

AGENDA

Planning and Zoning Commission

October 16, 2019 – REGULAR MEETING

5:30 PM

The New Business items have been placed on the agenda in the order they were received. Please note that at 9:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting of November 6, 2019 or to a special meeting scheduled by the Commission.

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. CALL TO ORDER
2. ROLL CALL
3. MATTERS FROM THE PUBLIC
4. APPROVAL OF MINUTES
 - I. September 4, 2019
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. **P19-199, 200:** Development Plan and Hillside Conditional Use Permit at 540 Cache Creek Drive
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
SEPTEMBER 4, 2019**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 9/4/19, in the Town Hall Council Chambers.

ROLL CALL:

☒ Anne Schuler, ☒ David Vandenberg, ☒ Katie Wilson, ☐ Abby Petri, ☒ Chris Beaulieu,
☒ William Gale, ☒ Thomas Smits

STAFF: Paul Anthony & Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

August 7, 2019

A motion was made by: Thomas seconded by: Chris
Motion approved or denied by a 5 to 0 vote (David showed up after this vote took place)

NEW BUSINESS:

PLANNING COMMITTEE

1. **ITEM P19-152:** DEVELOPMENT PLAN FOR A 7-LOT SUBDIVISION AT 115 NELSON DRIVE IN THE NEIGHBORHOOD MEDIUM DENSITY – 1 ZONING DISTRICT.

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Melissa Ruth, Y2 Consultants.

PUBLIC COMMENT: Jeff Golightly (neighbor to the south) spoke in support of the project.

PC DISCUSSION: The PC supported the proposal and felt it was reasonable with regard to density and in line with the desired future character with this area. Chris shared concerns about the adjacent parcel to east which he felt would inevitably be used for parking or storage. His comments to the applicant was to consider future use of that parcel to benefit the subdivision with some amenity, perhaps parking for guests.

MOTION:

Based upon the findings for a Development Plan as presented in the staff report related to 1)

Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P19-152, I move to recommend **approval** to the Town Council of a Development Plan for a 7-lot subdivision for the property addressed at 115 Nelson Drive, subject to the Land Development Regulations, the departmental reviews attached hereto and the following condition(s) of approval:

1. If the applicant does not submit a Subdivision Plat application within 18 months of the Development Plan approval, the Development Plan will expire.
2. As part of the Subdivision Plat the applicant shall provide a 30 foot wide access and utility easement on Parcel 2 benefitting Parcel 1.
3. As part of the Subdivision Plat the applicant shall add a note on the plat requiring all habitable structures to be fire sprinklered as long as the private road does not include a fire turnaround.

A motion was made by: Thomas seconded by: Anne
Motion approved or denied by a _5_ to _0_ vote (David showed up after this vote took place)

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: Staff discussed the 640/650 S. Glenwood PUD with regard to the original conditions of approval related to off-site improvements.

MATTERS FROM STAFF: Discussed Parking Study implementation which does not include paid parking at this time. Staff later congratulated Adam Janak for his many years of service on the Planning Commission.

ADJOURN: 6:35 pm

A motion was made by: Anne seconded by: Will
Motion approved or denied by a _6_ to _0_ vote (David was present when this vote took place)



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: OCTOBER 11, 2019
MEETING DATE: OCTOBER 16, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P19-199 & P19-200:** DEVELOPMENT PLAN AND HILLSIDE CONDITIONAL USE PERMIT FOR A LAND DIVISION AT 540 CACHE CREEK DRIVE IN THE NEIGHBORHOOD LOW DENSITY – 2 (NL-2) ZONE.

APPLICANT: JOSH KILPATRICK, NELSON ENGINEERING

OWNER: 540 CACHE CREEK LLC C/O WILDSTAR PARTNERS LLC

REQUESTED ACTION

The applicant, representing 540 Cache Creek LLC c/o Wildstar Partners LLC, is requesting approval of a Development Plan for a two lot subdivision at 540 Cache Creek Drive in the Neighborhood Low Density – 2 (NL-2) zoning district prior to submitting a subdivision plat to divide a 1.06 acre lot into two 23,054 SF lots at 540 Cache Creek Drive. The applicant intends to place a detached single family home on each newly created lot.

APPLICABLE REGULATIONS

Section 8.3.2. Development Plan
Section 5.4.1.C.5 & Sec. 8.4.2. Hillside Conditional Use Permit

LOCATION

The property is located at 540 Cache Creek Drive and legally known LOT 6, BLK. 7, HALL 2. An aerial photo and zoning map are shown on the following page:



BACKGROUND

The subject property is a 1.06 acre (46,173.6 SF) lot within the Neighborhood Low Density – 2 (NL-2) zoning district. The surrounding zoning to the north is Neighborhood Low density – 5 (NL-5), and Neighborhood Low Density–2 (NL-2) to the east, south, and west. The site is legally addressed as Lot 6, Block 7, Hall 2 and is addressed as 540 Cache Creek Drive. Historically, the site contained a 3,961 SF single-story detached single family home with an attached garage built in 1954.

On February 17, 2009, the Town Council approved a Final Development Plan P08-142 to allow three residential lots and a Hillside Conditional Use Permit P08-143 to allow hillside development on slopes greater than 10% on 1.06 acres at the property addressed as 540 Cache Creek Drive. The Final Development Plan and Hillside CUP expired on February 17, 2012 after the applicant failed to obtain a Building Permit or Final Plat to establish the project authorized by the approvals. In July of 2018, the zoning was changed from Suburban to NL-2 which increased the minimum lot size from 12,000 SF to 23,054 SF, which in turn resulted in a reduction in the number of lots that could be created by subdividing the property from 3 to 2.

On July 10, 2019, the applicant received approval of Demolition Permit B19-0435 to demolish a 3,961 SF single family home.

On September 11, 2019 the applicant received approval of Building Permit B19-0550 to construct a 5,558 SF detached single family home with an attached 800 SF Accessory Residential Unit. The new single family home is situated in the rear of the existing lot and conforms to the anticipated setbacks of the proposed land division. The applicant intends to build a similar structure on the northern lot with comparable floor area and footprint upon approval of a subdivision plat.

PROJECT DESCRIPTION

Item A (P19-199) – Development Plan: The applicant is proposing to subdivide the subject property into two lots, however prior to submittal of a Subdivision Plat the Land Development Regulations (LDRs) require that a Development Plan be submitted and approved for the proposed lot configuration to confirm that the newly created lots are consistent with the LDRs in terms of minimum lot size, access, and setbacks, etc. As shown on the proposed site plan, the applicant proposes to subdivide the existing 1.06 acre lot into two lots. The result will be two 23,054 SF lots with a detached single family home on each lot.

Item B (P19-200) – Hillside CUP: As a result of the lot containing cross slopes in excess of 10%, the applicant is required to receive approval of a Hillside Conditional Use Permit in order to subdivide the lot per Sec. 5.4.1.C.2. The original Hillside CUP has expired.

STAFF ANALYSIS

Staff has reviewed the proposed development for compliance with the dimensional limitations of the NL-2 zone. The dimensional limitations for each lot are listed on the following page:

Lot 1 – Southern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	21,780 SF	23,054 SF for Lot 1	Yes
Maximum FAR	9,221 SF (0.40)	5,558 SF (0.24)	Yes
Minimum LSR	13,832.4 SF (0.60)	15,117 SF (0.65)	Yes
Street Yard Setback (south)	25'	25+'	Yes
Rear Setback (east)	25'	25+'	Yes
Side Setback (west)	15'	15'	Yes
Side Setback (east)	15'	15'	Yes
Parking	2 for house 1.5 for ARU	5	Yes
Curb Cut (Max)	20'	20'	Yes
Height: roof pitch $\geq$ 6/12 (max)	30'	29'	Yes

Lot 2 – Northern Lot

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	21,780 SF	23,054 SF for Lot 2	Yes
Maximum FAR	9,221 SF (0.40)	5,558 SF (0.24)	Yes
Minimum LSR	13,832.4 SF (0.60)	14,063 SF (0.61)	Yes
Street Yard Setback (north)	25'	25+'	Yes
Rear Setback (south)	25'	25'	Yes
Side Setback (east)	15'	15'	Yes
Side Setback (west)	15'	15+'	Yes
Parking	2 for house 1.5 for ARU	TBD	Yes*
Curb Cut (Max)	20'	TBD	Yes*
Height: roof pitch $\geq$ 6/12 (max)	30'	TBD	Yes*

*Minimum parking requirements, maximum curb cut, and all other dimensional limitations not covered herein to be assessed at time of Building Permit submittal for Lot 2. See discussion below.

Curb Cut and Access / Sidewalk

Lot 1 (southern lot) takes its access from Snow King Drive. The applicant has provided an analysis attached to this report which at this time adequately demonstrates that the Town may provide access off of this public road. The access and driveway for Lot 1 was approved as part of Building Permit B19-0550. The proposed access for Lot 2 (northern lot) is from Cache Creek Drive along the existing access easement in the northwest corner of the lot. As a result of the subdivision process the existing access loop in the northeast corner of the lot will need to be reclaimed as landscaping on the property and within the right-of-way.

