buyer. After the initial sale, the value will appreciate according to the Denver-Aurora-Lakewood CPI with a maximum of 3%. If the Denver-Aurora-Lakewood CPI no longer exists, another similar index will be used.
 - d. Attainable Housing Program – The Attainable housing program does not place limits on sale or resale prices, but buyers still must meet the qualification and eligibility rules laid out in Section **16.10.300**. Qualification and Eligibility.

- e. Other Programs – For other restricted housing units, the property’s restrictions clarify how the sale and resale prices are configured.
- f. Rental Rates - For information on maximum rental rates permitted by the rental housing programs, see Section **16.10.500.B. Tenancy and Rental Standards and Procedures.**

2. Maximum Sales Price.

The Housing Department updates the maximum sales prices for Affordable housing units obligated by the LDRs on April 1st of each year. The maximum sales prices are available on the Housing Department’s website or at the Housing Department. The methodology listed below shall determine the maximum sales prices. The intent of the maximum sales prices is to ensure initial and long-term affordability.

- a. Median Family Income - Each year, the U.S. Department of Housing and Urban Development (HUD) releases Median Family Income figures for Teton County, Wyoming. The Housing Department uses this data to determine household incomes for the applicable restricted housing units based on number of bedrooms and persons per bedroom.
- b. Household Size - The Household Size for determining maximum sales price is based on number of persons per bedroom in the applicable restricted housing unit.
- c. Affordability Range - The household income for the applicable restricted housing unit is set at the middle of the affordability range to ensure affordability. For example: the income range for affordability range 3 is 81% - 120% MFI; therefore, an income of 100% MFI would be used in calculating the maximum sales price.
- d. Percentage of Income - The national standard for household affordability is that a household does not pay more than 30% of its gross income toward housing costs. Therefore, monthly payments (including principle, interest, taxes, insurance and HOA dues) cannot exceed 30% of the Median Family Income for each affordability range.
- e. Maximum Sales Price Calculation - The maximum sales price for a restricted housing unit is determined by calculating 30% of a qualifying household’s income, using the following assumptions:
 - i. 22% of household income covers principal and interest,
 - ii. 8% of household income covers HOA dues, taxes, and insurance,
 - iii. Assumptions for the mortgage include: 30-year mortgage, 5% down payment, 20-year rolling average interest rate for a qualifying household earning the median of the applicable income category.
- f. Potential Variability of Maximum Sales Price.

- i. The maximum sales prices will be lower if the unit is below grade, or if there is no garage.
- ii. If an owner is determined to be in default of their restrictions, the Housing Department will have the option to purchase the property for a purchase price equal to the maximum resale price or the appraised value, whichever is less, subject to the Housing Department's ability to limit appreciation and/or reduce proceeds, and on such other terms as are provided in the restrictions.
- iii. If an owner is found to be in default of their restrictions, the Housing Department may cease the appreciation of the property when determining the maximum resale value beginning on the known date the owner began being in default.

3. Maximum Resale Price.

- a. The intent of the maximum resale price is to ensure long-term affordability of the restricted housing units at resale. The maximum resale price (MRP) shall be the original purchase price (OPP) with the following adjustments:

Appreciation 3% or Denver-Boulder-Greeley CPI - Appreciation of the value of the restricted housing unit is based on the Denver-Boulder-Greeley CPI each year capped at 3%. The latest published numbers for Quarter 2 and Quarter 4 of each year will be used unless the deed restrictions or ground lease specifically reference an alternative appreciation method or no measured appreciation.

The following standards apply:

- 1) Date of purchase is defined as seller's original closing date (date seller purchased the restricted housing unit). If the closing date is on or after the 15th of the month, the month is not counted for prorating the value. If the closing date is before the 15th of the month, the entire month is counted.
- 2) Three (3) months will be added to the date that the "Letter of Intent to Sell" is received and will be considered the estimated closing date.
- 3) If the Letter of Intent to Sell is received on or before the 15th of the month, the entire month is counted. If the "Letter of Intent to Sell" is received after the 15th of the month, the month will not be counted.
- 4) Each eligible whole month will be prorated.
- i. Denver-Boulder-Greeley CPI - The CPI used to calculate maximum resale prices in some restrictions is the Denver Boulder Greeley CPI. New figures are published by the Colorado Department of Labor and Statistics twice a year, normally in March and August. In calculating the allowed maximum appreciation of a home, the latest reported figure will be averaged with the other

reported figure for the year and used up to the date new figures are released. Once a Facilitation Agreement has been signed, new figures will not affect the maximum resale price. If the Denver Boulder Greeley Colorado CPI ceases to exist, a comparable index will be used.

- ii. Northwest Wyoming Cost of Living Index - The NWCLI figure used to calculate maximum resale prices in some ground leases is obtained from the Wyoming State Division of Economic Analysis and is calculated with All Items minus Housing. It is updated quarterly and released generally in June for the First (1) Quarter, October for the Second (2nd) Quarter, December for the Third (3rd) Quarter and March for the Fourth (4th) Quarter. The latest reported figure will be averaged with the other reported Quarters of the year and will be used up to the date the new figures are released. Once a Facilitation Agreement has been signed, new figures will not affect the maximum resale price. If the NWCLI ceases to exist, a comparable index will be used.
 - iii. Flat Appreciation Rate of 2.5 Percent - The flat appreciation rate of 2.5% found in some restrictions is not based on an index. Rather, it is based on an analysis of incomes over 20 years, where it was found that incomes rose on average by 2.5% per year.
- b. Cost of Actual Capital Improvements - Restricted housing units that have deed restrictions or ground leases allowing for improvement credits can add the value of these improvements to the appreciated value to calculate the MRP based on the following.

Credit for capital improvement expenditures on the restricted housing unit given at resale will be no more than 10% of the OPP of the home except where the Housing Department has determined otherwise. All capital improvements must be pre-approved by the Housing Department and properly permitted and inspected by the Town of Jackson or Teton County Building Official. Approval/disapproval must be determined prior to actual construction to be considered at time of sale. Improvements done without prior approval will not be considered for capital improvement credit. It is the owner's responsibility to secure any approval necessary from the restricted housing unit's Homeowners Association and obtain any necessary permits prior to undertaking any Capital Improvement. Please consult Section **16.10.50.A.5** for more details.

- c. Depreciated Costs of Capital Improvements - The depreciated costs of Capital Improvements can be added to the appreciated value to calculate the MRP, so long as they do not exceed ten percent (10%) of the OPP or as determined by the Housing Department on a project-specific basis. All capital improvements will be depreciated as applicable according to the Marshall and Swift Residential Cost Handbook or a similar resource.
- d. Maintenance Adjustment - Households are required to keep restricted housing units in a properly maintained state. Housing Department staff and/or a third-party inspector hired by the Housing Department will inspect the property after receiving

the “Letter of Intent to Sell” from the owner. The inspector will provide an inspection report to the Housing Department. The Housing Department may require the owner to repair or replace items on the inspection report. The buyer also has the opportunity to inspect the property and provide the Housing Department with a list of items. If required repairs, replacement, or cleaning are not made by the owner prior to the Housing Department’s final walkthrough two (2) business days before closing, the Housing Department will estimate the costs at its sole discretion, and an adjustment may be made to the seller’s proceeds or to the maximum resale price. These funds will either be given to the buyer to make the repairs or held by the Housing Department at the Housing Department’s sole discretion. If funds are given to the buyer, the buyer will be expected to make the repairs on their own. If the repairs are not made, the buyer will be charged when they sell the home. If the Housing Department holds the funds, the buyer will be reimbursed based on receipts received from the buyer. If any funds remain after the repairs are completed, they will be released to the seller.

- e. Other Costs - Any additional costs allowed by the Housing Department pursuant to the policies in effect on the date of the restricted household’s “Letter of Intent to Sell.”
4. Selling Procedures - All restricted housing units shall be sold in accordance with applicable restrictions and/or these Housing Department Rules and Regulations as determined by the Housing Department, Town and/or County, which may vary depending on the specific housing program under which the restricted housing units were created.
- a. Letter of Intent to Sell - The seller shall submit a completed Letter of Intent to sell form to the Housing Department to begin the selling process. The form can be found on the Housing Department’s website or can be obtained from the Housing Department. The Housing Department staff will set up a meeting with the seller to review the selling process and the seller documents. The Letter of Intent must be submitted and the meeting with the seller must occur the week prior to the beginning of the weighted drawing entry period. See section 4. The seller shall be given the option to choose the Title Company. If the seller has no preference, the Housing Department will choose the Title Company. If the seller decides not to sell the unit after submitting the Letter of Intent to sell, the seller must reimburse the Housing Department for any costs the Housing Department has incurred. Once the contract has been signed by buyer and seller, both parties are legally bound by the contract.
 - b. Facilitation of Sale - The Housing Department facilitates the sales of restricted housing units to accomplish the sale according to the instructions in the Grunt Lease/Deed Restriction and to provide a transfer to a Qualified Household. Specifically, the Housing Department facilitates sales of Affordable housing units, Employment-Based units, Workforce housing units, and Accessory Residential Units. Sellers will be required to enter into a Facilitation Agreement with the Housing Department to sell their home. The Facilitation Agreement must be executed prior to advertising the home for sale through a weighted drawing process.

- c. Maximum Resale Letter - The resale price of the restricted housing unit shall be calculated according to its restriction and stated in the "Maximum Resale Letter." Maximum resale prices will be rounded to the nearest dollar. An official copy will be mailed, or hand delivered. A copy can be requested from the Housing Department by email or fax. The Maximum Resale Price shall be the only exchange of value between parties to any sale of the restricted housing unit. Any exchange of value outside the allowed sale price shall invalidate the sale.
- d. Facilitation Fee (2%) - At the closing of the sale, the seller will pay to the Housing Department a fee equal to two percent (2%) of the sales price, unless otherwise instructed in the deed restriction, for facilitation services. The Housing Department may instruct the Title Company to pay such fees out of the funds held for the seller at closing. The Housing Department may also waive the fee, or a portion thereof, in its sole discretion.
- e. Cost of Declining Initiated Sale - If the seller decides not to sell the restricted housing unit at any point before closing, the seller will be responsible for all advertising and/or other costs associated with listing the unit for sale.
- f. Viewing of Unit - Once the weighted drawing is completed, the first household drawn will be contacted by the Housing Department and a time set up to view the unit. This viewing shall occur within five (5) business days of the household being notified that they were selected first in the drawing. The household will have two (2) business days to respond to the Housing Department's efforts to contact them to notify them that they were selected. A phone call and an email will be sent to the household. If there is no response, the Housing Department will move on to the next household drawn. The seller is required to make the restricted housing unit available with reasonable notice on a minimum of two (2) occasions to show the property to the selected household prior to going under contract.
- g. Inspection - The Housing Department will order a third-party inspection to be done on the home by a qualified home inspector. The inspection information/report is for the use of the Housing Department and will not be released to any buyer. Buyers shall have the option to order their own inspection to be done on the home. It is the Housing Manager's sole discretion as to whether items found by an inspector will be required to be repaired. A list of items required to be repaired will be given to the seller by the Housing Department. The seller is expected to have the items completed no later than three (3) business days prior to the closing date.
- h. Complete Application - The household shall have five (5) business days from the day they are notified that they were selected first in the drawing to submit a complete application to the Housing Department. The Checklist for Complete Application and Application form can be obtained from the Housing Department's website or from the Housing Department. The Housing Department reserves the right to request additional documentation when verifying a Household's eligibility and qualification. If for any reason the buyer cannot close within three (3) weeks

of the seller's timeline, the seller may choose to move on to the next household drawn.

- i. Qualification - The Housing Department shall review the application and supporting documents and calculate income, assets, and hours worked to verify eligibility and qualification. This process normally is complete within five (5) business days of receiving the application. However, it may take longer in unique circumstances. Once the Housing Department completes the review and verification of eligibility and qualification, the applicant is notified of approval or denial. If the applicant does not qualify, the next household drawn in the weighted drawing will be notified and the process will start over.
 - j. Qualified Household Meeting - When the Housing Department has identified a qualified household who wishes to move forward with the purchase of the home, the qualified household will have five (5) business days to attend a meeting to review the purchase process and purchase documents, which include the Contract for Purchase and Sale of Residential Real Estate or Residential Improvements in the case of a Ground Lease and the buyer's Facilitation Agreement. The applicant has five (5) business days from the meeting day to review and execute the purchase documents and return them to the Housing Department with earnest money as called for in the Contract. If the contract is not signed and returned within five (5) business days, the next household selected in the drawing will be notified and given the option to purchase the home if qualified. The seller shall be notified immediately upon receipt of the signed contract and earnest money to execute the contract. The seller shall have two (2) business days to return the signed contract or the closing may be delayed. A copy of the contract and the earnest money are then delivered by the Housing Department to the Title Company.
 - k. Final Walk Through - A final walk through will occur generally two (2) business days prior to the closing date. If the Housing Department finds maintenance or repair items that have not been completed, the Housing Department will estimate the costs of the maintenance/repair items and withhold funds from the seller's proceeds. The funds are then given to the buyer and the buyer is responsible for completing the maintenance/repair items.
 - l. Closing - The closing will be held on or before fifty (50) days from complete execution of the Contract. The Buyer will take possession of the unit on closing day.
5. Capital Improvement Standards.
- a. Approval Required - Owners must receive written approval from the Housing Department prior to beginning the work in order to receive credit for the capital improvement. To obtain approval, the "Request for Capital Improvement" form must be submitted along with estimated costs and drawings and/or plans and a narrative of the work to be done. Once the improvement is complete, copies of all receipts for materials and labor must be given to the Housing Department. No credit will be given for sweat equity.