In the initial Departmental Reviews the Pathways Director had required that the applicant provide a sidewalk on the Cache Creek Drive frontage in accordance with the Community Streets Plan. In a follow up email in response to the applicant's response that Public Works and Planning had previously advised the applicant that

a sidewalk would not be required in this location the Pathways Director instead requested that adequate space be maintained for a future sidewalk that meets the Community Streets Plan dimensions. Staff notes that there is adequate space within the right-of-way for a future sidewalk that meets the dimensions required in the Community Streets Plan, i.e. a 5' buffer and 6' detached sidewalk.

Park and School Exactions

The applicant has not submitted worksheets for Park and School Exaction estimations, however, the lot is not subject to exaction fees until the time of plat recordation. At this point in time, Park Exactions are calculated at \$6,750 and School Exactions are calculated at \$4,000 for two 4-bedroom detached single family units.

Affordable and Workforce Housing Fees

The applicant paid an Affordable and Workforce Housing fee-in-lieu of \$12,404.65 for 5,558 SF of habitable floor area after utilizing the entire 'credit' for the existing 3,961 SF house (\$23,503.91 value) on site as part of Building Permit B19-0550.

The applicant will be required to pay an Affordable and Workforce Housing fee-in-lieu estimated at approximately \$35,908.56 for the detached single family home proposed on Lot 2 (northern lot) prior to the issuance of a Building Permit.

Hillside Conditional Use Permit

The applicant has submitted a Geotechnical Report and a Visual Impact Analysis as part of this application. Town Engineering and Town Planning staff have reviewed the documents as detailed in the findings below.

STAFF FINDINGS

Item A: Pursuant to Section 8.3.2 Development Plan of the Land Development Regulations, a development plan shall be approved upon finding the application:

1. ***Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.***

Complies. The proposed development is located within District 3 Town Residential Core and within Subarea 3.1 East Jackson of the 2012 Comprehensive Plan. Policy objectives for Subarea 3.1 East Jackson follow:

"This residential, STABLE Subarea is will continue to provide a variety of housing types, including single family, duplex and tri-plex with up to three units per lot when both a street and alley frontage is provided and up to two units per lot when only street or alley access is provided. Multifamily development is not currently found in this area and it not desirable in the future. Being a Stable Subarea, the size and scale of future buildings will be compatible with the existing character of the area, which includes a wide variety of building sizes and scales. Structures will be of comparable bulk and scale regardless of the number of units provided therein. Up to two stories will be allowed and may be configured in a variety of layouts, with both attached and detached units. Structures should be pulled toward the street where possible and building footprints should be minimized in order to allow for adequate yards and landscaping. Some areas with an existing single family character will maintain the characteristic in the future with only one dwelling unit per lot.

Staff has analyzed the proposed application for consistency with the Future Desired Characteristics of District 3 and the Character Defining Features of Subarea 3.1 East Jackson. In completing this analysis staff finds that the proposed application is consistent with the described future character of this area by proposing a two-lot single-family subdivision that does not increase the density beyond the allowance within the NL-2 zone. The proposed lots meet the minimum lot size requirement of this zone and are in keeping with the existing neighborhood character.

In addition, Staff has analyzed this application for consistency with the Policy Objectives of Character District 3: Town Residential Core as follows, finding that no other policies of the Jackson/Teton Comprehensive Plan are applicable.

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b Emphasize a variety of housing types, including deed-restricted housing.

Complies. The resulting attached single family units are identified as a desired type of housing according the Subarea 3.1 description.

Policy 4.3.a Preserve and enhance stable subareas.

This subdivision proposal will not change the character of the Neighborhood Low Density – 2 (NL-2) zoning district as the proposed lots do not increase the density of the zone. The resulting lots are in keeping with the single-family character described by the stable Subarea 3.1 East Jackson.

Policy 4.3.b Create and develop transitional subareas.

Not applicable.

Policy 4.4.d Enhance natural features in the built environment.

Complies. Staff finds the Development Plan proposes improvements that are in keeping with the existing parameters for development within the NM-1 zone. In addition, the density of development will not be more intense than what is allowed today or than what typically exists within the zone.

Common Value 3: Quality of Life

Policy 5.2.d Encourage deed-restricted rental units.

Complies. Staff finds that this development will be subject to affordable and workforce housing fees.

Policy 5.3.b Preserve existing workforce housing stock.

Not applicable. The existing single family home built in 1946 is being removed but will be replaced with two new homes.

Policy 7.1.c Increase the capacity for use of alternative transportation needs.

Not applicable.

2. *Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*

Complies. Staff finds that the proposed Development Plan is not located in the NRO or the SRO.

3. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.*

Complies. The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Staff finds that the two lot subdivision will not have a significant impact on other public facilities and services as the development does not expand the anticipated growth within the NL-2 zone based upon allowable lot size and density.

4. *Complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. Not Applicable as Design Guidelines do not apply to residential development less than three attached units.

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

Complies. Staff finds that the Development Plan proposal is in compliance with all relevant LDR standards.

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

Not applicable.

Item B: Pursuant to Section 5.4.1.D.5 Findings for Hillside Areas of the Land Development Regulations, the following finding shall be made for the approval of a Conditional Use Permit.

1. ***Findings.** The following finding shall be made before granting a Conditional Use Permit for hillside areas: that the mitigation measures identified will be effective in mitigating any adverse impacts identified, and associated with the proposed physical development, uses, development option, or subdivision.*

Complies. Town Engineering has reviewed the applicant's geo-technical report and has not identified any adverse impacts that need to be mitigated by the proposed physical development, use, or subdivision.

In addition, Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, a Hillside CUP requires that the following regular CUP findings shall be made for the approval of a Hillside CUP.

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

Complies. See Item A, Finding 1.

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

Complies. Detached single family homes are an allowed use within the NL-2 zone. Development on newly subdivided lots with cross slopes greater than or equal to 10% is allowed with a Conditional Use Permit.

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

Complies. Staff has reviewed the Visual Impact Analysis submitted by the applicant and finds that the design, development, and operation of the proposed Conditional Use minimizes the visual impact of the proposed use on adjacent lands.

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

Complies. Staff has reviewed the applicant's Wildlife Use/Habitat Review which finds wildlife use of the property minimal and non-essential. Staff finds no adverse environmental impacts with the development and operation of the proposed Conditional Use.

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

Complies. No known adverse impacts from nuisances have been identified by the development and operation of the proposed Conditional use.

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

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

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

Complies. Staff finds that the proposed use and development complies with the provisions of the LDRs. The proposed development meets all other applicable regulations such as Setbacks, FAR, LSR, etc. In addition the proposed use and development complies with all other Town Ordinances.

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

Complies. Staff finds that the proposed Conditional Use is in substantial conformance with the standards and conditions of previously approved Demolition Permit B19-0435 and Building Permit B19-0550.

[ATTACHMENTS](#)

Applicant Submittal

Departmental Reviews
Pathways Director Departmental Review Follow Up
Response from Applicant to Proposed Access off of Snow King Drive

PUBLIC COMMENT

Staff received verbal comment from neighboring property owner Robert Caspar about the proposed access from Snow King Drive for Lot 1 (Southern). Mr. Caspar's concern is that the proposed driveway is on his property, however this portion of his property is encumbered by the Snow King Roadway and Utility Easement. During the pre-application meeting staff directed the applicant and their legal representative to research the roadway easement to ensure that access would be allowed. In the previously approved 2008 Final Development Plan P08-142 the Town granted access to the proposed subdivision from Snow King Drive. The applicant has provided an analysis that at this point in time adequately demonstrates that the Town may provide access off of this public road which is attached to this report.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends approval of a Development Plan and a Hillside Conditional Use Permit for the property addressed as 540 Cache Creek Drive, subject to the department reviews attached hereto.

SUGGESTED MOTIONS

Item A – Development Plan: Based upon the findings for a Development Plan as presented in the staff report and by the applicant for Item P19-199 related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend **approval** to Town Council a land division at 540 Cache Creek Drive, subject to the department reviews attached hereto.

Item B – Hillside Conditional Use Permit: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-200, I move to make findings 1-8 as set forth in Section 8.4.2. (Conditional Use Permit) of the Land Development Regulations related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures and to recommend **approval** to Town Council a Hillside CUP for a land division at the property addressed as 540 Cache Creek Drive, subject to the departmental reviews attached hereto.

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: Lot Split - 540 Cache Creek Drive

Physical Address: 540 Cache Creek Drive

Lot, Subdivision: Lot 6, Blk. 7, Hall 2

PIDN: 22-41-16-34-1-35-010

PROPERTY OWNER.

Name: 540 Cache Creek, LLC

Phone: 718-344-5164

Mailing Address: c/o WildStar Partners LLC, 207 High Point Dr, Bldg 110, Victor, NY

ZIP: 14564

E-mail: Zach@brooklynhomecompany.com

APPLICANT/AGENT.

Name: Josh Kilpatrick (Nelson Engineering)

Phone: 307-690-2086

Mailing Address: PO Box 1599 / Jackson, WY 83001

ZIP: 83001

E-mail: jkilpatrick@nelsonengineering.net

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

☒ Basic Use

_____ Conditional Use (Hillside CUP)

_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment

_____ Variance

_____ Beneficial Use Determination

_____ Appeal of an Admin. Decision

Physical Development

☒ Sketch Plan

_____ Development Plan

_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat

_____ Boundary Adjustment (replat)

_____ Boundary Adjustment (no plat)

_____ Development Option Plan

Interpretations

_____ Formal Interpretation

_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment

_____ Map Amendment

Miscellaneous

_____ Other: _____

_____ Environmental Analysis

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

Pre-application Conference #: P19-009 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

X

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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



Josh Kilpatrick
Signature of Property Owner or Authorized Applicant/Agent

Project Engineer

Name Printed

Title

LETTER OF AUTHORIZATION

540 Capital Creek LLC ("Owner" whose address is: 540
Capital Creek Trail Dr / Clearwater Park Dr LLC
NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY:
201 High Street Dr, Suite 100, Victor, NY 14564, as the owner of property
more specifically legally described as: Lot 6 of Block 1 of the
Town of Teton, Teton County,
Wyoming according to Plat recorded on July 1, 1998 in Plat 135
(If too lengthy, attach description)

HEREBY AUTHORIZES Josh Kopalovick - Weber Engineering as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

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

OWNER:

Douglas M.
SIGNATURE(S) SIGNATURE(S) OF CO-OWNER(S)

Title Owner Rep

(If signed by officer, partner or member of corporation, LLC (secretary or co-joint owner) partnership or
other non-individual Owner)

STATE OF Wyoming

COUNTY OF Teton

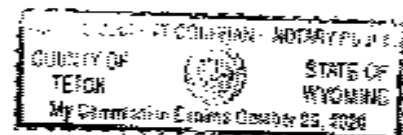
The foregoing instrument was acknowledged before me by Josh Kopalovick this 1 day of

August 2019
WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



August 21th, 2019
Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001

ATTN: Brendan Conboy

RE: Project Narrative and findings for approval: 540 Cache Creek Drive Development Plan –
Reference Preapplication Conference #P19-009

Dear Brendan:

Please find attached Development Plan (DP) and Conditional use permit (hillside CUP) for 540 Cache Creek Drive for your review. The proposed development is located in Neighborhood Low Density (NL-2) zoning and has been advanced from the preapplication phase to include a proposal for a lot split (east/west) and subsequent construction of two single-family homes. Construction of the new residences will require demolition of the existing residence. As you may be aware, construction plans for the south residence have already been submitted to the Town for review and approval under Town project #P19-125.

The proposed development has been prepared to comply with the following findings of approval as presented in LDR Section 8.5.2.

1. Is consistent with the desired future character described for the site in the Jackson
2. Natural resource overlay and scenic resource overlay are not applicable for this development plan
3. Does not have significant impact on public facilities and services, including transportation, potable water, and wastewater facilities, parks, schools, police, fire, and EMS
4. Complies with the Town of Jackson Design Guidelines
5. Complies with all relevant standards of these LDRs and other Town Ordinances; and
6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

The Conditional use permit (Hillside CUP) has been prepared to comply with the following findings of approval as presented in LDR Section 8.4.2.

1. Is compatible with the desired future character of the area
2. Complies with specific use standards
3. Minimizes adverse visual impacts
4. Minimizes adverse environmental impacts
5. Minimizes adverse impacts from nuisances
6. Minimizes adverse impacts on public facilities
7. Complies with all other relevant standards of the LDRs and all town ordinance; and
8. Is insubstantial conformance with all standards and conditions of any prior applicable permits or approvals.

Per section 5.4.1.C.5 to our knowledge no adverse impacts have been identified for the conditional use permit. The wildlife use/habitat review study indicates that there will be minimal impact to wildlife that inhabit the area.

The submittal package, including planning permit application, title report, site plan with summary table demonstrating compliance with dimensional standards, wildlife use/habitat review study, geotechnical investigation, visual impact analysis, and grading and drainage plan is believed to provide sufficient information for a CUP and DP level submittal and approval for a lot subdivision.

Please note that landscaping, final grading, stormwater run-off calculations and design, and lighting plans will be provided in detail with the building permit submittal. With exception to these items, all comments made by town entities are addressed within the development plan drawings provided (see DP-1).

If you find there to be submittal deficiencies, please don't hesitate to contact me so they can be addressed prior to review by other Town departments/entities.

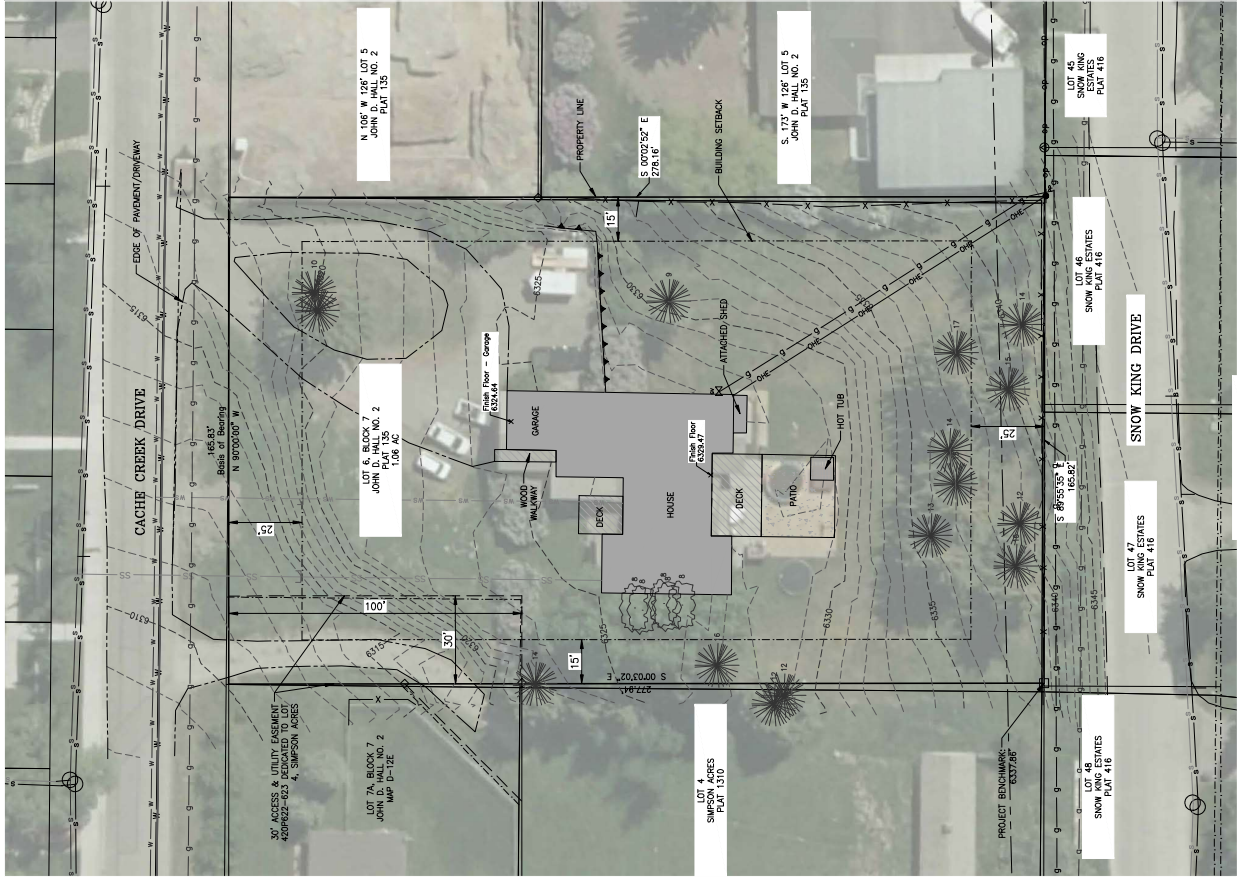
Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Josh Kilpatrick", written in a cursive style.

Josh Kilpatrick, PE

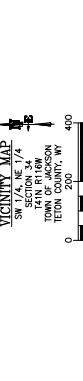
Encl.

CC: Robert Huggins



EXISTING SITE PLAN
SHEET 20 (OF 20)

- LEGEND**
- PROPERTY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - ADJACENT LOT LINE
 - CONCRETE (APPROX.)
 - EDGE PAVEMENT
 - EDGE FLOWED ROAD
 - WOOD FENCE
 - RETAINING WALL (APPROX.)
 - OVERHEAD POWER
 - EXISTING GAS SERVICE (APPROX.)
 - EXISTING WATER SERVICE
 - EXISTING SEWER SERVICE
 - EXISTING WATER MAIN
 - EXISTING SEWER MAIN
 - GAS VALVE
 - POWER POLE
 - PINE TREE WITH TRUNK DIA (IN.)
 - COTTONWOOD TREE WITH TRUNK DIA (IN.)
 - FOUND BRASS CAP 164
 - FOUND REBAR WITH CAP 3831
 - FOUND REBAR WITH CAP 522



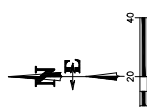
FIELD WORK COMPLETED 3/6-3/7/19

- NOTES:**
- 3'-4' of snow cover at time of survey - features may exist that were not located as part of this survey.
 - Decks and concrete patio were calculated from existing building footprint. Not surveyed in field due to snow cover.