- b. Workmanlike Manner - All improvements whether approved Capital Improvements or other must be built in a workmanlike manner, and according to Town of Jackson or Teton County building codes. All required permits and completion releases must be obtained from the Town or County. Any owner that does capital improvements without obtaining the proper permits or if it is determined at the Housing Department's sole discretion that the improvements have not been done in a workmanlike manner may be required to make repairs or remove the improvements and return the home to its original condition.
- c. Approved Capital Improvements - A Capital Improvement is an improvement done to the home for which the homeowner can receive credit. The capital improvement requires an expenditure that either increases the value of the property or extends its life expectancy but is not a luxury item. The term "approved capital improvement" shall only include the following:
 - i. Fixtures erected, installed or attached as permanent, functional, non-decorative improvements to real property, excluding repair, replacement and/or maintenance improvements;
 - ii. For the benefit of seniors and/or handicapped persons;
 - iii. Health and safety protection devices (including radon);
 - iv. Adding and/or finishing of permanent/fixed storage space;
 - v. Finishing of unfinished space;
 - vi. Landscaping; Adding trees, shrubs, lawn, patio, walkways, or sprinkler systems;
 - vii. Decks and balconies, and any extension thereto;
 - viii. Partial credit may be given for upgrade improvements that will increase the life of the component as compared to the original product or increase the long-term affordability of the home.
- d. Improvements Not Approved for Credit - Approved capital improvements shall not include the following:
 - i. Jacuzzis, saunas, steam showers and other similar items;
 - ii. Upgrades or addition of decorative items, including lights, window treatments and other similar items;
 - iii. Upgrades of appliances, plumbing and mechanical fixtures, carpets and other similar items included as part of the original construction of a unit, unless

replacement is shown to improve the lifespan of the component or the long-term affordability of the restricted housing unit;

- iv. Repair and Maintenance Items – a repair or maintenance item is an expenditure that restores a property to a sound state.

6. Resale and Transfer Limitations.

- a. Transfer of Title - Transfer of title is not allowed unless approved by the Housing Department. To apply for approval, owners need to complete the Housing Department's "Request for Transfer of Ownership (Title)" form and submit it to the Housing Department along with a fee in accordance with the Housing Department Fee Schedule published annually, which covers legal and recording fees. In some cases, a complete application will be required to be submitted for qualifying purposes.
 - i. Divorce - In the event of the divorce of an owner, the Housing Department may consent to the transfer of the residential unit to a spouse of an owner, which spouse may not otherwise qualify as a qualified household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.
 - ii. Death - In the event of the death of an owner, the Housing Department may consent to the transfer of the residential unit to an heir or devisee of such deceased owner, which heir or devisee may not otherwise qualify as a qualified household only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.
 - iii. Nonqualified Transferee - If title to the restricted housing unit vests in a nonqualified transferee, as defined in these Housing Department Rules and Regulations Section **16.10.500.B**. Qualification, the restricted housing unit shall immediately be listed for sale in accordance with the restrictions and the Housing Department Rules and Regulations. The following shall apply when the Housing Department determines there is a nonqualified transferee:
 - a) A nonqualified transferee shall cooperate with the Housing Department to affect the sale, conveyance or transfer of the restricted housing unit to a qualified household (or the Housing Authority in the event of its exercise of its option to purchase) and shall execute any and all documents necessary to such sale conveyance or transfer.
 - b) A nonqualified transferee shall comply with the restrictions, the Housing Department Rules and Regulations, and all other covenants regulations, ordinances, statutes, laws, or rules governing the ownership, occupancy, use, development or transfer of the restricted housing unit, and further may only occupy the restricted housing unit with the prior written consent of the Housing Department.

- b. Trusts - Restricted housing units may not be put into any type of a trust. This is the equivalent of transferring ownership, and trusts are not qualified to be the owner of a restricted housing unit.
 - c. Nontestamentary Transfer on Death - A “Nontestamentary Transfer on Death” deed is allowed to be recorded on restricted housing units, and must include the following:
 - i. It conveys an interest in real property to a beneficiary designated by the owner and states the deed is effective upon the death of the owner.
 - ii. It must be subject to all other encumbrances on the property to which the owner was subject to during their lifetime, including the Restrictions on the property.
 - iii. The Housing Department must approve the document before recordation.
 - d. Title - All adults who occupy the restricted housing unit for more than thirty (30) accumulative days in a calendar year, except for children attending college, must sign an Occupancy Agreement along with the owner. Situations that require an Occupancy Agreement include but are not limited to marriage, a significant other moving in, a friend moving in, a renter, etc. Additions and removal of names on the title constitute a transfer of title. The Housing Department must approve all transfers of title. An adult may not be moved into an Affordable unit for at least one year after closing and only with approval from the Housing Department. Adults may be moved into workforce units prior to one year, however, the household must be qualified and approved by the Housing Department. Owners and any adult residents of the unit must sign an Occupancy Agreement.
7. Other Sale and Resale Standards.
- a. Privity to Purchase and Sales Agreement - Sellers and buyers shall provide a copy of the “Purchase and Sale Agreement” to the Housing Department. All financial information shall remain confidential, except as follows:
 - i. Public Records - Any document that would customarily be a matter of public record in the public records of Teton County, Wyoming, and is subject to the Wyoming Public Records Act;
 - ii. Weighted Drawing Positions - The names and positions of all persons who have participated in any Rental Weighted drawing held under these Housing Department Rules and Regulations;
 - iii. Freedom of Information Act or Wyoming Public Records Act - Any other information, which a court of competent jurisdiction rules must be released under the Freedom of Information Act or the Wyoming Public Records Act; and

- iv. Audits - In addition, the Housing Department may allow access to personal and private information to any person or entity undertaking an independent audit of the records kept under these Housing Department Rules and Regulations, provided that such person or entity agrees to be subject to this confidentiality provision.
- b. Independent Legal Counsel - All sellers and buyers of restricted housing units are advised to consult independent legal counsel to examine all contracts, CC&Rs, deed restrictions, agreements, affidavits, closing statement, title documents, etc. The retention of such counsel, or related services, shall be at the seller's and buyer's own expense. The sellers and buyers and/or their attorneys will not be allowed to make changes to Housing Department documents. A "Buyer's Acknowledgement" form will be required to be signed prior to closing acknowledging recommendation to obtain legal counsel. The "Buyer's Acknowledgement" form will be provided to the buyer for review prior to closing.
- c. Title Company - The Housing Department advises sellers to use a title company and escrow agent located in Jackson, Wyoming to close the transaction because of their expertise with the Housing Department's restricted housing programs and their unique and technical closing documents. The seller and buyer shall authorize the Housing Department to review the "Settlement Statement" prior to closing. Sellers can select a title company and escrow agent of their choice. If no title company is indicated, the Housing Department will select one.
- d. Lenders.
 - i. Approved Lending Institutions - Borrowers are restricted to the following lending institutions licensed to engage in mortgage lending practices in the State of Wyoming:
 - a) An "institutional lender" such as, but not limited to, a federal, state, or local housing finance agency, a bank (including savings and loan association or insured credit union), an insurance company, or any combination of the foregoing, the policies and procedures of which Institutional Lender are subject to direct governmental supervision; or
 - b) A "community loan fund", or similar non-profit lender to housing projects for income-eligible persons (e.g. is not given to or acquired by any individual person); or
 - c) A non-affiliated, legitimate, "finance company." In no event shall such finance company be an individual or any company that is affiliated with or has any affiliation with the owner or any family member of the owner.
 - ii. Required Down Payment and Loan to Value Ratio - The Housing Department requires that all buyers have at least 3.5% down payment on a purchase, and no refinance or second mortgage obtained after the original purchase is allowed to be higher than 95% loan to value.

- iii. Debt to Income Ratio - The total debt to income ratio for a household may not exceed 45%.
- iv. Qualified Mortgage - Lenders may submit a “Qualifying Mortgage” form to the Housing Department to have the mortgage deemed a “qualifying mortgage.” When submitting a qualified mortgage request, a copy of the title commitment and the Transmittal Summary (HUD Form 1008), or other documentation containing the same information, is required to be attached. The “Qualifying Mortgage” form can be obtained from the Housing Department or from the Housing Department’s website.

For homes that do not have a measured appreciation, such as Attainable homes, an appraisal recognizing the restriction on the property is required.

The Housing Department reserves the right to require additional information before approving a mortgage as a “qualifying mortgage”.

- e. Total Debt - Owners shall not incur debt, liens or other obligations secured by the restricted housing unit that exceed 95% of the Original Purchase Price of the unit and shall notify the Housing Department immediately when a change in the total of these secured obligations is anticipated. No second mortgages, including but not limited to home equity lines of credit, shall encumber the restricted housing unit without advance approval by the Housing Department.
- f. Co-Ownership - Any co-ownership arrangement other than Joint Tenancy or Tenancy-In-Common must be approved by the Housing Department. All adults occupying the unit, with the exception of children attending college, must be on the title of the restricted housing unit or sign an Occupancy Agreement.
- g. Co-Signors - Co-signors are guarantors for payment of mortgage. If an exception to the “no co-signors” rule is granted, co-signors shall not occupy the unit. Co-signors are not co-owners, so they are not allowed on the title. No lien or security can be placed on the property besides the mortgage itself.
- h. Homeowners Associations - The restricted housing unit may be subject to a Homeowners Association (HOA). All owners of restricted housing units are required to pay HOA dues, and potential special assessments and fees if applicable, unless otherwise exempted. HOA dues may be substantial and are factored into the maximum sales price. Homeowners Associations frequently have interests and regulations, other than the Restriction, that affects the restricted housing unit. It is the owner’s responsibility to be aware of these interests and regulations. Failure of an owner to comply with the HOA Rules and Regulations or CC&Rs constitutes default of the Housing Department Rules and Regulations.
- i. Homeowners’ Hazard Insurance - Owners are required to keep hazard insurance on their homes for 100% replacement cost. Since the homes are subsidized, this amount could be more than the price of the home. Often times Homeowners

Associations provide insurance. Depending on how much coverage the HOA provides, the owner may be required to provide additional insurance to guarantee complete replacement of the home. Ground lease properties are required to name the Jackson/Teton County Housing Authority as additionally insured.

B. Tenancy and Rental Standards and Procedures - To maintain the character of neighborhoods and respect the nature of the community, restricted ownership units are not allowed to be rented without prior approval from the Housing Department. This includes renting any portion of the dwelling, any room within the dwelling or the garage.

1. Primary Residence - Owners of restricted housing units shall maintain the home as their primary residence.
 - a. Occupancy Requirement - Households shall occupy their home full-time at least 10 months out of each calendar year.
 - b. Business Activity Restricted - Households who rent a restricted housing unit shall not engage in any business activity in such dwelling, other than any home occupation use permitted in that zoning district and as permitted in the Lease Agreement.
 - c. No Guests for an Extended Period - Households who own restricted housing units shall not permit any adult guests over the age of 18 for periods in excess of thirty (30) cumulative days per calendar year.
 - d. Leave of Absence - A one-year exception may be granted in cases of illness, short-term leaves of absence for education or training purposes, or other exigent circumstances with the advance written approval of the Housing Department.
 - i. Rental of Restricted Unit during Leave of Absence - If granted a leave of absence, the owner is allowed to rent the property according to the provisions below in Section **16.10.500.B.2. Rental Procedures for Owner-Occupied Properties**.
 - ii. Post Leave of Absence.
 - a) After the restricted housing unit is rented for nine (9) months, owner will be required to notify the Housing Department in writing of either, (a) their intention to move back to the restricted housing unit upon expiration of the lease and/or the rent approval period; or (b) provide the Housing Department with a “Letter of Intent of Sell” form, which will begin the selling process of the restricted housing unit.
 - b) If the owner chooses to sell the restricted housing unit instead of returning when the lease expires, there will be no accrual of appreciation during the term of the rental (this does not apply to medical emergencies).

2. Rental Procedures for Owner-Occupied Properties - The Housing Department may approve rental of space within owner-occupied Affordable, Employment-Based, and Workforce units when pressing circumstances exist. The owner must continue to occupy the unit, and the Housing Department must certify that the renter meets the qualification and eligibility standards set out in Section **16.10.300** Qualification and Eligibility. A fee will be charged along with the request as set forth in the Annual Schedule of Fees.
 - a. Requests to Rent during Leave of absence - Approvals for “Requests to Rent” are given at the sole discretion of the Housing Department’s Housing Manager. Approvals to rent will only be given for a maximum period of one (1) year. Approvals to rent will only be given in unique and pressing circumstances.
 - i. Medical Emergency Documentation - Medical emergencies applicable to a restricted housing unit homeowner will require documentation using the “Housing Department Medical Emergency Leave” form to substantiate the need to leave the area.
 - ii. Processing Fee - A fee will be charged to a restricted housing unit homeowner for a “Request to Rent.” A separate “Annual Schedule of Fees” document that is updated annually and published by the Housing Department provides the processing fee amount.
 - b. Qualification and Eligibility of Tenants.
 - i. Tenants shall be a Qualified Household according to the general Qualification and Eligibility Criteria contained in the recorded Restriction and these Housing Department Rules and Regulations.
 - ii. Tenants shall meet the Eligibility Criteria with respect to Income and Assets that apply to the particular restricted housing unit in question at time of initial occupancy.
 - iii. Prior to signing a lease for or occupancy of a restricted housing unit, owner must provide the Housing Department with proof of the tenant’s qualification under the housing unit’s specific program prior to occupancy.
 - iv. Qualification and eligibility shall be recertified by owner of the restricted housing unit at any time there is a change in occupancy of the restricted housing unit or renewal of lease agreement.
 - c. Execution of Lease - Rental of restricted ownership units must be by a written Lease provided by the Housing Department. The Housing Department will retain a copy of the fully executed lease.
 - i. Rent Limitations - Rent charged while the owner is on leave will be limited to Fair Market Rents as published by HUD or total housing costs (mortgage

payment, taxes, insurance, Ground Lease Fees and HOA dues), whichever is less.