SEE REGULATIONS FOR ADDITIONAL REQUIREMENTS

TOWN OF JACKSON ZONING:
NL-2 (NEIGHBORHOOD LOW DENSITY-2)
PRIMARY BUILDING SETBACKS
(PER TOWN OF JACKSON ULRB 3/8/19):
PRIMARY STREET SETBACK - 25'
SIDE INTERIOR - 15'
REAR - 25'

DERIVED FROM NETWORK GPS OBSERVATIONS
BASIS ELEVATION=NAVD88



DATE	BY	REVIEWED	DATE
16 AUG 2019	BN	BN	16 AUG 2019
APPROVED	JR	APPROVED	JR
DESIGNED	JR	DESIGNED	JR
DRAWN	JR	DRAWN	JR

P.O. BOX 1699, JACKSON WYOMING (307) 733-2087
NELSON
ENGINEERING

EXISTING SITE
DRAWING TITLE

JACKSON, WY
540 CACHÉ CREEK DRIVE
DEVELOPMENT PLAN

JOB NO
19-046-04
JOB TITLE
C1.0
DRAWING NO

Housing Mitigation Plan for 540 Cache Creek Drive

Housing Mitigation Plan

updated 6/11/19

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tenant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Detached Single-Family Unit (Unre	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		3961	0.5	0.056

Existing Workforce Housing Credit

0.056

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Detached Single-Family Unit (Local)	$0.000017 * sf + (\text{Exp}(-16.14 + 1.59 * \ln(sf))) / 2.176$		5558	1	0.135
Detached Single-Family Unit (Local)	$0.000017 * sf + (\text{Exp}(-16.14 + 1.59 * \ln(sf))) / 2.176$		5558	1	0.135

Affordable Workforce Housing Required:

0.214 units

Fee-in-Lieu Amount:

\$ 44,625.93

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).



Commitment for Title Insurance

Issued by

Old Republic National Title Insurance Company

subject to conditions and
stipulations as set forth herein

Thank you for choosing

Wyoming Title & Escrow, Inc.

As Your Title Company

Contact Information:

211 East Broadway
P.O. Box 4429
Jackson, WY 83001
Phone: (307)732-2983
Fax: (307)732-0200

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I- Requirements; and Schedule B, Part II – Exceptions.

Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Old Republic National Title Insurance Company

Wyoming Title & Escrow, Inc.

COMMITMENT

Commitment Issued By:

Order Number: W-19395

Wyoming Title & Escrow, Inc.

211 East Broadway, P.O. Box 4429

P.O. Box 4429

Jackson, WY 83001

Escrow Officer: Wendy McDearman
Phone: (307)732-2983
Fax: (307)732-0200
Escrow Officer Email: wmcdearman@wyomingtitle.com
Email Loan Docs To: 12101edocs@wyomingtitle.com

Customer Reference: **Griest to Stern**

Property Address: 540 Cache Creek Drive, Jackson, WY 83001

Title Officer: Molly Thorn
Title Officer Email: molly@wyomingtitle.com

EXPLANATION OF CHARGES

2006 ALTA Standard Owners Policy	\$5,515.00
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Total Estimated Charges:	\$5,515.00
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*** Recording Fees in Teton County are \$12 for the first page and \$3 for every page thereafter ***

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Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Old Republic National Title Insurance Company



In an effort to assure that your transaction goes smoothly, please review the following checklist and contact your escrow officer or title officer if you answer "Yes" to any of the following questions:

- **Will you be using a Power of Attorney?**
- **Are any of the parties in title incapacitated or deceased?**
- **Has a change in marital status occurred for any of the Principals?**
- **Will the property be transferred into a trust, partnership, corporation or limited liability company?**
- **Has there been any construction on the property in the last 6 months?**

Remember, all parties signing documents must have a driver's license or other valid photo ID. It is recommended that all documents be signed in blue ink.

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Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Old Republic National Title Insurance Company

ALTA Commitment for Title Insurance

Issued by Old Republic National Title Insurance Company



NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

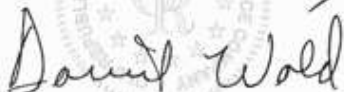
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Old Republic National Title Insurance Company (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Issued By:
Wyoming Title & Escrow, Inc.
211 East Broadway
P.O. Box 4429
Jackson, WY 83001
Agent ID: A49130

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111


Authorized Countersignature

By  President
Attest  Secretary

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions.

Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Old Republic National Title Insurance Company

COMMITMENT CONDITIONS**1. DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": a mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in the Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I – Requirements established under state statutes at the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and the Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions
- (d) Schedule A;
- (e) Schedule B, Part I – Requirements
- (f) Schedule B, Part II – Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

- (i) comply with the Schedule B, Part I – Requirements;
- (ii) eliminate, with the Company's written consent, any Schedule B, Part II – Exceptions; or
- (iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I- Requirements; and Schedule B, Part II – Exceptions.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I – Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II – Exceptions does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies.

The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

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Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Old Republic National Title Insurance Company

**NOTICE
FEDERAL FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA)**

Upon the sale of United States real property, by a non-resident alien, foreign corporation, partnership or trust, the Foreign Investment in Real Property Tax Act of 1980 (FIRPTA), and as revised by the Tax Reform Act of 1984 (26 USCA 897 (C)(1)(A)(1) and 26 USCA 1445), Revised by the Path Act of 2015, These changes may be reviewed in full in H.R. 2029, now known as Public Law 114-113. See Section 324 of the law for the full text of FIRPTA changes. Effective February 27, 2016, the amendments to FIRPTA contained in the PATH Act have increased the holdback rate from 10% of gross proceeds to 15% of gross proceeds of the sale, regardless of whether the actual tax due may exceed (or be less than) the amount withheld if ANY of the following conditions are met:

1. If the amount realized (generally the sales price) is \$300,000 or less, and the property will be used by the Transferee as a residence (as provided for in the current regulations), no monies need be withheld or remitted to the IRS.
 2. If the amount realized exceeds \$300,000 but does not exceed \$1,000,000, and the property will be used by the Transferee as a residence, (as provided for in the current regulations) then the withholding rate is 10% on the full amount realized (generally the sales prices)
 3. If the amount realized exceeds \$1,000,000, then the withholding rate is 15% on the entire amount, regardless of use by the Transferee. The exemption for personal use as a residence does not apply in this scenario.
- If the purchaser who is required to withhold income tax from the seller fails to do so, the purchaser is subject to fines and penalties as provided under Internal Revenue Code Section 1445.

Escrow Holder will, upon written instructions from the purchaser, withhold Federal Income Tax from the seller and will deposit said tax with the Internal Revenue Service, together with IRS Forms 8288 and 8288-A. The fee charged for this service is \$25.00 payable to the escrow holder.

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Wyoming Title & Escrow, Inc.
Policy Issuing Agent for Old Republic National Title Insurance Company

COMMITMENT - SCHEDULE A

1. Effective Date: October 5, 2018 at 7:30AM
2. Policy or Policies to be Issued:

2006 ALTA Standard Owners Policy

Proposed Insured:
Zach Stern

Liability:
\$2,500,000.00

Premium:
\$5,515.00

3. The interest in the land described or referred to in this Commitment and covered herein is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

Barry Griest and Linda Griest, husband and wife, tenants by the entirety

5. The land referred to in this Commitment is described as follows:

See Exhibit "A" Attached For Legal Description

Inquiries should be directed to:

Wyoming Title & Escrow, Inc.
211 East Broadway
P.O. Box 4429
Jackson, WY 83001

Escrow Officer: Wendy McDearman
Title Officer: Molly Thorn
Phone: (307)732-2983
Fax: (307)732-0200

Exhibit "A"

Legal Description

Lot 6 of Block 7 of the John D. Hall Plat No. 2, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on July 8, 1948 as Plat No. 135.

PIDN: 22-41-16-34-1-35-010

SCHEDULE B - Part I REQUIREMENTS

The following requirements must be met and completed to the satisfaction of the Company before its Policy of Title Insurance will be issued:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
2. Pay the agreed amounts for the interest in the Land and/or the mortgage to be insured.
3. Pay Wyoming Title & Escrow the premiums, fees and charges for the policy.
4. You must tell us in writing the name(s) of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may then make additional requirements or exceptions.
5. Warranty Deed executed by Barry Griest and Linda Griest, husband and wife, vesting fee simple title to the subject property in Zach Stern.

Note:

1) A Statement of Consideration is required with each transfer of title in the State of Wyoming per Wyoming Statute 34-1-142.

2) All Grantors must cite marital status and their spouses, if any, must join in the execution of the deed(s) for the purpose of waiving any homestead rights they may have.

6. Pay all taxes, charges and assessments levied and assessed against the subject premises which are due and payable.
7. To remove Exception No(s). 16 of Schedule B - Exceptions hereof, the Company requires payment, satisfaction, cancellation, release or other disposition of said mortgage.

SCHEDULE B - Part II EXCEPTIONS

Schedule B of the policy or Policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
1. Any facts, rights, interest or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession, or claiming to be in possession, thereof.
 2. Easements, liens, encumbrances, or claims thereof, which are not shown by the public records.
 3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land and that is not shown by the public records.
 4. Any lien, or right to a lien, imposed by law for services, labor or material heretofore or hereafter furnished, which lien, or right to a lien, is not shown by the public records.
 5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; or (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
 6. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, whether or not shown by the public record.
 7. (a) Taxes, assessments or special levies which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records; (b) Real Property Taxes for the year 2018 and subsequent years;
(c) Any service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
 8. Taxes, special and general, assessment districts and service areas for the year 2018.
Tax ID No.: OJ-004557
1st Installment: \$3,348.15 OPEN
2nd Installment: \$3,348.14 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.
 9. All matters as delineated on the Official Plat of John D. Hall Plat No. 2, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 135.
[Plat No. 135](#)

Terms and conditions of an affidavit, recorded November 23, 1964, as (book) 12 of Mixed Records (page) 131, Official Records.

[B12P131](#)

10. Reservations as contained in deed from John D. Hall, to Hugh G. Soest and Donna Marie Soest, recorded May 15, 1950, as (book) 8 of Deeds (page) 572, Official Records, as follows: "Reserving, however, all oil, gas and other mineral rights; said rights do not belong to this grantor."

[B8P572](#)

11. Terms and Conditions of Agreement, recorded September 16, 1950, as (book) 6 of Mixed Records (page) 518, Official Records.

[B6P518](#)

12. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded April 6, 1976, as (book) 46 (page) 467, Official Records.

[B46P467](#)

13. Easement disclosed by deed and conditions contained therein, recorded April 28, 1989, as (book) 210 (page) 401, and in deed recorded on November 14, 1991, as (book) 244, (page) 626, Official Records.

[B210P401](#)

[B244P626](#)

Relocation of Easement, recorded April 20, 2001, as (book) 420 (page) 622 Official Records.

[B420P622](#)

14. All matters shown by record of Survey D-12 E recorded May 16, 1989, as (book) 1 of Maps (page) 243, Official Records.

[D-12E](#)

15. All matters shown by record of Survey T-73A recorded July 10, 1990, as (book) 1 of Maps (page) 220, Official Records.

[T-73A](#)

Affidavit by Surveyor, recorded April 14, 1992, as (book) 250 (page) 467, Official Records.

[B250P467](#)

16. A Mortgage to secure an indebtedness in the amount of \$780,000.00, and any other obligations secured thereby, dated October 31, 2006, recorded November 6, 2006, as (book) 643 (page) 879, Official Records.

Mortgagor: Barry Griest and Linda Griest, husband and wife, as tenants by the entireties
Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for
Bank of Jackson Hole
Loan No: 146151348
MIN No.: 100015700071286526

[B643P879](#)

The Beneficial Interest under said Mortgage was assigned of record to Bank of America, N.A., Successor by Merger to BAC Home Loans Servicing LP, fka Countrywide Home Loans Servicing LP, for the Benefit of Deutsche Bank National Trust Company, as Trustee for GSAA Home Equity Trust 2005-8, by assignment recorded November 7, 2011, as (book) 793 (page) 332, Official Records.

[B793P332](#)

The Beneficial Interest under said Mortgage was assigned of record to Nationstar Mortgage, LLC, by assignment recorded August 26, 2013, as (book) 852 (page) 578, Official Records.

[B852P578](#)

Corrective Assignment of Mortgage recorded February 12, 2016, as (book) 914 (page) 317, Official Records.

[B914P317](#)

***** End of Schedule B *****

*** INFORMATIONAL NOTES:

The policy to be issued contains an arbitration clause. All arbitrable matters when the amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at ~www.alta.org~.

If the proposed insured under the policy to issue has any questions concerning the coverage or exclusions from coverage, the Company will be pleased to provide an explanation. Please contact the title officer named on Schedule A of this commitment.

Address: 540 Cache Creek Drive, Jackson, WY 83001

IMPORTANT NOTICE- ACCEPTABLE TYPES OF FUNDS

Any funds deposited for the closing must be deposited into the escrow depository and cleared prior to disbursement.

IMPORTANT NOTE: PLEASE BE ADVISED THAT ESCROW HOLDER DOES NOT ACCEPT CASH, MONEY ORDERS, ACH TRANSFERS OR ANY FOREIGN CHECKS.

PLEASE CONTACT ESCROW REGARDING QUESTIONS ON TYPE OF FUNDS REQUIRED IN ORDER TO FACILITATE THE PROMPT CLOSING OF THIS TRANSACTION.

The Teton County Clerk has requested that the following PIN number be included in all recorded instruments for the subject property:

PIDN: 22-41-16-34-1-35-010

*** CHAIN OF TITLE REPORT

According to the public records, no documents conveying the property described in this report have been recorded within a period of 24 months prior to the date of this report, except as shown herein:

NONE

PRIVACY POLICY NOTICE

Purpose Of This Notice

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of a persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document which notifies you of the privacy policies and practices of:

Montana Title and Escrow Company
National Closing Solutions, Inc.
National Closing Solutions of Alabama, LLC
National Closing Solutions of Maryland, Inc.
Texas National Title

Placer Title Company
Placer Title Insurance Agency of Utah
Premier Title Agency
North Idaho Title Insurance Company
Wyoming Title and Escrow Company

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as an application or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we receive from a consumer reporting agency.
- Information we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finances, securities and insurance.
- Nonfinancial companies such as envelope stuffers and other fulfillment service providers.

We do not disclose any nonpublic personal information about you with anyone for any purpose that is not specifically permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.



FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?
--------------	--

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes – such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	No	We don't share
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes – information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For non-affiliates to market to you	No	We don't share

Questions	Go to www.oldrepublictitle.com (Contact Us)
------------------	---

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes – information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you. State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.
Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies • Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • Old Republic Title does not share with non-affiliates so they can market to you
Joint Marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you.

- Old Republic Title doesn't jointly market.

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from your or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

ETTON COUNTY, WYOMING
Shirley J. and
T. Ross Williams, LLC
Alma, Wyoming

STATE OF WYOMING }
County of Teton

The authors are recognizing acknowledgment of the assistance of Professor S. K. Ghosh, IIT Kanpur, manager, IIT Kanpur, for his kind and effective advice.

John H. Hall

© 1991, by Versar, Inc.
County of Tarrant

literature, namely those the for signing of such advice
from "Spain" to my generation and interest to the future
by John D. Hall from 1911 and 1912.

E. N. Moody
Secretary, Dublin

Approved by the Board of County Commissioners at
 Denver County, Colorado, this 14th day of July, 1914.

Assoc. Architect
Church of Holy Trinity (Cath.)

Approved by the Treasury Council of the Treasury at Washington
beginning this 6th day of July, 1949.

TABLE 1. *Continued*

Placed her record in my office this 8 day of Aug. 1914.
 Registered A. M. and boarded at Ryukyu 135
 W. C. C. Smith

County Clerk is the official recorder of Nevada.



15989

DATE	INVOICE NO	COMMENT	AMOUNT	NET AMOUNT
08/16/2019	16-046-04	Development Plan 16-046-04		3,000.00
DATE 08/16/19			TOTAL	3,000.00
VENDOR Town of Jackson				

Nelson Engineering

Professional Engineers & Land Surveyors
P.O. Box 1599, JACKSON WYOMING 83001-1599
307-733-2087

Three Thousand and no/100

PAY

TOWN OF JACKSON
P.O. BOX 1687
JACKSON WY 83001

TO THE
ORDER
OF

First Interstate Bank
802 West Broadway
P.O. Box 11095
Jackson, WY 83002-1095

15989

99-12
1023

DATE

08/16/19

AMOUNT

15989 \$3,000.00

AUTHORIZED SIGNATURE



⑆015989⑆ ⑆102300129⑆4700011721⑆

August 21th, 2019
Town of Jackson
150 East Pearl Ave.
Jackson, WY 83001

ATTN: Brendan Conboy

RE: Project Narrative and findings for approval: 540 Cache Creek Drive Development Plan –
Reference Preapplication Conference #P19-009

Dear Brendan:

Please find attached Development Plan (DP) and Conditional use permit (hillside CUP) for 540 Cache Creek Drive for your review. The proposed development is located in Neighborhood Low Density (NL-2) zoning and has been advanced from the preapplication phase to include a proposal for a lot split (east/west) and subsequent construction of two single-family homes. Construction of the new residences will require demolition of the existing residence. As you may be aware, construction plans for the south residence have already been submitted to the Town for review and approval under Town project #P19-125.

The proposed development has been prepared to comply with the following findings of approval as presented in LDR Section 8.5.2.