- ii. Housing Department Fee - A fee will be charged by the Housing Department for a request to rent as set forth in the Annual Schedule of Fees updated annually and published by the Housing Department.
- d. Requests to Rent a Room - Approvals to rent a room in a restricted unit are at the sole discretion of the Housing Manager and are only allowed in pressing circumstances. The following process will be followed:
 - i. Submittal of Request to Rent - The owner will submit a “Request to Rent” form to the Housing Department along with the associated fee as outlined on the fee schedule published annually by the Housing Department. The form can be found on the Housing Department website or from the Housing Department.
 - ii. Approval by the Housing Manager - If the owner is in compliance with their restrictions, the Housing Manager will review the request to rent and approve or deny the request based on the circumstances. Approval can be given for a maximum of one year.
 - iii. Identification of Tenant - When the owner has identified a potential tenant who they believe qualifies under the income, asset, and employment requirements of the restriction on the unit, the potential tenant is required to submit a complete application to the Housing Department.
 - iv. Tenant Approval - The Housing Department will verify that the tenant qualifies under the income, asset, and employment requirement.
 - v. Lease Agreement - The Housing Department provides the Lease Agreement to be signed by the owner, tenant, and the Housing Department.
 - vi. Notification of Termination of Lease - The owner is required to notify the Housing Department upon termination of the lease. If the owner still wishes to rent the room and still has approval from the Housing Department, the process will start again with Step **d.iii**. Identification of Tenant, above.
 - vii. Rental Rates - The Housing Department will approve the rental rate based on the housing costs of the owner.

C. Purchase Procedures.

- 1. Selection of Qualified Household - A unique process applies for selecting each qualified household within each housing program. The following sections provide specific details regarding each housing program. The restrictive covenant should be consulted for exact details.

- a. Weighted Drawing - In the event that the Housing Department receives one or more weighted drawing entry sheets at the maximum resale price from qualified households during the weighted drawing entry period, the buyer will be selected according to preferences set for that particular Housing Program. In the event no weighted drawing entry sheets are received during the weighted drawing entry period, the selection process would be determined either by a bid process or a “first come first served” process. The restrictions on the property clarify which selection procedure to use.
- i. Errors - Every effort is made by the Housing Department to ensure fair and equitable lotteries. Lotteries are not drawn by the Housing Department. Housing Department staff compiles weighted drawing entry sheets with all eligible households included. The weighted drawing is drawn by outside counsel. On the rare occasion that an error is made in compiling or drawing of a weighted drawing, the error will be corrected and the weighted drawing will be re-drawn.
- a. Bid Process - If the restrictions require it, the qualified household submitting the highest bid price (not to exceed the maximum resale price) during the Bid Period shall have the first right to purchase the unit. The owner of the unit shall have the right to accept or reject the bid.
- b. No Qualified Weighted Drawing Entries – Refer to Section 16.10.004(B)(4) .
- c. Other Sale/Resale Procedure.
 - i. Owner Selection - If the restriction permits, the owner of the restricted housing unit may be allowed to select the qualified household. Other than verifying that the qualified household meets the qualification and eligibility requirements for the restricted housing unit, the Housing Department shall not have any authority to choose the buyer of the restricted housing unit unless authorized by the owner.
 - ii. Attainable Housing Program Sale Procedures.
 - a) When an owner wishes to sell an Attainable housing unit, they can either list the home with a realtor or for sale by owner.
 - b) The owner of the Attainable housing unit is required to submit a “Letter of Intent to Sell” to the Housing Department before listing or advertising the unit for sale.
 - c) The owners will be responsible for advertising their Attainable housing unit for sale with the exception that the Housing Department will advertise the unit on their website at no cost to the owner.

- d) There is not a maximum resale price for Attainable housing units. The owner will set the price with the understanding that the household who buys the unit will need to qualify under income, asset, and employment criteria. The price may be negotiated before entering into an agreement to purchase.
- e) The buyer will be responsible for providing the “Purchase and Sale Agreement” at the time of making an offer to purchase an Attainable housing unit. The seller may make a counteroffer that includes changes to the “Purchase and Sale Agreement.” The Attainable housing unit is under contract when an offer and/or a counteroffer is accepted and both the buyer and seller have signed it. The “Purchase and Sale Agreement” must contain a contingency that the Housing Department must verify that the buyer is “qualified” to purchase the Attainable housing unit. The Housing Department will not deem a buyer “qualified” until a contract has been executed by the seller and the potential buyer.
- f) A full copy of the fully executed Purchase and Sale Agreement shall be provided to the Housing Department. All financial information shall remain confidential except as noted in Section **16.10.500.D.7.a**. Privy to Purchase and Sales Agreement.
- g) In addition to the items listed in Section **16.10.500.D.3.a**. Materials Included with Application, applicants must also include a complete copy of the fully executed “Purchase and Sale Agreement.”
 - 1) Time of Submittal: The Attainable housing unit must be under contract before the buyer provides an application to the Housing Department.
 - 2) Time to Process: If the application is complete and thorough, the Housing Department will have a determination of qualification within five (5) business days of receiving the application. It may take longer if the Housing Department has to request further information from the applicant.
 - 3) Qualified Buyer Letter: Once the household is deemed to be “Qualified” to purchase the Attainable housing unit, the Housing Department will provide a “Qualified Buyer Letter” to the applicant. This letter will be used to verify to the seller and the title company that the household is qualified to purchase the unit.
 - 4) Lenders: See Section **16.10.500.A.7.d**. Lenders.
 - 5) Closing: The closing date and time is set between the sellers, buyers, financial institution, the title company, and the Housing Department. The buyers will be required to sign a “Buyer’s Acknowledgement” at the time of closing. This document will certify that the buyers acknowledge receiving a copy of the restrictions as well as agreeing to allow the Housing Department to release the sales price of the home,

and also agreeing to the Housing Department's right of first option to purchase the unit in case of default by signing a Power of Attorney in Case of Default.

2. Viewing of Restricted Housing Unit - The seller of the restricted housing unit will allow the potential buyer to view the unit to see that it meets their household's needs. If the household decides to purchase the restricted housing unit, they will have the opportunity to inspect the unit further once it is under contract.
3. Submit Application - The potential buyer will have five (5) business days to submit a complete application. The required Housing Department documents are available from the Housing Department or from the Housing Department website.
 - a. Materials Included with Application.
 - i. Housing Department Application for Restricted Ownership or Rental Housing.
 - ii. The Housing Department "Application for Homeownership" is a three (3) page form with an additional two (2) pages made up of a "Certification and Oath" section that will need to be signed by all applicants and notarized, as well as an "Authorization to Release Information." Buyers may be required to sign a "Power of Attorney in Case of Default" form appointing the Housing Manager of the Housing Department Attorney in Fact in the case of default and forced sale. The Housing Department may use other methods for remedying a default such as a mortgage against the property or a Quit Claim Deed held in Escrow, which would be agreed to at time of purchase. All documentation submitted with the complete application for the purchase of a home is the documentation that will be used to qualify a buyer. Documents will not be allowed to be changed once they are submitted (e.g. taxes submitted will be those used to qualify. Applicants will not be allowed to re-file taxes). The Housing Department will review the application before accepting it to ensure it is complete. The Housing Department may ask for additional documentation.
 - a) Weighted Drawing Entry Form - A "Weighted Drawing Entry" form must be completed and signed and submitted when entering a weighted drawing according to Housing Department processes. "Weighted Drawing Entry" forms may be submitted online, in person, or by USPS.

No incomplete "Weighted Drawing Entry" forms will be accepted. This means that every blank must contain information, "N/A," or a strikethrough so that the Housing Department knows that it was not overlooked.

The Housing Department is not responsible for receiving Weighted Drawing Entry Forms. It is the responsibility of the household to confirm that the Weighted Drawing Entry Form was received and the household is entered in the weighted drawing.

- b) Intake Form - All households are required to complete the “Online Intake Form.” This form must be completed in its entirety before entering a weighted drawing. Any changes made to the form must be made prior to the opening of a weighted drawing the household wishes to enter or the household will be ineligible to enter the weighted drawing. The Intake form must be updated annually to be eligible to continue to enter lotteries.
- iii. Lender’s Qualification Worksheet - A current “Lender’s Qualification Worksheet” (within one year of the date the weighted drawing begins) is required to be completed by a lending institution. The “Lender’s Qualification Worksheet” must be submitted to enter a weighted drawing. “Lender’s Qualification Worksheets” may not be faxed; they can either be emailed or submitted in person or mailed by USPS. The worksheet must reflect a loan amount and down payment amount that is equal to or greater than the sale price of the home.
- iv. Credit Report - A three bureau credit report including credit scores (not more than one year old) is required to help Housing Department Staff determine if the Household is financially healthy and able to make payments on a mortgage. The credit report also helps determine debt to income ratios.
- v. Verification of Down Payment - An account statement or signed and notarized letter from someone supplying a gift, or other verification of funds for a down payment is required.
- vi. Verification of Hours and Years Worked - “Affidavits of Employment,” detailed check stubs, or other adequate proof of hours and years worked is required at weighted drawing entry to receive points in the weighted drawing. Affidavits are required to be completed, signed, and notarized by the employer. They may not be completed by the applicant. If hours or years worked cannot be verified, they will not be counted.

Historical information for hours and years worked will be kept on file with the Housing Department. Information is required to be updated annually or if any changes occur.

- vii. Federal Tax Returns - Signed federal income tax returns and all attachments (including W-2s and 1099s) and schedules for the last two (2) years for all adult household members are required. If there is self-employment, three (3) years of business and personal tax returns, along with a current “Profit and Loss Statement” and balance sheet, are required. The Housing Department uses tax returns to verify several different aspects of qualification such as but not limited to income, assets, residential homeownership, and sources of income.
- viii. Power of Attorney in Case of Default - Buyers may be required to sign a “Power of Attorney in Case of Default” form appointing the Housing Manager of the Housing Department Attorney in Fact in the case of default and forced sale. The

Housing Department may use other methods for remedying a default such as a mortgage against the property or a Quit Claim Deed held in Escrow, which would be agreed to at time of purchase.

- ix. Certification and Oath - A sworn statement of the facts contained in the application will be required including at least the following certifications:
 - a) That the facts contained in the application are true and correct to the best of the applicant's knowledge;
 - b) That the applicant has been given the standard application information packet by Housing Department Staff; and
 - c) That the applicant, on the basis of the application presented, believes the Household qualifies to occupy the restricted housing unit in question according to the restriction, these Housing Department Rules and Regulations, and all other applicable procedures.

This "Certification and Oath" is required to be signed by all applicants and notarized. There are public notaries available at the Housing Department.

- x. Additional Information - Additional information may be requested to determine eligibility or qualification status. This may include:
 - a) Verification of Household Net Assets - Household net assets are verified through tax returns, account statements, verification of deposits from financial institutions, and the NADA or Kelly Blue Book.
 - b) Verification of Current Employment in Teton County - One or more of the following are needed to verify employment in Teton County:
 - 1) Wage stubs.
 - 2) Employer name, address, and phone number.
 - 3) Contract for employment.
 - 4) "Affidavit of Employment" (Housing Department).
 - 5) "Authorization to Release Information" form signed by all adults in the household to obtain third party employment verifications.
 - c) Verification of Completion of Homebuyer Education Course - At least one adult per household must complete the "Homebuyer Education Course." The required course is offered by the Wyoming Housing Network or if not available, another course approved by the Housing Department. This applies to all households regardless of whether they have owned a home or not. This certification only needs to be completed once; however, if a

household changes size and the adult who completed the certification is no longer a part of the household, it will need to be taken by an adult who is a part of the household. The Housing Department will keep a record of the certificate. It is encouraged that households keep a copy as well. The applicant must provide evidence of attendance of an approved “Homebuyer Education Course” prior to purchase. This is required to be submitted at time of weighted drawing.

- d) Uniform Residential Loan Application - Applicants must provide a copy of the final “Uniform Residential Loan Application” at closing.
- e) Occupancy Agreement - No persons outside of the persons included in the household on the “Weighted Drawing Entry Form” and “Intake Form” at time of weighted drawing entry may be moved into the home without express written approval of the Housing Department. Approval will not be given within twelve (12) months from closing on a home for adults being added to the household. An “Occupancy Agreement” will be required to be signed by buyers at or before closing. Any adult that is added to a household will be required to sign an Occupancy Agreement along with the Owner.
- 1) Power of Attorney in the Case of Default - All households purchasing a home are required to sign a Power of Attorney in the Case of Default at closing. The Power of Attorney will be assigned to the Housing Manager to affect the sale of the housing unit. The Housing Department may use other methods for remedying a default such as a mortgage against the property or a Quit Claim Deed held in Escrow, which would be agreed to at time of purchase.
- f) Accessible Unit Preference - Applicants that wish to be considered for accessible units must submit a “Verification Form for Accessible Unit Preference.”
- g) Critical Services Provider - Organizations applying for critical services provider approval and their corresponding approved positions must gain approval before a critical service worker can gain points in a weighted drawing. The organization must complete a “Critical Services Organization Application” and submit it to the Housing Department. If the organization and positions are approved, a “Supervisor Questionnaire” must be completed by the applicant’s supervisor and submitted with the other required documents when entering the weighted drawing. All certifications must be completed for the position and a recommendation from the supervisor is required. The “Supervisor Questionnaire” will need to be updated every six months.
- h) Birth Certificate for Children Under One (1) Year of Age - Applicants must provide the birth certificate for children less than one (1) year of age.