1. Is consistent with the desired future character described for the site in the Jackson
2. Natural resource overlay and scenic resource overlay are not applicable for this development plan
3. Does not have significant impact on public facilities and services, including transportation, potable water, and wastewater facilities, parks, schools, police, fire, and EMS
4. Complies with the Town of Jackson Design Guidelines
5. Complies with all relevant standards of these LDRs and other Town Ordinances; and
6. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

The Conditional use permit (Hillside CUP) has been prepared to comply with the following findings of approval as presented in LDR Section 8.4.2.

1. Is compatible with the desired future character of the area
2. Complies with specific use standards
3. Minimizes adverse visual impacts
4. Minimizes adverse environmental impacts
5. Minimizes adverse impacts from nuisances
6. Minimizes adverse impacts on public facilities
7. Complies with all other relevant standards of the LDRs and all town ordinance; and
8. Is insubstantial conformance with all standards and conditions of any prior applicable permits or approvals.

Per section 5.4.1.C.5 to our knowledge no adverse impacts have been identified for the conditional use permit. The wildlife use/habitat review study indicates that there will be minimal impact to wildlife that inhabit the area.

The submittal package, including planning permit application, title report, site plan with summary table demonstrating compliance with dimensional standards, wildlife use/habitat review study, geotechnical investigation, visual impact analysis, and grading and drainage plan is believed to provide sufficient information for a CUP and DP level submittal and approval for a lot subdivision.

Please note that landscaping, final grading, stormwater run-off calculations and design, and lighting plans will be provided in detail with the building permit submittal. With exception to these items, all comments made by town entities are addressed within the development plan drawings provided (see DP-1).

If you find there to be submittal deficiencies, please don't hesitate to contact me so they can be addressed prior to review by other Town departments/entities.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Josh Kilpatrick", is written over a horizontal line.

Josh Kilpatrick, PE

Encl.

CC: Robert Huggins

To: Town of Jackson Planning and Development Department
Cc: Josh Kilpatrick, Project Engineer, Nelson Engineering
From: Brian Remlinger, Principal, Alder Environmental, LLC
Julie Polasik, Wildlife Ecologist, Alder Environmental, LLC
Date: August 14, 2019
Re: **540 Cache Creek Dr., Wildlife Use/Habitat Review**
PIDN: 22-41-16-34-1-35-010

The developers of the property located at 540 Cache Creek Dr. are proposing to divide of the property into two lots, one to the north and one to the south. Nelson Engineering requested the services of Alder Environmental, LLC to assist with the submittal requirements related to the standards in the Town of Jackson Land Development Regulations (LDRs) Section 5.4.1 Steep Slopes. The submittal requirement for the proposed development includes a:

Report summarizing wildlife use of the subject property and any potential impacts from the proposed development. (LDR 5.4.1.C.6.a)

For the purposes of this review, *wildlife* shall be defined as those species and associated habitat protected in the current LDRs (Div. 5.2). *Impacts* shall be defined as development and/or uses that will detrimentally affect the food supply and/or cover provided by the habitat, or detrimentally affect the potential for survival of the protected wildlife species.

SITE INVENTORY & DATA REVIEW

A site visit was conducted on August 9, 2019 to evaluate existing wildlife habitat conditions and use. Photos 1-6 depict current site conditions consisting of developed impervious surfaces, disturbed grasslands (lawns), and landscaping including blue spruce, aspen, and ornamental shrubs. Sign (e.g. scat, bedding) of occasional use of the property by mule deer were observed during the site visit. No other signs of ungulate use or bird nests (raptors specifically) were observed on the project location during the field inventory.



Photo 1. Looking south at current residence.



Photo 2. Looking south along the west side of house.



Photo 3. Looking at residence from SE property corner. **Photo 4.** Looking towards the south edge of property.

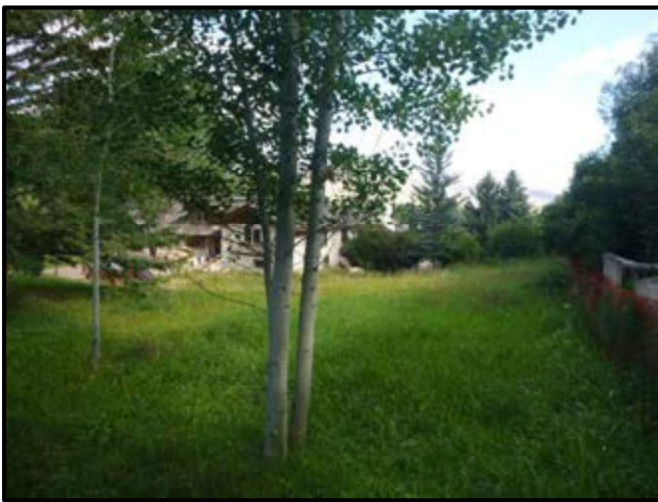


Photo 5. Looking north along east edge of property. **Photo 6.** Looking south from the east side of property.

Three sources of wildlife habitat data were reviewed for the property: 1) Wyoming Game and Fish Department (WGFD) designated ungulate crucial winter ranges and migration routes, 2) Bald Eagle nest location and Trumpeter Swan nest and winter locations from aerial surveys conducted by WGFD, and 3) the 2013 WYDOT/Teton Science Schools mule deer movement and habitat use study (Riginos et al. 2013).

The entire property is located within WGFD designated crucial winter range for elk based on winter range GIS layers (WGFD 2012). However, those GIS layers are at a coarse scale and do not consider microhabitat and development within the Town of Jackson. The property at 540 Cache Creek Dr. primarily consists of disturbed lands, lawns and landscaping, and impervious surfaces. These cover types do not meet the definition of elk crucial winter range (LDR 5.2.1.B.3.b) which is comprised of xeric and mesic sagebrush-grasslands, mixed shrub, mesic and open grassland, and certain agricultural meadow types (Town of Jackson 2018). Therefore, the property does not provide crucial winter range for elk.

The signs of mule deer observed during the site visit indicate that mule deer occasionally utilize the property for cover. However, the property is not located within crucial winter range or migration routes of mule deer based on WGFD designations (WGFD 2012) and a mule deer movement and habitat use study (Riginos et al. 2013). The habitats on the property also do not contain xeric and mesic shrubland-grasslands that provide crucial winter range for mule deer (LDR 5.2.1.B.3.c).

Additionally, no Bald Eagle nests or winter range (WGFD 2019), or Trumpeter Swan nests or winter habitat are present on the property, and the closest waterbody to the property is Cache Creek located to the north in additional areas of development.

FINDINGS & OPINION

Wildlife use of the subject property is considered minimal and non-essential based off the site inventory and data review. Mule deer and other ungulates may occasionally pass through the property and use the ornamental trees shrubs and trees for temporary cover or foraging. However, the property does not provide any crucial habitat for these species or other wildlife protected in the LDRs (Div. 5.2). Therefore, adverse effects to the wildlife species and wildlife habitat protected by the Town of Jackson LDRs are not expected to occur with the proposed development and lot split. Direct habitat mitigation for impacts to these non-essential and disturbed vegetative cover types is not recommended, however wildlife movement through the property should be maintained through limiting development of physical barriers such as tall walls and fences

REFERENCES

Riginos, C., K.D. Krasnow, E. Hall, M. Graham, M., S. Sundaresan, D. Brimeyer, G. Fralick, and D. Wachob. 2013. Mule deer (*Odocoileus hemionus*) movement and habitat use patterns in relation to roadways in Northwest Wyoming. FHWA-WY-13/08F.

Town of Jackson. 2018. Land Development Regulations. July 18, 2018, Jackson, WY.

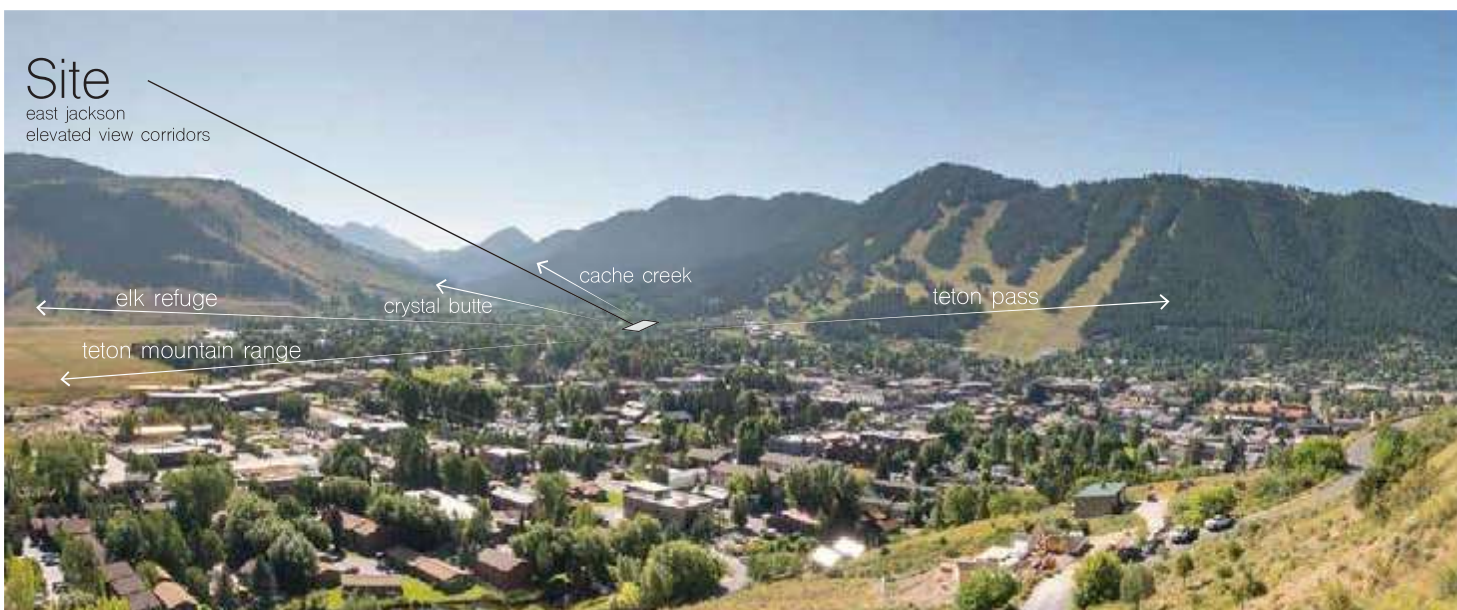
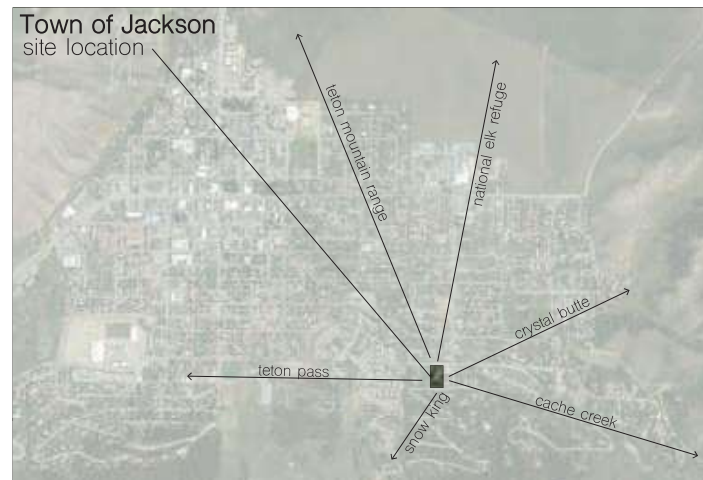
WGFD. 2012. Big Game Ranges Geographic Information Systems Layers. Cheyenne, WY.

WGFD. 2019. Bald Eagle Nest Flight Survey Data. Wyoming Game and Fish Department. Jackson, WY.

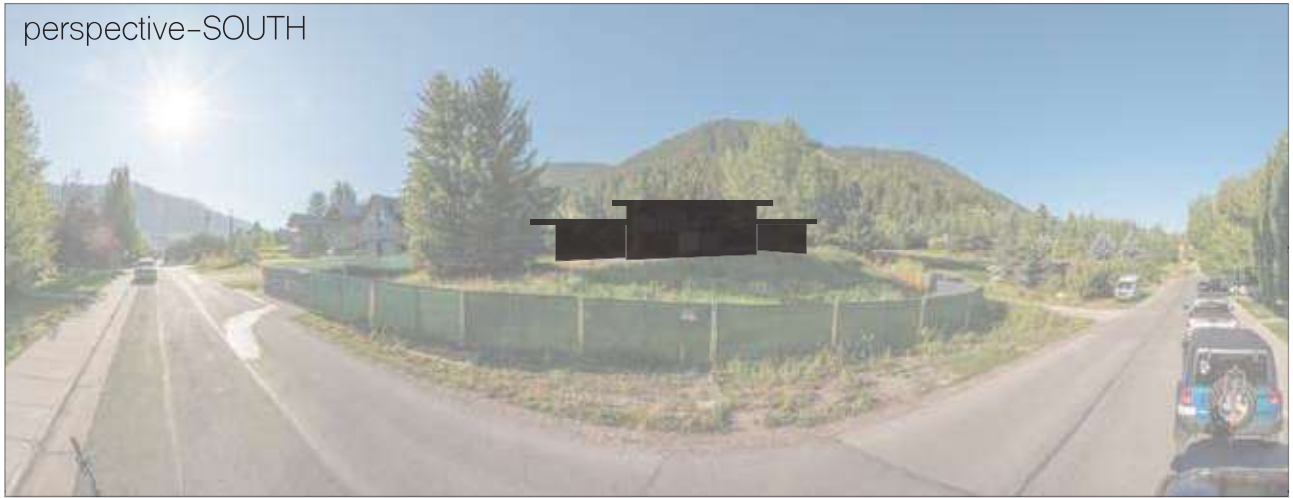
540 Cache Creek North

Visual Impact Analysis

FARMERPAYNE ARCHITECTS



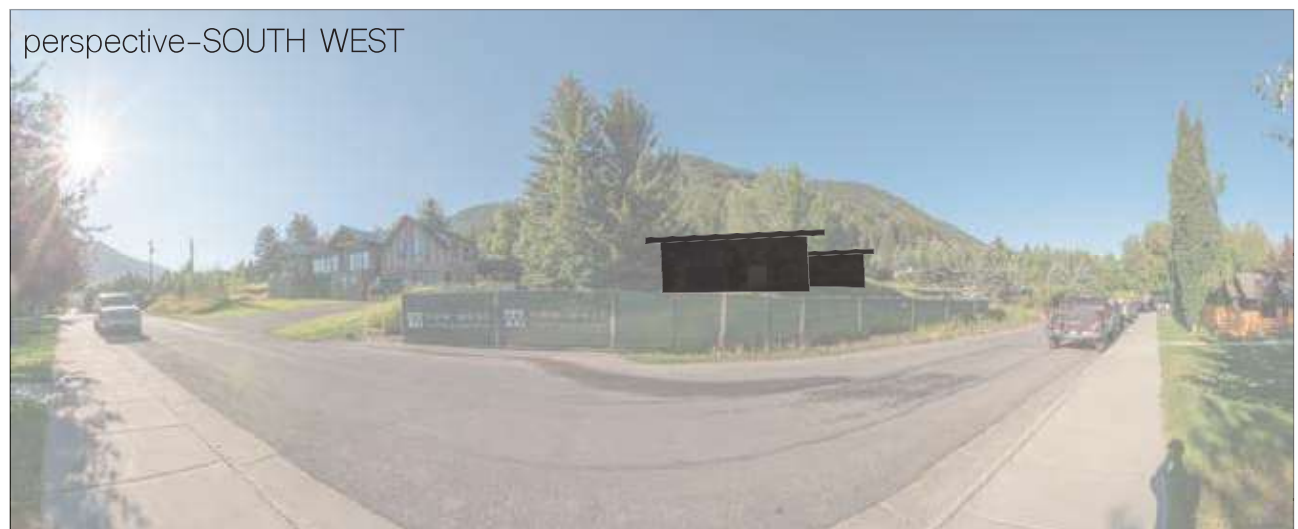
perspective-SOUTH



perspective-SOUTH EAST



perspective-SOUTH WEST

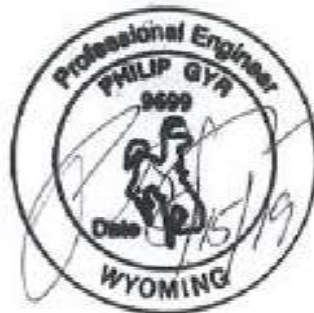


GEOTECHNICAL INVESTIGATION

**540 CACHE CREEK DRIVE
LOT 6, BLOCK 7, HALL 2 SUBDIVISION
JACKSON, WYOMING**

PREPARED
FOR
NEW WEST BUILDING COMPANY
JACKSON, WYOMING

PREPARED
BY
NELSON ENGINEERING
JACKSON, WYOMING



MAY, 2019
Project No. 19-046-02

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GENERAL AND PROJECT DESCRIPTION

This is the report of a geotechnical investigation for a residential development at Lot 6, Block 7 of the Hall 2 Subdivision in Jackson, Wyoming. Plans are to split the 1.1-acre lot, demolish the existing residence and construct two new homes. Geotechnical recommendations herein are based on schematic level designs for a residence on the south lot and typical requirements for residences in Jackson. Topography and site features were derived from a survey completed by Nelson Engineering.

Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for the proposed residential development. The purpose of the subsurface investigation was to determine soil and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in engineering analysis for recommendations pertaining to structural foundations, drive and parking areas, retaining walls, and general earthwork. It is our engineering judgment that the existing and proposed slope geometry and composition indicate stability therefore slope stability analyses were not conducted. Specific recommendations for drainage and surface water conveyance are not within the scope of work.

Foundation analysis and resulting recommendations are based on typical loads for the type of structure(s) proposed. Prior to finalization of project plans, foundation plans and loads should be sent to this office for review to ensure compliance with this report. Recommendations assume foundation elements are not subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Lateral earth pressure recommendations contained herein are general in nature; it is critical that retaining wall designs are reviewed by the geotechnical engineer.