4. Verification of Application - To protect the interests of the community that has invested in the creation of restricted housing units, the Housing Department verifies that information submitted on the Application is true and correct and may request documents outlined in Section **16.10.500.D.3.a.x**. Additional Information to assist in this process. The Housing Department strives to complete verification within two (2) weeks of application submittal. Any material misstatement of fact or deliberate fraud by the household in connection with any information supplied to the Housing Department shall be cause for immediate expulsion from the application process and/or forced sale of the restricted housing unit.
5. Verification of Qualified Household - The Housing Department verifies that each Household selected to purchase a restricted housing unit meets the qualification and eligibility requirements specific to the restricted housing unit. See Section **16.10.300** for more details on the verification process for each housing program.
6. Qualification Letter - Once the Housing Department verifies that the household meets the Qualification and Eligibility criteria for the particular restricted housing unit, it will issue a "Qualification Letter" to the buyer, a copy of which will be provided to the title company upon request.
7. Purchase and Sale Agreement - Buyers must sign a "Purchase and Sale Agreement" within five (5) business days of the date of the Buyer Meeting with the Housing Department. Buyers will be given the five (5) business days to review the "Purchase and Sale Agreement" and are encouraged to get legal advice. Sellers and buyers shall make the Housing Department privy to the "Purchase and Sale Agreement." All financial information shall remain confidential except as noted in Section **16.10.500.A.7.a**. Privy to Purchase and Sales Agreement.
 - a. Earnest Money - At time of signing the "Purchase and Sale Agreement," one thousand dollars (\$1,000.00) in earnest money will be required. The check is made out to the title company referenced in the "Purchase and Sale Agreement."
 - b. Closing Date - In most cases, the buyer has fifty (50) days to close on the property. The Closing Date will be agreed upon between the buyer and the seller and will be included in the "Purchase and Sale Agreement." The closing date will be the date the buyer takes possession of the restricted housing unit.
 - c. Inspections - The buyer may perform inspections on the restricted housing unit commencing on the effective date of the contract until closing. However, the buyer will have 30 days from the effective date of the contract to notify the Housing Department of any objections to items found during inspections. Sellers shall make the restricted housing unit available for inspections. If the seller refuses to remedy the objection, the Housing Department will notify the buyer, and the buyer will have three (3) business days to give notice to the Housing Department of their intention, either:

- i. Waiving the objection and proceeding to closing, or
 - ii. Terminating the “Purchase and Sale Agreement.”
 - d. Facilitation -Pursuant to Wyoming Statute 33-28-101 through 124, the “Real Estate License Act of 1971”, the Housing Department is participating in the transaction as a facilitator without a Wyoming real estate license and in the performance of official duties.
 - e. Buyer’s Acknowledgement - The buyers will be required to sign a “Buyer’s Acknowledgement” at closing. This document will certify that the buyers acknowledge receiving a copy of the restrictions as well as agreeing to allow the Housing Department to release the sales price of the home. In addition, by signing this form, the buyer agrees to the JTCHA’s right of first option to purchase the unit in case of default.
- D. Business Option** - The “Business Option” is a mechanism specific to a developer’s Housing Mitigation Plan that must be approved by elected officials on a case-by-case basis. It only applies to exempt units, meaning restricted housing units that are not required by the LDRs. The “Business Option” allows a business to identify a proposed purchaser from their employees or someone who has a material nexus to the business or organization, which would allow the household to have the first option to purchase the restricted housing unit.
- 1. Purpose and Program Goals - The intent of the “Business Option” program is to help qualified businesses house their employees by providing the employees first option to purchase. This program furthers the Jackson/Teton County Comprehensive Plan’s goal of housing 65% of the workforce locally and its transportation goals.
 - 2. Applicability - This section applies to restricted housing units that have been approved by the Board of County Commissioners or Town Council for the “Business Option” program.
 - 3. Qualified Business - A qualified business is a non-profit entity, governmental entity, charitable foundation, or for-profit business which meets the definition of a qualified business according to the special restrictions on the property and/or the Housing Department Rules and Regulations.
 - a. Qualified Business Application - The business completes a “Qualified Business Application,” which can be obtained from the declarant or from the Housing Department and submits it to the Housing Department. If the business has affiliates, it must be indicated on the application.
 - b. Verification - The Housing Department verifies that the business meets the criteria of a qualified business with the following documentation. The Housing Department may ask for additional documentation.

- i. Option Agreement - The Housing Department verifies that the business is a true local business, organization, or government agency operating in Teton County.
- ii. Determination of Qualification.
 - a) The Housing Department will provide a “Qualified Business Letter” once the verification process is complete and the business is approved to be a qualified business. The Housing Department will then sign the “Option Agreement”; or
 - b) If the business is not deemed to be a qualified business, the Housing Department will inform the business with a written letter and copy the declarant or option holder. The business will not be allowed to obtain an option if it is not approved as qualified by the Housing Department.
- iii. Cause for Expulsion - Any material misstatement of fact or deliberate fraud by a business in connection with any information supplied to the Housing Department shall be cause for immediate expulsion from the application process and/or for obtaining or keeping an option.

4. Option Procedures.

- a. Obtaining an Option - Options are available from a declarant or from another option holder. A declarant can choose to provide an option if the business is a qualified business and does so by recording an “Option Agreement” signed by the declarant, the Housing Department, and the qualified business. An option holder may provide an option to a qualified business by assigning the option.
- b. Notice of Right to Exercise or Waive Option - The Housing Department will immediately send a notice to the business holding the option (optionor) upon the following three events:
 - i. Housing Department’s receipt of a “Notice to Sell” by the owner of the property.
 - ii. Housing Department’s exercise of its default option as set forth in the special restrictions.
 - iii. The occurrence of a default and forced sale as set forth in the special restrictions.

This notice triggers the timeframe the optionor has to identify a proposed purchaser as outlined in the “Option Agreement.”

- c. Exercise of Option - An optionor shall have a timeframe as outlined in the “Option Agreement” to exercise the option. The timeframe will begin upon receipt of the

“Option Notice.” To exercise the option, an optionor must notify the Housing Department on or before the expiration of the timeframe that they have identified a proposed purchaser for the home. Additionally, the proposed purchaser must submit a complete application, as outlined in Section **16.10.500.E.3.a. Qualified Business Application**, on or before the expiration of the timeframe. The Housing Department will take approximately five (5) business days to determine whether the proposed purchaser is:

- i. Qualified under “Option Agreement.”
- ii. Qualified under terms of the Housing Department’s special restrictions.

The Housing Department will verify that the business continues to be a qualified business each time the option is exercised (See Section **16.10.500.E.3.b. Verification**).

- d. Waiver of Option - If the Optionor does not wish to exercise the option, they can sign the “Affidavit of Waiver” indicating they are waiving the option. This affidavit will be recorded with the Teton County Clerk’s Office.

In the case where an option is waived, the Housing Department will find a buyer using the process outlined in Section **16.10.500.C. Sales and Resale Procedures** of these Housing Department Rules and Regulations.

- i. Failure to Identify Purchaser during Required Timeframe - If the optionor does not identify a proposed purchaser on or before the expiration of the timeframe, the optionor will automatically have waived their option.
- e. Assignment - An optionor can assign its option to another qualified business. If at any time the business holding the option ceases to be a qualified business, they must assign the option. This is done using the following process:
 - i. Written Notice - The optionor provides the Housing Department with written notice that they wish to assign their option.
 - ii. Application - The business that is being assigned the option submits an application to the Housing Department to become a qualified business (see Section **16.10.500.E.3.a. Qualified Business Application**).
 - iii. Housing Department Approval - If the business qualifies, the Housing Department will provide a “Qualified Business Letter” to the business and sign the “Option Agreement.”
 - iv. Consideration - The assignment may not have any consideration except for consideration required to make the assignment legal.
- 5. Qualified Purchaser - The Housing Department will determine whether a household is qualified to purchase based on the following criteria:

- a. Letter of Certification - The purchaser will be qualified by the Housing Department only if they have a material nexus to the optionor as approved by the Housing Department. A “Letter of Certification” form demonstrating the material nexus the proposed purchaser has with the Optionor must be completed by the optionor. The “Letter of Certification” form is available from the Housing Department. The optionor must deliver documentation satisfactory to the Housing Department that verifies (1) that the proposed buyer is a full-time employee of optionor; or (2) that the identified purchaser otherwise has a material nexus to optionor.
- b. Qualified Household - A Household will be qualified by the Housing Department using the Application and Verification process outlined in Section **16.10.500.D**. Purchase Procedures of the Housing Department Rules and Regulations.

If the identified purchaser does not qualify because of not meeting the Housing Department Rules and Regulations requirements, Housing Department special restrictions, or “Option Agreement,” and the timeframe has not expired, the optionor may identify another proposed purchaser.

- c. Affidavit of Exercise - When the Housing Department determines the household meets qualifying criteria of the “Option Agreement,” these Housing Department Rules and Regulations, and Housing Department special restrictions, the Housing Department will sign an “Affidavit of Exercise of Option Right” indicating the household is qualified. The optionor will also sign the “Affidavit of Exercise of Option Right” indicating they are exercising the option right. The affidavit will be recorded with the Teton County Clerk’s land records.

16.10.600 Rental Standards and Procedures.

- A. **Applicability** - All rental housing units administered by the Housing Department, including the Affordable Rental program (which includes legacy Employee housing units) and the Workforce Rental program (which includes the legacy ARU program), are subject to these Housing Department Rules and Regulations, with the exception of units that are owned by Teton County or the Town of Jackson and used for housing their employees. Section 6-1 does not apply to cases where the Housing Department has approved rental of a room in a unit.

B. Rental Standards.

- 1. Affordability - To ensure that the rents are affordable to households earning less than one hundred and twenty percent (120%) AMI for Affordable units, rents will be calculated using the following method (rents for workforce units are set by owner and have no cap):
 - a. Standard of Affordability - The standard for affordability provided by HUD is that no more than thirty percent (30%) of a household’s income should be spent on housing costs. Included in this thirty percent (30%) are rent, property tax, water, sewer, gas and/or electric, and trash removal. One parking space is required at no

charge to the tenant unless otherwise approved by the Town Council or Board of County Commissioners.

- b. Household Size for Rent Calculation - For purposes of calculating rental rate only:
 - Studio: One (1) person
 - One-bedroom: One (1) person
 - Two-bedroom: Two (2) persons
 - Three-bedroom: Three (3) persons
 - Four-bedroom: Four (4) persons
 - c. Calculation of Rent - Monthly rent will be the lower income limit for each respective affordability range (specific to the number of bedrooms to determine household size), divided by twelve (12), and multiplied by thirty percent (30%). Studio units may charge eighty percent (80%) of a one-bedroom unit. Dorm units may charge seventy-five (75%) of a studio. See Section 16.10.003(C) for income ranges.
 - i. “Plus” Units - Fifty dollars (\$50) will be added for “Plus” units. “Plus” units have extra floor area for offices, play areas, etc.
 - ii. Lease Renewals - The rent will be calculated each year and applied to a lease renewal. Tenants will be notified three (3) months in advance of the new lease amount. The new calculation will also be applied for new households signing a lease.
 - d. Tenant households must qualify under the housing program designated to each unit. See Section 3-3. Tenant households will be required to re-qualify annually. Household income will qualify as long as it is below the income limit for the income range.
 - e. All leases are required to be approved by the Housing Department.
2. Primary Residence.
- a. Occupancy Requirement - Households shall physically occupy their home full-time at least eighty percent (80%) of the term of their lease.
 - b. Business Activity Restricted - Households who rent a restricted housing unit shall not engage in any business activity in such dwelling, other than any home occupation use permitted in that zoning district and as permitted in the Lease Agreement.
 - c. No Guests for an Extended Period - Households who rent restricted housing units shall not permit any adult guests over the age of 18 for periods in excess of thirty (30) cumulative days per calendar year.

3. Eviction - In the event that a tenant household is in default of their lease agreement, they will be evicted from the rental unit. The eviction process will be in accordance with Wyoming law and all applicable Wyoming Statutes.

C. Rental Procedures.

1. Selection Process - A unique process applies for selecting each qualified household within each housing program. The following sections provide specific details regarding the Housing Department-administered rental housing programs.
 - a. Weighted Drawing - When an Affordable rental owned by the Housing Authority is available, tenants will be identified through the weighted drawing process. Applicants will submit a complete application, which will be kept on file for one year (Affidavits of Current Employment will need updating after six (6) months). Weighted Drawing entries for drawings entered within the one year will only need to submit a Weighted Drawing Entry Form assuming a complete up to date application is on file with the Housing Department. A qualified household shall be selected to rent according to the rules set forth in these Housing Department Rules and Regulations, Section **16.10.400** Weighted Drawing.
 - b. First Come First Served - In the event no weighted drawing entries are received during the weighted drawing entry period, the selection process will be determined by a first come first served basis. The first qualified household submitting a complete application will be allowed an opportunity to rent if eligible.
 - c. Complete Application – Each household entering a weighted drawing to rent a restricted housing unit owned by the Housing Authority is required to submit a completed “Application for Restricted Rental Housing” and or a “Weighted Drawing Entry” form. Weighted Drawing Entry Forms will only be accepted if a complete and up to date application is on file with the Housing Department. A certification page will also be signed by the applicant and notarized. In addition, an “Authorization to Release Information” is signed by the applicant, which allows the Housing Department to obtain banking information and any other relevant information. Application forms can be obtained from the Housing Department or from the Housing Department’s website.
2. Verification of Selected Household - The Housing Department verifies that each household selected to rent a restricted housing unit meets the qualification and eligibility requirements specific to the restricted housing unit.
3. Materials Required - To determine that a household desiring to rent a restricted housing unit meets all of the required criteria, the Housing Department will request all of the following for a complete application, which will be submitted at weighted drawing entry:

- a. Housing Department Application for Restricted Ownership or Rental Housing - Completed and signed Housing Department Application for Housing.
- b. Weighted Drawing Entry Form - Completed and signed “Weighted drawing Entry” form. See Section **16.10.500.D.3.a.** Materials Included with Application.
- c. Credit Report - Full three-bureau credit report that reflects credit scores for all adult household members dated no more than 30 days from submittal of application.
- d. Federal Income Tax Returns - Signed federal income tax returns (electronic signature is not sufficient) and all attachments (including W-2s, 1099s) and schedules for the last two (2) years for all adult household members.
- e. Verification of Current Employment in Teton County - One or more of the following will be required for verification of Current Employment in Teton County includes:
 - i. Wage stubs;
 - ii. Employer name, address, and phone number;
 - iii. Contract for employment;
 - iv. “Authorization to Release Information” form signed by all adults in the household to obtain third party employment verifications; and

If deemed applicable, the Housing Department may request the following be submitted with an application:

- i. If self-employed, three (3) years of business and personal tax returns along with a current “Profit and Loss Statement” and balance sheet.
 - ii. “Verification Form for Accessible Unit Preference.”
 - iii. Any other documentation that the Housing Department deems necessary to determine qualification, such as, divorce decrees, Social Security income, rental income, etc.
4. Verification of Application - To protect the interests of the community that has invested in the creation of restricted housing units, the Housing Department verifies that information submitted on the application is true and correct and may request documents outlined in Section **16.10.500.D.4.** Verification of Application to assist in this process. All financial information shall remain confidential, except as documented in Section **16.10.500.A.7.a.** Privy to Purchase and Sales Agreement.
5. Qualification Letter - After the Housing Department verifies that the household meets the qualification and eligibility criteria for the particular restricted housing unit, it will issue a “Qualification Letter” to the potential renter within 10 business days.

16.10.700 Compliance and Exception, Appeal, and Grievance Standards and Procedures.

- A. Compliance Process** - Special Restrictions are recorded on all Housing Department homes. These restrictions control the occupancy and use of the unit. They also refer to these Rules and Regulations

The Housing Department Compliance Specialist monitors occupancy and use restrictions to ensure owners are in compliance, and acts on various complaints from the public concerning compliance issues. The Housing Department Compliance Specialist also receives and processes requests for exceptions, appeals, leave of absence, requests to rent, transfer of title, and qualified mortgages.

1. Compliance Requirements.

- a. **Affordable Units** - - Owners of Affordable housing units with restrictions recorded after June 4, 2018 will receive annual requests for information concerning employment, insurance requirements, ownership of residential real estate and occupancy of the unit. Owners of Affordable housing units with restrictions recorded prior to June 4, 2018 are not required to verify continued employment annually or ownership of residential real estate, however, they may be required to verify occupancy and insurance requirements.
- b. **Employment-based and Workforce Housing Units** - Employment-based units and Workforce housing units are required to provide information to the Housing Department annually concerning income, employment and ownership of other residential real estate.
- c. **Employee Housing Units** - Owners of Employee housing units will be required to submit information annually about the occupants of the units, their income, employment, and ownership of other residential real estate.
- d. **Accessory Residential Units** - Owners of ARUs will be required to annually submit information concerning the occupants of the units, their employment, and ownership of residential real estate.
- e. **Exemption for Retirees** - During ownership, if one (1) member of the household meets the retirement age as defined by the Federal Social Security Administration defined in these Housing Department Rules and Regulations, the household will be exempt from continued compliance with income and employment eligibility standards.

2. Submittal and Timeline.

- a. **Housing Department Request for Information** - The Housing Department will send a letter to owners of restricted units requesting information. The letter will outline what type of information is required based on the unit's restrictions. The owner will be given thirty (30) days from the date of the letter to submit the requested information to the Housing Department.

- b. Default - Failure by the owner to submit requested information will be considered default.
- 3. Common Default Violations - In cases where the restriction defines the default process, it will control the process. If the restriction does not define the process, the default process is as follows:

Common violations include, but are not limited to:

- a. Occupancy - A household that does not occupy the restricted housing unit for the number of months in a calendar year as required by the restriction is in violation of the Housing Department Rules and Regulations.
- b. Guests - Guests over the age of 18 are not allowed to occupy a restricted housing unit in excess of 30 cumulative days per calendar year.
- c. Renting - Renting a restricted ownership unit is only allowed per the restrictive covenant or as set out in Section **16.10.500.B.2. Rental Procedures for Owner-Occupied Properties.**
- d. Leave of Absence - Leaves of absence must be preapproved if the household is expected to be gone longer than permitted by the Housing Department Rules and Regulations or the deed restrictions.
- e. Pets - Specific policies for pet ownership are outlined in the Covenants, Conditions and Restrictions and/or the Master Rules and Regulations and are enforced by the Homeowners Association. Policies for rental units are outlined in the lease agreement.
- f. Mortgage Delinquency - Failure to maintain obligations required under any mortgages is considered a default under special restrictions.
- g. HOA Delinquency - Failure to pay Homeowners Association dues is considered a violation of the special restrictions.
- h. Ground Lease Delinquency - It shall be an event of default if lessee fails to pay the ground lease fee or other charges required by the terms of the lease.
- i. Water/Sewer Dues Delinquency - Unpaid water and sewer dues can result in a lien placed on property that would constitute a violation of the special restrictions.
- j. Employment Verification - Employment-based and Workforce units require an owner to work an average of 30 hours per week at a local business located in Teton County, Wyoming. The owner must earn at least 75% of their household income at a local business within Teton County. Annual verification of employment and income is required for owners of Employment-based and workforce restricted housing units.

Affordable units built after June 4, 2018 will be required to provide proof of employment in Teton County at a local business.

- k. Ownership of Residential Property - Owners of Employment-based and Workforce housing units are not allowed to own residential property within 150 miles of Teton County. All renters of Housing Department-administered rental units are not allowed to own residential property within 150 miles of Teton County.
 - l. Estate Planning - Restricted housing units cannot be put into a trust. A trust does not meet the definition of qualified household and therefore cannot own a restricted housing unit. The Housing Department does accept other related documents for estate planning (Non-testamentary Deed upon Death).
 - m. Covenants, Conditions and Restrictions (CCR) Violations - Any default or breach of the CCRs, Mortgage Agreements, and/or Master Rules and Regulations is considered a default of the special restrictions or ground lease. This includes but is not limited to prompt payment of Homeowners Association dues and ground lease fees.
 - n. Bankruptcy – Restrictions are recorded on properties with the strict intent that the restrictions will run with the property in perpetuity. Restrictions may not be stripped from the property in cases of bankruptcy
- B. Process for Default Contested Case Hearings** - All default hearings are conducted in compliance with the Wyoming Administrative Procedures Act and are contested cases for which the rules and processes are set forth herein. All requests for hearings and subsequent documents shall be submitted and filed with the Housing Department, and all records related to the contested case hearing shall be maintained by the Housing Department.
- 1. Notice of Default - When the Housing Department deems an owner to be in default of a special restriction, the Housing Department shall notify the owner with a Notice of Default Letter.
 - a. The Notice of Default shall be sent to the owner via U.S. Mail certified with return receipt requested and via email, if an email address is known. The letter will be considered delivered on the date it is sent.
 - b. The owner shall have thirty (30) days from the date of the Notice of Default to:
 - i. Cure the default,
 - ii. Request a default hearing of the Jackson/Teton County Housing Authority Board, or
 - iii. Provide the Housing Department with a “Letter of Intent to Sell” the home or unit in accord with the special restriction.
 - c. The Housing Department shall determine what constitutes a cure of the default based upon the special restriction and the circumstances of the owner.

2. Request for Default Hearing - In the event the owner fails to cure the default or desires to challenge the default identified by the Housing Department, the owner may request a hearing before the Jackson/Teton County Housing Authority Board (JTCHA) to determine the merits of the allegations of the default.
 - a. To request a hearing, the owner must submit a “Request for Default Hearing” form to the Housing Department within the thirty (30) day cure period.
 - b. A fee shall be charged by the Housing Department for such “Request for Default Hearing.” The fee amount will be set annually in a separate document titled “Annual Fees” to be updated and published by the Housing Department.
3. Failure to Respond to Default - If the owner fails to respond to the Notice of Default, the Housing Department will consider the non-action or failure to respond as a breach of default and shall take steps to enforce the default in accord with the applicable Special Restriction and/or the Housing Department Rules and Regulations. Enforcement of the breach or violation includes but is not limited to forcing the sale of the home or unit.
4. Default Hearing.
 - a. JTCHA may designate a Hearing Officer and sign an “Order Appointing the Hearing Officer.” If JTCHA desires, they can elect to appoint a non-exclusive Hearing Officer for a period of two (2) years, recognizing that there may be a need to appoint a different Hearing Officer in some cases including but not limited to a conflict of interest or absence.
 - b. Within thirty (30) days of the signed Order, the Hearing Officer will issue a scheduling order, which shall include the Official Notice of Hearing, and deadlines for the parties to submit evidentiary documents, exhibits, witness lists, and/or pre-hearing memorandums.
 - c. Evidentiary documents, exhibits, witness lists, and/or pre-hearing memorandums, to include a written statement of facts, conclusions of law, and proposed order shall be exchanged by the parties, filed with the Housing Department in the contested case proceeding, submitted to the Hearing Officer and to the JTCHA, at least fifteen (15) days prior to the hearing date. Any document or witness not included in these submissions by the deadline shall not be raised at the hearing and shall not be admitted into evidence at the hearing.
 - d. Hearing proceedings may be recorded but are not required to be transcribed. If either party wishes to have a court reporter present to transcribe a hearing, all associated costs shall be paid by the party unless the parties agree to share costs.
 - e. All witnesses who provide testimony at the hearing will be sworn in under oath by either a court reporter if one is present, the Hearing Officer, and if no Hearing Officer, the JTCHA Chair. The parties shall be permitted to cross-examine

witnesses, and the JTCHA and the Hearing Officer shall have the opportunity to ask questions of the witnesses and Housing Department staff.

- f. The Housing Department's determination the Notice of Default is presumed to be correct, and the burden of proof shall be on the complainant, not on the Housing Department.
 - g. If the owner requires an interpreter, the Housing Department will make arrangements to provide one and bear the costs.
 - h. If the complainant fails to appear at the hearing, the JTCHA may make a determination to postpone the hearing, can proceed to review the evidence based upon the written submissions, or can deem the failure to appear as a breach of default.
5. JTCHA Deliberation and Decision.
- a. Deliberation - The Hearing Officer or JTCHA Chair, if no Hearing Officer is present, shall close the evidentiary hearing, and the Housing Authority Board will commence deliberation in public to include the following:
 - i. The JTCHA will examine the special restriction, the evidence presented in writing, and any testimony provided at the hearing and shall make a determination on the allegations of the Notice of Default based upon the preponderance of evidence standard of review.
 - ii. The burden of proof shall be on the owner to refute the alleged default.
 - b. JTCHA Decision - The JTCHA Decision will be to either:
 - i. Affirm the Housing Department's Notice of Default. The Housing Department would proceed to exercise its remedies against the owner according to the special restriction or ground lease recorded on the property, or
 - ii. Reject the Notice of Default of the Housing Department and no further action would be pursued for the specific alleged default under the special restriction or ground lease recorded on the property.
 - c. JTCHA Decision and Motion - The JTCHA shall make a motion in the affirmative {e.g.: I move to affirm the Housing Department's assertion that the owner (owner's name) of (address) is in default of the Special Restriction recorded on the property pursuant to the Notice of Default.} The motion shall receive a second. JTCHA will enter into discussion on the motion and vote. If the motion carries, the JTCHA affirms the Notice of Default. If the motion fails, the JTCHA has decision.
 - d. Order of Decision - The prevailing party will draft the Findings of Fact and Conclusions of Law and Order, which shall set forth the Board's decision. The Findings of Fact and Conclusions shall be transmitted to the Hearing Officer, then

reviewed and approved by the JTCHA at a subsequent meeting of the JTCHA in a timely manner no later than sixty (60) days following the hearing date, which shall be properly noticed and open to the public. The Order shall be filed in the contested case file with the Housing Department. No appeal of the JTCHA decision shall be made to the Jackson Town Council or the Board of County Commissioners. Any appeal of the JTCHA Order shall be to the District Court of Teton County, Wyoming, unless otherwise stated in the Special Restriction.

C. Process for Exception Hearing Process.

1. Request for Exception - The Housing Department will consider requests for exceptions to rules pertaining to qualification and eligibility criteria as well as to rules pertaining to occupancy and use. Granting of exceptions is rare; however, it is recognized that certain unique circumstances exist that are not contemplated in these Housing Department Rules and Regulations. Exceptions will only be granted in unique circumstances that are beyond control of the household and are not addressed in these Housing Department Rules and Regulations. Requests for exceptions must be submitted prior to the opening of a weighted drawing for a home. In cases where a weighted drawing is not used for identifying a buyer, the request must be submitted prior to submission of an application. All Requests for Exceptions are subject to the review and approval of the Housing Manager

A household may submit a “Request for Exception” to the Housing Department using the “Request for Exception” form with the required fee, which is specified in a separate “Fee Schedule” document that is updated annually. The Housing Manager will review and render a decision on the Request for Exception within fifteen (15) days from the date of submittal.

2. Request for Exception Hearing Process - If the Request for Exception is denied by the Housing Manager, the applicant may request a hearing of the JTCHA.
 - a. Submit a Request for Hearing form with a fee to the Housing Department within fifteen (15) days of the date of denial of “Request for Exception.”
 - i. Requests for Exception Hearings must contain the following information:
 - a) The particular ground(s) upon which it is based, including a copy of the Request for Exception and the Housing Manager's decision;
 - b) The action or remedy requested;
 - c) The name address, telephone number of the complainant and similar information of complainant’s representative, if any;
 - d) Proof of notification of hearing request to the housing unit’s Homeowners Association, if applicable; and
 - e) Appeal Fee.
3. Housing Department Review and Recommendation - All requests for hearings will be reviewed by Housing Department for completeness and provided to the JTCHA Board

within thirty (30) days with a recommendation for action, copied to the complainant and/or representative.

4. Hearing - The hearing will be heard by the JTCHA Board at a properly noticed meeting scheduled at least thirty (30) days following the Housing Department's receipt of the "Request for Hearing" to ensure notice and due process.

- a. Hearing Officer.

- i. JTCHA may designate a Hearing Officer and sign an "Order Appointing the Hearing Officer." If JTCHA desires, they can elect to appoint a non-exclusive Hearing Officer for a period of two (2) years, recognizing that there may be a need to appoint a different Hearing Officer in some cases including but not limited to a conflict of interest or absence.
- ii. If a Hearing Officer is designated, within thirty (30) days of the signed order, the Hearing Officer will send out a scheduling order (Official Notice of Hearing) and timeline.
- iii. Hearings may be recorded and are not required to be transcribed. If owner wishes to have a hearing transcribed, all associated costs shall be paid by owner.

- b. Hearing Process.

- i. JTCHA may designate a Hearing Officer and sign an "Order Appointing the Hearing Officer."
- ii. Within thirty (30) days of the signed order, the Hearing Officer will send out a scheduling order (Official Notice of Hearing) and timeline for the parties to submit evidentiary documents and a list of witnesses.
- iii. Evidentiary documents and witness list along with a written statement of facts shall be submitted by each party to the opposite party fifteen (15) days prior to the hearing date.
- iv. Hearings may be recorded and are not required to be transcribed. If owner wishes to have a hearing transcribed, all associated costs shall be paid by owner.
- v. All witnesses that provide testimony will be sworn in under oath by the court reporter, and if no court reporter, the Hearing Officer, and if no Hearing Officer, the JTCHA Chair. Both parties shall be permitted to cross-examine witnesses, and the JTCHA shall have the opportunity to ask questions of the witnesses and Housing Department staff.
- vi. The Housing Department's decision concerning the exception will be assumed correct, and the burden of proof shall be on the complainant.

- vii. If the complainant fails to appear at the hearing, the JTCHA may make a determination to postpone the hearing, may make a determination based upon the evidence submitted, or may dismiss the matter for failure to appear.
 - c. JTCHA Decision Binding - Based on the evidence considered at the hearing, the JTCHA will provide a decision by means of a motion and majority vote. The decision of the JTCHA shall be binding, and the Housing Department shall take all actions necessary to carry out the decision. No appeal of the JTCHA shall be made to the Town Council or County Commissioners. Any appeal shall be made to the District Court of Teton County, Wyoming.
 - 5. Other Remedies - The Housing Department shall have the right to enforce the provisions of these Housing Department Rules and Regulations under any civil or criminal remedy provided under Wyoming Law.
- D. Grievance Procedure** - A grievance is any dispute that seller, buyer, or owner may have with the Housing Department with respect to an action or failure to act in accordance with the individual's rights, duties, welfare, or status. A grievance may be presented to the Housing Department under the procedures below.
- 1. Request for Grievance Form - Any grievance must be presented in writing to the Housing Department on the "Request for Grievance" form and include:
 - a. The particular ground(s) upon which it is based;
 - b. The action or remedy requested;
 - c. The name address, telephone number of the complainant and similar information of complainant's representative, if any; and
 - d. Grievance fee.
 - 2. Housing Department Review and Decision.
 - a. The Housing Department Housing Manager will review all "Requests for Grievances."
 - b. The Housing Manager shall issue a written letter summarizing the decision regarding the requested grievance within thirty (30) days of receipt of the "Request for Grievance." The letter will be sent via U.S. mail certified return receipt requested and via email if an email address is known.
 - c. The applicant may request a hearing of the JTCHA pursuant to Section 16.10.007.3.a.2. if the grievance decision of the Housing Manager is disputed.

16.10.800 Occupancy and Use

Rental and ownership units have occupancy and use restrictions. Households will be required to obey the following occupancy and use restrictions.

- A. Household Income** - Households who own or rent a Workforce home and households who rent an Affordable home will be required to requalify annually to verify that their income meets the requirements of the restriction.
- B. Employment Requirement** - Households who own or rent a Workforce or Affordable home will be required to verify that they are meeting the employment requirement. At least one adult in the household must be employed with a local business a minimum of an average of thirty (30) hours per week or one thousand five hundred sixty hours annually. The employment calculation will be based on the prior calendar year. Affordable homes sold prior to June 4, 2018 will not have this requirement.
- C. No Teton County Residential Real Estate** - No member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) residential real estate within one hundred fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
- D. Occupancy**
 - 1. **Household Occupancy** - Each residential unit shall be occupied as the Qualified Household's sole and exclusive primary residence, and each tenant of a residential unit shall physically reside therein on a full-time basis, at least eighty percent (80%) of the term of the lease. Each owner of an owner-occupied residential unit shall physically reside therein on a full-time basis, at least ten (10) months each year (a year being twelve (12) months beginning with the first month following the month the household took ownership).
 - a. **Leave of Absence** - The Housing Manager of the Housing Department may grant a one (1) year leave of absence if the household submits a "Request for Leave of Absence" form, along with the coinciding fee.
 - b. **Permission to Rent** - Owners who need a leave of absence may request to rent their residential unit. This is done by submitting a "Request to Rent" form to the Housing Department along with the coinciding fee.
 - c. **Attainable Housing Program Exception** - Attainable housing owners are allowed to rent a room in their home as long as the owner still occupies the units on a substantially full-time basis (9 months per year as required by their Special Restriction).
 - 2. **Owner Occupancy** - Owners of Affordable or Workforce rental units shall not reside in or occupy the residential unit. For purposes of this paragraph, if owner is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy shall extend to any partner, member, shareholder, other principal or owner of the entity, and any trustee or beneficiary of the trust.
 - 3. **Household Composition** - Only members of the Qualified Household may occupy a Residential Unit, except that Owner may restrict who may reside in a residential unit, provided that such owner-restriction does not violate federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the residential unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.

4. Guests - No persons other than those comprising the Qualified Household shall be permitted to occupy Affordable or Workforce rental units for periods in excess of ten percent (10%) of the rental term in cumulative days per calendar year. No persons other than those comprising the Qualified Household shall be permitted to occupy Affordable or Workforce ownership units in excess of thirty (30) cumulative days per calendar year.

E. Use

1. Business Activity - No business activities shall occur in a residential unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
2. Compliance with Laws, Declaration - The residential unit shall be occupied in full compliance with these Housing Rules and Regulations, Special Restrictions, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.
3. Maintenance - The owner shall take good care of the interior of the residential unit and all other aspects of the residential unit not otherwise maintained by the homeowner's association and shall make all repairs and maintain the residential unit in a safe, decent, sanitary (see definitions) manner. In case of damage to the residential unit the owner shall repair the damage or replace or restore any destroyed parts of the residential unit as speedily as practical.
4. Capital Improvements - The owner may only undertake capital improvements according to these Rules and Regulations (Section 5-1.e). The policy includes but is not limited to, a limitation on the valuation of such improvements at resale, requirements regarding the advance written approval of such improvements, and documentation of proposed and completed improvements.
5. Insurance - The owner shall keep the residential unit continuously insured against "all risks" of physical loss (not otherwise covered by a homeowner's association insurance), for the full replacement value of the residential unit.
6. Periodic Reporting, Inspection - In order to confirm compliance with the Special Restrictions, the Rules and Regulations and other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, development or transfer of a Residential Unit, Owner shall comply, and shall cause all occupants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to Owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with the Special Restrictions and the Rules and Regulations and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of two (2) years.

16.10.900 Definitions.

A. Definitions.

1. **Accessible Unit:** A unit that has been built or adapted with specific design features that make the unit accessible to those with mobility and hearing handicaps.

2. **Application:** A packet that households who are selected in an affordable housing weighted drawing submit for Housing Authority staff to verify that the household is qualified to purchase the home. The application consists but is not limited to the following:
 - a. Housing Department Application for Restricted Ownership or Rental Housing
 - b. Signed Certification and Oath
 - c. Signed Authorization to Release Information
 - d. Completed Lender's Qualification Worksheet (completed by lender)
 - e. Full three tier Credit Report that includes credit scores. (Can be obtained from lender)
 - f. Previous two years of tax returns with W-2s
 - g. Employment Affidavit for each job currently held by wage earners in the household
 - h. If self-employed, previous three years of tax returns with an income statement and a balance sheet.
3. **Appeal:** A process requested by an applicant/owner/renter when they understand the qualification, eligibility, and preference criteria and have requested an exception from the Housing Manager and have been denied.
4. **Approved Lending Institution:** Approved lending institutions include institutional lenders; community loan funds, or other similar nonprofits; or other legitimate, non-affiliated finance companies. See Definitions of Institutional Lenders and Community Loan Fund.
5. **Asset:** see Household Net Asset.
6. **Assigned Number:** A computer-generated number based on first name of applicants in alphabetical order that households are listed in a weighted drawing.
7. **Area Median Income (AMI):** A figure published annually by HUD which is calculated by dividing households residing in counties into two equal segments with the first half of households earning less than the median household income and the other half earning more.
8. **Authorization to Release Information Form:** This form, which an affordable housing applicant signs, allows the Housing Department staff to verify information supplied by applicants from banks, employers, etc.
9. **Balance Sheet:** A statement of the total assets and liabilities of a business.
10. **Bid Period:** The time period that the Housing Authority accepts bids for an available housing unit. The bid period only takes place if no weighted drawing entry sheets are submitted for an available restricted housing unit.

Borrowed Light: An indirect source of natural light; for example, a room in a home uses borrowed light when it has a window that looks into another room, where the other room receives direct sunlight.

11. **Capital Improvements:** Improvements done to the home for which the homeowner can receive credit. The capital improvement requires an expenditure that either increases the value of the property or extends its life expectancy.
12. **Caregiver:** A full-time Teton County, Wyoming; Teton County, Idaho; or Lincoln County, Wyoming resident who is or was volunteering all or a portion of their time caring for their own children or an ailing or disabled immediate family member and was therefore unable to gain full-time employment in Teton County.
13. **Closing Date:** The date on which ownership of property transfers from the former owner to the new owner.
14. **Combined Loan to Value. (CLTV)** Loan to Value is the ratio of the loan amount to the value of the home. Combined Loan to Value is when a second mortgage exists and the two loan amounts are combined and compared to the value of the home
15. **Community Loan Fund:** A loan fund that is set up in a community for the purpose of providing down payment assistance or other types of loans for restricted housing units.
16. **Critical Services Provider:** An employee or volunteer of a community based institutional or non-profit organization on call 24 hours per day for public safety emergencies.
17. **Debt to Income. (DTI)** This is a ratio that compares the amount of debt a household has to the amount of income they make. It is used to analyze the ability of a household to pay their debt.
18. **Deed Restriction:** A document recorded against a housing unit that describes the unit's housing program. It provides restrictions on the purchase, occupancy, use, and resale of the restricted housing unit. A deed restriction is a type of restrictive covenant that is recorded at the time of certificate of occupancy.
19. **Dependent:** A child or adult who lives with the household and can be claimed on the tax returns of an adult in the household
20. **Developer:** An individual or group who builds housing.
21. **Disabled:** Any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such impairment.
22. **Earnest Money:** Money that a buyer gives to a seller to bind a contract. Earnest money goes toward the costs of the purchase of the home and is held in escrow by the title company until closing.
23. **Eligibility Criteria:** Criteria defined in either the Deed Restriction or the Housing Department Rules and Regulations, which are used to measure whether a household is eligible to apply for a unit.

24. **Employment-Based:** A restricted housing unit where occupancy is limited to employees in Teton County, Wyoming. There are no income qualifications for an occupant. This type of unit may include, but is not limited to, Accessory Residential Units and Employment-Based Units.
25. **Employment Requirement:** At least one member of a household must demonstrate an average of 30 hours per week (1560 hours per year) of employment in Teton County, Wyoming; or demonstrate a clear intent to work an average of 30 hours per week in Teton County, Wyoming (must have been hired even if hasn't started the job yet.)
26. **Exception:** If a household understands the eligibility and qualification criteria, but feels their situation is unique and there is a compelling reason the rule(s) should not apply to them, they may request an exception. Exceptions are only considered before a weighted drawing process opens or before an application is submitted.
27. **Fair Market Rents (FMR):** Fair market rents are the maximum chargeable gross rent, including utilities, in an area for projects participating in the Housing and Urban Development (HUD) Section 8 Program. The HUD Section 8 Program targets incomes of 80% and below of the Median Family Income (MFI). The Jackson/Teton County Affordable Housing Department does not participate in HUD's Section 8 Program; however, FMR applies to some Employee Housing rental units. The rental rate corresponds to the amount of bedrooms in a unit.
28. **Final Development Plan Approval:** The point in the development review process when either the Teton County Board of County Commissioners or the Town of Jackson Town Council approves a development.
29. **Final Inspection:** The inspection that is done on a home at least 48 business hours before closing on the sale of the home. The purpose is to determine whether the home has been properly cleaned and that proper maintenance and repairs have been completed.
30. **Finance Company:** A company that regularly makes loans to clients.
31. **Garage:** An enclosed shelter for automotive vehicles.
32. **Grievance:** A dispute that sellers, buyers, or owners may have with the Housing Department with respect to an action or failure to act in accordance with the individual's rights, duties, welfare, or status.
33. **Habitable Floor Area:** Habitable floor area is floor area used for living purposes, usually having access to heat, plumbing, and electricity. It includes foyers, hallways, restrooms, closets, storage, and other common areas within a building. Habitable floor area does not include mechanical rooms, elevators and fireplaces. Habitable floor area is measured either from the exterior of the faces of the building or the exterior limits of any interior wall that separates habitable floor area from uninhabitable floor area, whichever is applicable.
34. **Handicapped:**

- a. **Hearing Impaired:** Individuals with hearing measures between 25 dB and total hearing loss.
 - b. **Mentally Challenged:** Individuals who have an intellectual functioning level that is well below average and that causes significant limitations in daily living skills.
 - c. **Mobility Impaired:** Individuals who have reduced function of legs and feet that leads them to be permanently dependent on a wheelchair or an artificial aid to walking.
36. **Heir:** A person legally entitled to the property of another person upon the latter person's death.
37. **Homebuyer Education:** Class required by the Jackson/Teton County Housing Authority for households to be eligible to purchase a restricted housing unit. The class educates homebuyers about the entire home buying process.
38. **Homeowners' Association:** An organization comprised of neighbors concerned with managing the common areas of a subdivision or condominium complex. These associations take on issues such as plowing, clearing sidewalks, painting exteriors of a subdivision and collecting dues from residents. The homeowners' association is also responsible for enforcing Covenants, Conditions & Restrictions (CC&Rs) that apply to the property. They do not enforce Deed Restrictions.
39. **Household Income:** The current income going forward 12 months of all adult wage earners within a household before taxes. Income from dependents that are enrolled in college or another type of school is not included in the household income calculation. For self-employed individuals, Income is the net income from the business with depreciation added back in averaged over either the life of the business or the last three (3) years, whichever is shorter. Other types of deductions may be added back in as well, such as home business use.
40. **Household Net Assets:** The value of all assets over \$500 in value including, but not limit too, bank accounts, investment accounts, life insurance, furniture, automobiles, jewelry, computer equipment, real estate, and recreational equipment; less any debt the household has. Net assets do not include retirement accounts, business assets are limited to liquid assets.
41. **Housing Programs:** Programs intended to provide housing for the workforce of Teton County and administered under the Jackson/Teton County Affordable Housing Department. They include ownership and rental units created through the Land Development Regulations, through the direct construction of restricted housing units, or the financing thereof.
42. **Housing Mitigation Plan:** The portion of a development plan that specifies how an applicant will satisfy the Affordable and/or Workforce Housing requirements in Division 6.3.6 of the Teton County and Town of Jackson Land Development Regulations.

43. **Immediate Family Member:** Individuals that include a parent, spouse or child, including stepchildren, foster children, step-parents and foster parents.
44. **Initial Inspection:** An inspection done on a home once a letter of intent to sell is received by the Housing Department. The purpose is to inform the seller of the selling process and to check for maintenance and repairs that may be required before the sell occurs.
45. **Institutional Lender:** A lender that is a legitimate financial institution that regularly loans money for real estate transactions.
46. **Joint Tenancy:** When two or more people own property as joint tenants and one owner dies, the other owners automatically own the deceased owner's share. No will is required.
47. **Leave of Absence:** Permission granted by the Housing Department for an owner of a restricted housing unit to be absent from the unit for an extended period of time for a legitimate and compelling reason, without violating the unit's deed restriction.
48. **Lawful Permanent Resident:** Any foreign national who has been granted the right to reside permanently in the United States. Lawful Permanent Residents may apply for Affordable and Attainable housing but are ineligible to apply for Employment-Based housing, as it is available for US Citizens only.
49. **Lender's Qualification:** The Institutional Lender's judgement of the household's financial ability to obtain financing for purchasing a home.
50. **Letter of Intent to Sell:** A letter that a homeowner submits to the Teton County Housing Authority informing the Housing Department that they desire to sell their restricted housing unit. The Housing Department must receive this letter before the selling process can begin.
51. **Liabilities:** Any debt, loans, or balances that a household owes. Liabilities are subtracted from assets when calculating Household Net Assets.
52. **Living Space:** A room in a home used by a family for leisure activities, entertaining guests, etc. It includes space for couches, chairs, tables, and may open to the kitchen.
53. **Local Business:** A) A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and (2) the business serves clients or customers who are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job Or B) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which qualified employees must work in Teton County Wyoming to perform their job
54. **Maintenance:** A repair or maintenance item is an expenditure that restores a property to a sound state.

55. **Maintenance Adjustment:** The amount of money credited to the buyer at closing for maintenance, cleaning, or repairs that are found to be needed on the home at the final inspection.
56. **Maximum Rental Rates:** The maximum rental rate that may be charged to a tenant occupying an Employee Housing unit. The rates must include basic utilities (water/sewer, electric, gas, and trash removal). The specific restriction recorded on the unit instructs the method to be used to calculate maximum rental rates.
57. **Maximum Resale Price:** The maximum amount that a restricted housing unit can be sold for. This price is calculated by the Housing Department according to the restricted housing unit's deed restriction or the Housing Department Rules and Regulations.
58. **Maximum Resale Letter:** A letter given to a seller of an Affordable or Employment-Based housing unit informing them of the maximum amount that the unit may be sold for
59. **Maximum Sales Price:** The maximum amount that newly-provided ownership housing units can be sold for initially. There is 10 percent reduction from the maximum sales price for no garage and a 20 percent reduction from the maximum sales price if the unit is below grade.
60. **Median Family Income (MFI):** The Department of Housing and Urban Development (HUD) calculates this figure by dividing households residing in counties into two equal segments with the first half of households earning less than the median household income and the other half earning more. Then, adjustments are made based on family size. The Jackson/Teton County Affordable Housing Department uses MFI to determine eligibility for restricted housing units. The Housing Department also uses MFI to calculate maximum sales prices.
61. **Military Service:** Active deployment in the U.S. Armed Services for any amount of time. Military Service counts as employment in Teton County, Wyoming for the sake of gaining the 1-year eligibility in the weighted drawing if the person deployed met employment criteria in Teton County Wyoming for minimum of two years immediately prior to deployment.
62. **Net Livable Floor Area:** This area is calculated on interior living area and is measured interior wall to interior wall, including all interior partitions including, but not limited to habitable basements and interior storage areas, closets and laundry areas. Exclusions include, but are not limited to, uninhabitable basements, mechanical areas, exterior storage, stairwells, garages (either attached or detached), patios, decks and porches.
63. **Nonqualified Transferee:** A household to whom the title of a restricted housing unit is transferred, but it does not meet the qualification and eligibility standards set out in these Housing Department Rules and Regulations.
64. **Occupancy Requirements:** A type of preference used in the Affordable and Employment-Based Programs' weighted drawing selection processes through which household is eligible to enter a weighted drawing based on how closely it aligns with the unit size.

65. **Original Purchase Price (OPP):** The amount the current homeowner originally paid for the home.
66. **“Plus” Units:** Restricted housing units that have extra floor area for offices, play areas, etc.
67. **Post-Secondary Education:** Attendance as a full-time student at an educational establishment after high school or college preparatory school.
68. **Possession Date:** The date a buyer takes possession of a home. This is normally the date of closing unless for some reason funds are unable to be disbursed on that day or other arrangements are made.
69. **Price Opinion:** The market value of residential or commercial property, as determined by a local real estate firm.
70. **Primary Education:** Attendance at a school for primary education located in Teton County Wyoming.
71. **Primary Residence:** A Household’s sole residence, occupied at least ten (10) months during each calendar year, or as otherwise stated in the Housing Unit’s Restriction.
72. **Profit and Loss Statement:** A statement showing a business’s income and expenses up through the month prior to application.
73. **Purchase and Sales Contract:** Contract entered into by the seller and the buyer which outlines the terms and conditions under which the property will be sold.
74. **Qualified Critical Services Provider:** An employee or volunteer on call 24 hours per day for public safety emergencies of an approved community-based organization that provides immediate response to health and safety services.
75. **Qualified Employee:** A person who works for a local business in Teton County Wyoming a minimum of 1,560 hours annually (average of 30 hours per week).
76. **Qualification Letter:** Letter issued to applicant confirming that they are qualified to purchase the home. This letter is needed by the Title Company in order to allow the closing to take place.
77. **Qualified Households:** Households that have applied for housing through the Housing Department, where Housing Department staff deem them as eligible to purchase a restricted housing unit after verification of information, based on the unit’s Deed Restriction and the Housing Department Rules and Regulations. Information includes but is not limited to household income, assets, employment, and minimum occupancy requirements.

78. **Qualified Mortgage/Qualified Mortgagee:** A loan attained from an Approved Lending Institution/the buyer of a restricted housing unit that has been approved for a mortgage.
79. **Resale Process:** The process by which an owner of a restricted housing unit sells it to a new owner.
80. **Residential Property:** A parcel that either includes a residential dwelling unit, or has the by-right potential for developing a residential dwelling unit per local zoning regulations.
81. **Restricted Housing Unit:** Any housing units in the Town of Jackson or Teton County that have Restrictive Covenants or Ground Leases that regulate the occupancy, use, sale, and/or rental of the unit or are restricted by the Land Development Regulations in order to further the Town/County's workforce housing goals.
82. **Restrictive Covenant:** a contract between the Board of County Commissioners/Town of Jackson and the owner of real property developed or designated to ensure the affordability of a housing unit for perpetuity (sometimes referred to as Special Restrictions, Deed Restrictions, or Restrictions).
83. **Restrictive Covenant Template:** A standard form to be used as a recorded instrument on all restricted housing units.
84. **Restrictive Covenant Information Sheet:** A form that the developers of restricted housing units must fill out as part of the Housing Mitigation Plan.
85. **Retirement Age:** The age at which the Federal Social Security Administration allows an individual to begin collecting Social Security.
86. **Safe Decent Sanitary Housing:** Safe, decent sanitary housing means that housing units must be kept in a habitable state fit for human occupancy to protect the physical health and safety of the renter. Landlords must:
- a. Maintain common areas of the residential unit in a sanitary and reasonably safe condition.
 - b. Maintain electrical systems, gas systems, plumbing, heating and hot and cold water and keep them in working order.
 - c. Unit must be structurally sound, clean, weathertight, in good repair, and meet local building codes in place at time of construction or as required for a change of use, if applicable.
 - d. Maintain other appliances and facilities as specifically contracted in the rental agreement.
87. **Secondary Education:** Attendance at a high school or college preparatory school located in Teton County, Wyoming.
88. **Settlement Statement:** Itemizes all costs, and/or credits due from the buyer and seller at closing.

89. **Teacher:** Any individual who (1) works with individuals age three (3) – eighteen (18), and (2) whose duties involve classroom or other instruction or the supervision or direction of classroom or other instruction, and (3) whose primary employment is at least thirty (30) hours a week for at least nine (9) months per year, but is not employed in that position for at least two (2) months per year.
90. **Tenancy-In-Common:** When two or more people own a shared interest in a property. If one owner dies, they can will their portion to other beneficiary(s) and not to the other owner(s) if they desire.
91. **Uniform Residential Loan Application (or Fannie Mae Form 1003):** The application required by law for mortgage lenders to use to supply home loans. The Housing Department may require that applicants supply this application when applying for a restricted housing unit.
92. **Verification Checklist:** Checklist used by JTCHA to verify whether a household is qualified to purchase a particular home.
93. **Voluntary Affordable/Employee Housing Units:** Units with a restricted rent or sale price to be affordable to households earning no more than 200 percent of Teton County Median Family Income. An applicant may propose these units in addition to those required by the Land Development Regulations.
94. **Weighted Drawing:** The event that selects the order, of all the applicants for an applicable restricted housing unit, which the home will be offered for sale.
95. **Weighted Drawing Entry Period:** The period (normally two weeks) that the Housing Department accepts weighted drawing entry sheets for an available restricted housing unit.
96. **Weighted Drawing Entry Sheet:** Households complete a weighted drawing entry sheet and submit it to the Housing Department along with other documentation within the weighted drawing entry period when the household is interested in purchasing an available restricted housing unit.
97. **Weighted Drawing Number:** A number that a household receives from a weighted drawing that reflects the household's standing in the weighted drawing for an applicable restricted housing unit.
98. **Weighted Drawing Form:** The form used to record all households who submitted weighted drawing entry sheets for a particular home. The households are recorded in alphabetical order. This form is given to outside counsel who then assigns each household a number. The numbers are placed in a pool and drawn out one by one. The results of the drawing are recorded in order on the Weighted drawing Form and returned to the Housing Department.
99. **Weighted Drawing Process:** The process by which the Housing Department accepts weighted drawing entries from households wishing to purchase a restricted home and

determines the order the households will be offered the home for purchase. (Separate lotteries are conducted for each program).

100. **Workforce Housing Program:** An incentive program applicable within the Town of Jackson through which bonus floor areas are available in nonresidential or mixed-use buildings if the developer provides restricted housing units. These units can be either Ownership or Rental, and the number of units to be provided is determined by a ratio set out in the Town LDRs.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2019.

PASSED 2ND READING THE ____ DAY OF _____, 2019.

PASSED AND APPROVED THE ____ DAY OF _____, 2019.

TOWN OF JACKSON

Pete Muldoon, Mayor

ATTEST:

Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2019. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw, Town Clerk



TOWN OF JACKSON

AGENDA DOCUMENTATION

SUBMITTING DEPARTMENT: Administration / Clerk

PRESENTER: Sandy Birdyshaw

MEETING DATE: August 19, 2019

SUBJECT: Planning Commission

STATEMENT/PURPOSE

The purpose of this item is for Town Council to consider reappointments to the Planning Commission / Board of Adjustment.

BACKGROUND/ALTERNATIVES

Two seats expired on the Planning Commission at the end of July which were held by Anne Schuler and Abi Petri. Both have indicated they wish to serve another term.

The Planning Commission currently consists of the following seven members, with three year terms:

1. Chris Beaulieu, through July 2020
2. David Vandenberg, through July 2020
3. Katie Wilson, through July 2020
4. Thomas Smits, through July 2021
5. William Gale, through July 2021
6. Abi Petri, through July 2019
7. Anne Schuler, through July 2019

Section 2.40.010 of the Municipal Code relates to the Planning Commission and states in part: *There is created a Town Planning Commission for the Town of Jackson, which commission shall consist of seven members, including a chairman, all to be appointed by the Mayor by and with the advice and consent of the Town Council. Members of the Town Planning Commission shall have been bona fide residents of the Town for at least two years immediately prior to their becoming members of the commission and no person holding any other public office or position in the government of the Town shall be eligible for membership on such commission.*

There are many options available to the Council including:

1. Council may consent to the Mayor's reappointments
2. Make reappointments at a later date.
3. Direct staff to advertise for additional letters of interest.
4. Other.

COMPREHENSIVE PLAN ALIGNMENT

STAKEHOLDER ANALYSIS

Stakeholders include the Town of Jackson, community members who apply for all things planning in nature, and residents of the town.

FISCAL IMPACT

N/A

STAFF IMPACT

Minimal.

LEGAL REVIEW

N/A

ATTACHMENTS

Letters of Interest for reappointment.

RECOMMENDATION

N/A

SUGGESTED MOTION

Mayor: I hereby reappoint Anne Schuler and Abi Petri to the Planning Commission/Board of Adjustment and request a motion from the Council consenting to these reappointments.

Council: I move to affirm the Mayor's reappointments of Anne Schuler and Abi Petri to the Planning Commission/Board of Adjustment.

From: [Abby Petri](#)
To: [Sandy Birdyshaw](#)
Subject: RE: Planning Commission term
Date: Monday, June 17, 2019 11:51:25 AM
Attachments: [image003.png](#)
[image004.png](#)

Hi Sandy,

Thank you for getting in touch. Yes, I am interested in continuing to serve on the planning commission for a 3 year term. Like I mentioned, I am having a baby at the beginning of September and most likely will not be able to attend that month's meetings, but should be available for all meetings prior to September and beginning again in October.

Best,
Abby

ABIGAIL PETRI
SENIOR DESIGNER

NORTHWORKS

NORTHWORKS ARCHITECTS AND PLANNERS, LLC
185 East Hansen Avenue
PO BOX 4027
JACKSON, WY 83001

P. (307) 201-5324
M. (203) 650-1054

WWW.NWKS.COM

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From: [Anne Schuler](#)
To: [Sandy Birdyshaw](#)
Subject: Re: Planning Commission term
Date: Monday, June 17, 2019 11:46:39 AM

Sandy,

I am interested in serving for a full 3 year term.

Anne

On Jun 17, 2019, at 10:40 AM, Sandy Birdyshaw <sbirdyshaw@jacksonwy.gov> wrote:

Dear Abi and Anne,

Thank you for your service on the planning commission! As the end of your current term approaches at the end of July, I would like to touch base with each of you to see if you are interested in continuing for a full, 3-year term.

Please let me know via email, before Thursday if possible.

Many thanks,

Sandy Birdyshaw

Town Clerk

Town of Jackson<

P.O. Box 1687

Jackson, WY 83001

(307) 733-3932 x1113

From: Mountain and Resort Town Planners <shawn@frontierforward.com>

Subject: Reminder: A Special Invitation to Elected Officials

Date: August 5, 2019 at 8:50:21 AM MDT

To: <pmuldoon@jacksonwy.gov>

Reply-To: <shawn@frontierforward.com>



A Summit for Elected Officials

Dear Fellow Elected Leader,

My name is Devin Middlebrook, city council member for the [City of South Lake Tahoe](#). This year Lake Tahoe is the host location for the [Mountain and Resort Town Planners Summit](#) on October 16-19. This event is a small and interactive conference, where ideas, questions and responses flow freely among participants, facilitators, and the host communities. It is also one of the few opportunities for mountain communities to come together to address the common issues we face and struggle with on a daily basis.



I am reaching out to you because Lake Tahoe (as with all our mountain communities) is at a tipping point. Human-made climate change, 'over-tourism', a housing crisis, and economic underperformance are all profoundly impacting - and shaping the future of - Lake Tahoe. My home, like yours, is changing and will look vastly different in the year 2100 than it does today. In response, it is time to challenge the resort town growth paradigm described [here](#).

In bucking the status quo, I am hopeful that Lake Tahoe and her peer communities are poised to become something better than they are today. I believe this is the opportunity we have as elected leaders - to bring positive change for your own community by fostering a new understanding of the challenges we face.

I, along with [John Borrowman](#) (Mayor, Canmore, Alberta) and [Jonathan Schechter](#) (Councilor, Town of Jackson, Wyoming), invite you to attend an Elected Official Intensive Session on Wednesday October 16, 2019 in South Lake Tahoe as part of the [Mountain and Resort Town Planners Summit](#).

The goal of this work session is to come together as elected officials to discuss the **challenges we face**, **identify a new paradigm for the future of our communities**, **collectively develop a toolbox for implementing positive change**, and **redefine how we measure success**. If possible, I hope the event will culminate in a ceremonial signing of a proclamation endorsing a co-developed vision for working toward a brighter future. [Here](#) is the draft agenda for the intensive session (which is subject to change).

Your participation and insight are invaluable and will help shape the Planners Summit. We hope that you will join us for the event. The preliminary schedule can be viewed here: <https://www.mountaintownplanners.org/preliminary-schedule.html>.

Please contact [Shawn Hill](#) if you are interested in attending and participating in the elected official work session on October 16. Also, please feel free to forward this email to others who may be interested.

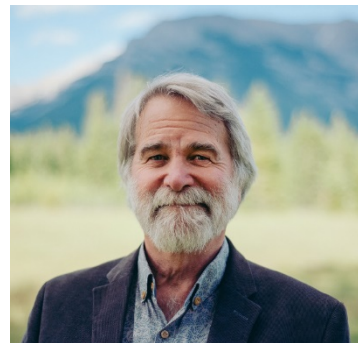
Thank you,



Devin Middlebrook
Councilor
City of South Lake Tahoe, CA



Jonathan Schechter
Councilor
Town of Jackson, WY



John Borrowman
Mayor
Town of Canmore, AB

Registration is Open for This Unique,
One-of-a-kind Event!

[The Mountain and Resort Town Planners Summit](#) is the only conference that convenes planners, elected officials, design professionals, and conservationists to address planning issues in a bi-national, mountain town context. The conference's US and Canadian attendees not only have the opportunity to learn from industry experts, but also countless opportunities to network and develop collaborative planning solutions.

Lake Tahoe is incredibly beautiful and full of activity. **It's also easy to get there, and lodging and per diem costs are remarkably low for a mountain town.**

The event venue, the [Montbleu Resort Casino & Spa](#), has offered a special conference room rate of \$50 USD for Wednesday and Thursday (Oct 16 & 17), and \$80 Friday night (Oct 18). Use group code **STM RTP9** when booking online, or ask for the "Mountain & Resort Town Planners Summit" discount if booking over the phone. **Discount booking is available now!**

This year, the conference registration fee will be \$400 USD.

Thanks, and hope to see you in Tahoe!

MEMORANDUM

TO: Mayor and Town Council
FR: Larry Pardee, Town Manager
DT: August 19, 2019
RE: Town Manager's Report

Lodging and Sales Tax

The Town budgeted a total of \$1,161,493 in lodging tax revenues for FY20 from the 30% visitor impact portion combined with the 10% general fund portion. We have collected \$209,031 for FY20 which is 18% of total projected collections. Accumulated collections are down 1.8% over this same time last year. August 2019 revenue represents collections from June 2019. These amounts are tracked through the Special Revenue Fund for the Lodging Tax.

The Town budgeted a total of \$16,249,500 in sales tax for FY20. August collections are down .9% over the same collection period last year. Collections are currently tracking at \$33,956 less than budgeted. Please remember that we have 10 months of collections remaining for FY20 and we have most of FY20 collections to account for before realizing any unanticipated revenue or overall shortage. August 2019 revenue represents collections from June 2019.

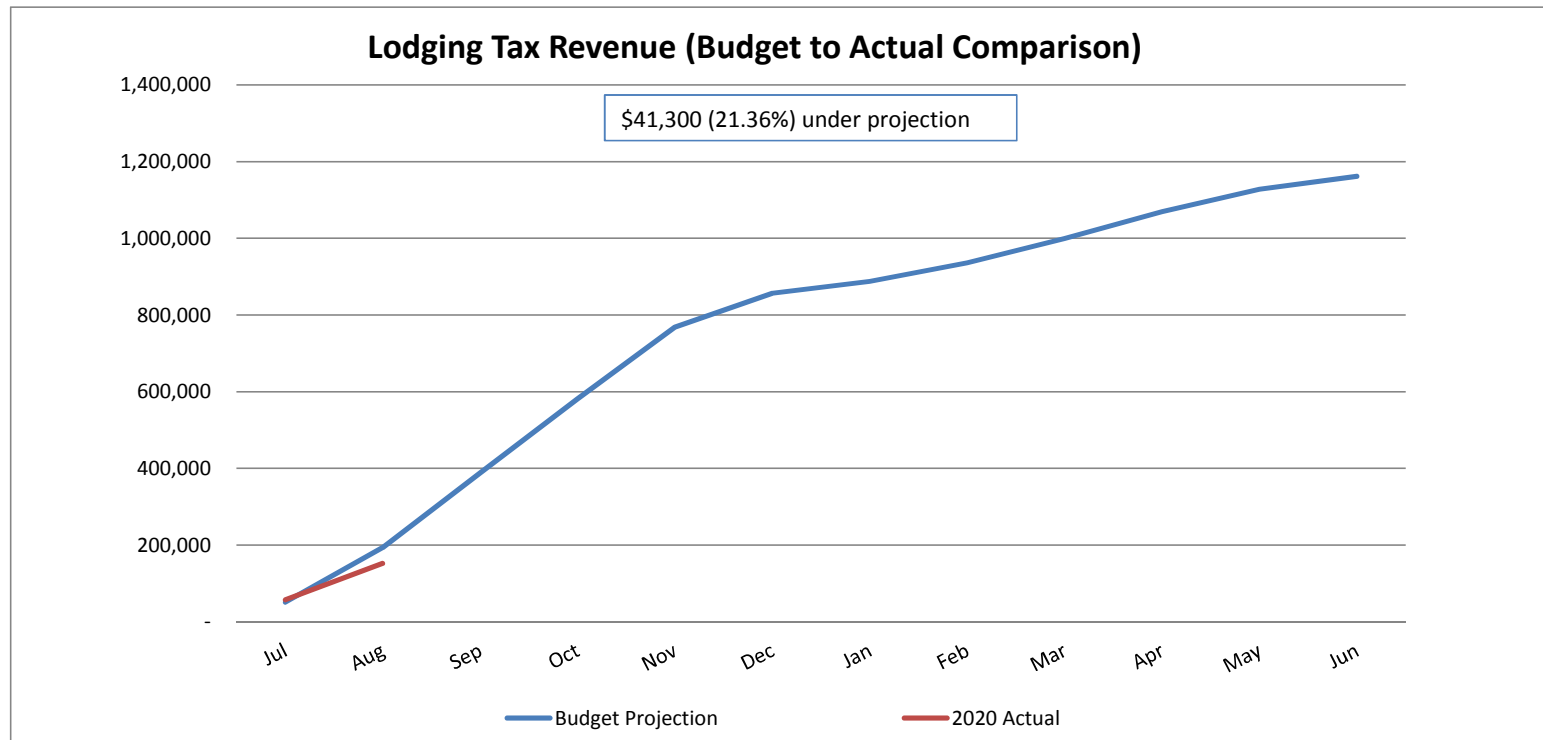
TOWN OF JACKSON, WYOMING
LODGING TAX REPORT
 August-19

Month Received (2 mos. lag)	Lodging Tax - Total				Town				County			
	Total	Promotion T&T Board	Visitor Impact	General Fund	Visitor Impact	General Fund	Total	T/C Split Percent	Visitor Impact	General Fund	Total	T/C Split Percent
FY2020:												
July	\$ 309,428	\$ 185,657	\$ 92,828	\$ 30,943	\$ 42,720	\$ 14,240	\$ 56,959	46.0%	\$ 50,109	\$ 16,703	\$ 66,812	54.0%
August	987,736	592,641	296,321	98,774	114,054	38,018	152,072	38.5%	182,267	60,756	243,023	61.5%
September	-	-	-	-	-	-	-	---	-	-	-	---
October	-	-	-	-	-	-	-	---	-	-	-	---
November	-	-	-	-	-	-	-	---	-	-	-	---
December	-	-	-	-	-	-	-	---	-	-	-	---
January	-	-	-	-	-	-	-	---	-	-	-	---
February	-	-	-	-	-	-	-	---	-	-	-	---
March	-	-	-	-	-	-	-	---	-	-	-	---
April	-	-	-	-	-	-	-	---	-	-	-	---
May	-	-	-	-	-	-	-	---	-	-	-	---
June	-	-	-	-	-	-	-	---	-	-	-	---
Totals	\$ 1,297,163	\$ 778,298	\$ 389,149	\$ 129,716	\$ 156,773	\$ 52,258	\$ 209,031	40.3%	\$ 232,376	\$ 77,459	\$ 309,834	59.7%

	Visitor Impact	General Fund	Total
TOJ Budget	\$ 871,120	\$ 290,373	\$ 1,161,493
Budget Remain	\$ 714,347	\$ 238,115	\$ 952,462
Earned			18.0%
Remaining			82.0%

12 Month
Rolling Avg
1.0%

	FY2019 Year-to-Date	FY2020 Year-to-Date	Increase (Decrease)	
T&T 60%:	\$ 852,423	\$ 778,298	\$ (74,125)	-8.7%
TOJ 30% Visitor:	159,579	156,773	(2,806)	-1.8%
TOJ 10% General:	53,193	52,258	(935)	



TOWN OF JACKSON, WYOMING
SALES TAX COLLECTIONS (4% and 1%)
August-19

Receipt Month	16/17				17/18				18/19				19/20			12 Mth Rolling Avg	Sales Month
	FY2016	FY2017	16/17 Change	Percent Change	FY2018	17/18 Change	Percent Change	FY2019	18/19 Change	Percent Change	FY2020	19/20 Change	Percent Change	Change			
Jul	\$ 713,141	\$ 807,564	\$ 94,423	13.2%	\$ 807,972	\$ 408	0.1%	\$ 890,746	\$ 82,774	10.2%	\$ 916,280	\$ 25,534	2.9%	5.5%	May		
Aug	1,287,639	1,411,501	123,863	9.6%	1,551,376	139,875	9.9%	1,711,050	159,674	10.3%	1,695,936	(15,114)	-0.9%	4.3%	Jun		
Sep	1,705,468	1,920,244	214,777	12.6%	1,971,647	51,402	2.7%	1,979,587	7,941	0.4%	-	----	---	----	Jul		
Oct	1,750,353	1,665,117	(85,236)	-4.9%	1,897,973	232,856	14.0%	1,868,746	(29,227)	-1.5%	-	----	---	----	Aug		
Nov	1,420,820	1,533,746	112,925	7.9%	1,850,527	316,781	20.7%	1,877,983	27,456	1.5%	-	----	---	----	Sep		
Dec	1,002,143	1,046,289	44,146	4.4%	1,054,095	7,806	0.7%	1,335,327	281,232	26.7%	-	----	---	----	Oct		
Jan	600,037	655,026	54,989	9.2%	680,672	25,645	3.9%	745,047	64,375	9.5%	-	----	---	----	Nov		
Feb	831,587	1,032,128	200,542	24.1%	1,166,026	133,898	13.0%	1,195,892	29,866	2.6%	-	----	---	----	Dec		
Mar	850,550	947,188	96,639	11.4%	1,066,105	118,917	12.6%	1,110,735	44,630	4.2%	-	----	---	----	Jan		
Apr	915,256	859,580	(55,676)	-6.1%	1,041,459	181,879	21.2%	1,120,136	78,677	7.6%	-	----	---	----	Feb		
May	842,792	874,371	31,579	3.7%	1,010,453	136,082	15.6%	1,138,194	127,740	12.6%	-	----	---	----	Mar		
Jun	610,312	660,771	50,459	8.3%	728,398	67,628	10.2%	730,042	1,644	0.2%	-	----	---	----	Apr		
Totals	\$ 12,530,098	\$ 13,413,526	\$ 883,428	7.1%	\$ 14,826,704	\$ 1,413,178	10.5%	\$ 15,703,484	\$ 876,780	5.9%	\$ 2,612,215	\$ 10,420	0.4%				

Budgeted Sales Tax for FY 2020 3.50% \$ 16,249,500
Budgeted Sales Tax Year-to-Date 2,646,172
Actual Sales Tax Collected Year-to-Date 2,612,215
Leading (Lagging) Budget - through August \$ (33,956)