SITE CONDITIONS

Description

540 Cache Creek Drive is a 1.1-acre lot in the town of Jackson located at the base of Snow King Mountain. A home and garage are located centrally in the lot. Topography The lot is bounded by developed residential lots to the north, south, east, and west. Cache Creek Drive abuts to the north and Snow King Drive to the south; both provide access to the property. Topography slopes from south to north with about 35 feet of relief. Cuts and fills created a flat area around the home, the constructed slopes of are 20-25%. Surface water channels are not present on the lot or in the near vicinity.

Geologic and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Cache Creek Quadrangle, Teton County, Wyoming," J.D. Love and C.M. Love, 2000. Mapped deposits are described as "Ql - Loess - Silt, light-gray, structureless, homogenous; deposited by wind."

The USDA-NRCS Web-based Soil Survey of Teton County has mapped the Starman-Owlcan association within the property. Starman-Owlcan soils are alluvial and/or residuum located on 30 to 70 percent slopes. The soil is described as very deep, well drained, and composed

of very stony loam, very cobbly loam, loam, clay loam, channery clay loam, very channery clay loam, very stony clay loam and unweathered bedrock.

Seismic Hazard

Jackson Hole is located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana, and encompassing western Wyoming and the Teton Range as referenced by Smith, Robert B., and Walter J. Arabasz in "Seismicity of the Intermountain seismic belt, Neotectonics of North America," 1991. The USGS Earthquake Hazards Program has mapped Quaternary faults and folds in the United States as displayed on Google Earth with the following active faults near the site: the Teton Fault, the Phillips Valley Fault, and secondary faults within the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 8.0 miles northwest of the site. The USGS "Geologic Map of the Cache Creek Quadrangle, Teton County, Wyoming," J.D. Love and C.M. Love, 2000, shows the postulated trace of the Cache Creek Thrust Fault a half mile north of the site and the Jackson Thrust Fault three-fourths of a mile south of the site. Both faults are not classified by the USGS as active faults. Multiple minor earthquakes with epicenters near the site have occurred in recent years (USGS Earthquake Database).

SITE INVESTIGATIONS

Field Investigations

On April 25, 2019, seven test pits, TP-1 through TP-7, were excavated within and near the proposed footprints as shown in the Appendix on the **Test Pit Location Map**. Test pits were located using a Leica Zeno 20 GPS unit. Test pit locations and depths were selected to determine subsurface conditions applicable to the proposed developments. Test pits were backfilled with excavated material after logging was completed.

Fish Creek Excavation of Jackson, Wyoming, excavated the test pits with a Hitachi ZAXIS 160LC track hoe. Andy Pruett and Morgan Barry, Professional Geologists at Nelson Engineering, logged the test pits and directed the sampling. Soils were classified in the field and logged by the geologist. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Relatively undisturbed samples of lean clay were obtained in cylindrical stainless-steel liners for consolidation testing. Groundwater observations were made at the time of the excavation based on field observations of soil moisture conditions. Field observations are presented on the test pit logs in the Appendix.

The stratification lines shown on the test pit logs represent the approximate boundary between soil types. The actual in-situ transition may be either gradual or abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the test pits. Soil conditions can change rapidly in both the lateral and vertical directions. Groundwater conditions shown on the logs are only for the dates indicated.

The subsurface conditions were interpreted from the described test pits at the site. The soil properties inferred from the field assessments supported by our experience formed the basis for developing our conclusions and recommendations.

Laboratory Investigations

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-93, which is based on the Unified Soils Classification System. Representative samples were selected for testing to determine the physical properties of the in-place soils and to estimate engineering properties. Engineering properties of concern at this location included bearing capacity, seismic response, drainage characteristics, and site-specific construction recommendations that are influenced by soil type and condition.

Laboratory testing was conducted to provide additional information to determine the suitability of the soils for use as foundation and subgrade materials and to verify field observations and classification estimates. The finalized laboratory observations were used to estimate soil strength and compressibility characteristics for bearing capacity determinations. Specific tests included Atterberg Limits Tests - ASTM Designation D4318, Grain Size Analysis - ASTM Designation C117 & C136, Soil Moisture Content Determinations - ASTM Designation D2226, and Soil Classification - ASTM Designation D2487. Consolidation testing per ASTM D2435 was performed on a relatively undisturbed sample of clay soil was obtained in cylindrical stainless-steel liner.

The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

SUBSURFACE CONDITIONS

Soil Profiles

South Lot

Similar soil profiles were observed in consisting of colluvium and lean clay strata. Surficial soils consisted of varying depths (1.75 to 4.0 feet) of moist to dry, dark brown, silt topsoil with minor to moderate roots. Topsoil had a stiff consistency with pocket penetrometer readings of 1.0 to 2.0 tons per square foot (TSF). In TP-1, TP-3 and TP-4 colluvium lay beneath the surficial soils to depths of 16, 14, and 11.5 feet respectively. Colluvium was composed of dense, dry to saturated, light brown to gray silty gravel with sand, cobbles and boulders. Groundwater was observed seeping into TP-1 at 14.7', TP-2 at 9.75', TP-3 at 13.0', TP-4 at 5.75' and gravels were saturated below these depths. Colluvium extended to 16.0 feet, the full depth of TP-1. Below the colluvium to full pit depths of 15 feet (TP-3) and 18 feet (TP-4) were moist brown soft to stiff, lean clay. In TP-3 lean clays contained occasional gravels and showed moderate oxidation staining. In TP-2, colluvium extended to the full depth of 16 feet with a layer of moist to wet, medium stiff, light brown to gray, gravelly silty clay at 9-11 feet. Saturated colluvium continued from 11 feet to the final test pit depth of 16.0 feet. Minor to moderate caving of test pit walls occurred TP-1, TP-2 and TP-3. IN TP-4, major caving of the uphill wall occurred below groundwater depth.

North Lot

Similar soil profiles were observed in TP-5 and TP-7. Placed undocumented fill was found in TP-5 and TP-7 to about 5.5-foot depth. Fill appeared to be a mixture of topsoil and colluvium excavated on site and consisted of moist to dry, medium dense to dense, dark brown, silty gravel with sand, cobbles and boulders. Beneath the fills to 8.0 feet (TP -5) and 7.0 feet (TP-7) was the original horizon of dry, stiff, dark brown top soil with a medium stiff

to stiff consistency with pocket penetrometer readings of 1.0 to 2.0 tons per square foot (TSF). Underlying the topsoil to depths of 13.5 to 17.0 feet in TP-5 and TP-7 was colluvium composed of dense, dry to moist, light brown to gray, silty gravel with sand, cobbles and boulders. Colluvium was found to full depth of 17.0 feet in TP-7. Underlying the colluvium in TP-5, from 8.0 to 13.5 feet, was dry, medium dense, light-brown, sandy silt with cobbles and gravel. Underlying this layer to the final test pit depth of 17.0 feet in TP-5 was colluvium as described above.

In TP-6 surficial soils to 2 feet were moist, medium stiff to stiff, dark brown silt topsoil. Beneath the topsoil to 4 feet was moist, stiff to very stiff, light-brown to gray, silt loess, with pocket penetrometer readings of 2.0 TSF throughout. Moderate pinhole voids were present. Underlying the loess and to the final test pit depth of 14.5 feet was dry to saturated colluvium also present in TP-5 and TP-7. Groundwater seepage occurred at about 10.5 feet. Moderate caving of test pit walls was observed in TP-6.

Groundwater

Groundwater was observed seeping into TP-1 at 14.7', TP-2 at 9.75', TP-3 at 13.0', TP-4 at 5.75' and TP-6 at 10.5'. Clay strata beneath saturated colluvium did not appear to be saturated indicating a perched aquifer. Seasonal fluctuation or even disappearance of the aquifer is postulated with groundwater occurrence directly related to snowmelt on Snow King Mountain above the site. Snow melt was at or near peak levels at the time of the investigation. Groundwater was not encountered in TP-5 or TP-7. Monitoring wells were installed in TP-1, TP-4, TP-5 and TP-6 to allow for future groundwater monitoring if requested.

ENGINEERING ANALYSIS AND RECOMMENDATIONS

General

Schematic site and architectural plans for the south lot show a multi-level residence with full walk out basement with finished floor near existing grade is shown. Depth of footings below existing ground of 3 to 6 feet is anticipated. Plans were not available for the north lot at the time of this report. Items presented in this section emphasize concerns at depths at and below the anticipated bottom footing depths in soils influenced by foundation loading for the south lot. General recommendations are given for the north lot.

Seismic Design Parameters

The 2015 International Building Code (IBC) designates site class per ASCE 7 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7; therefore, the IBC directs that seismic coefficients and design spectra shall be determined using **Site Class D** and Latitude of **43.282°** and Longitude of **-110.450°**.

Conventional Spread Footings

Spread footings bearing on native soils composed of dense silty gravel with sand, cobbles and boulder colluvium are appropriate foundation elements. A net allowable bearing capacity of **2500 PSF** is appropriate for all footings. Where topsoil, fills, or clay soils are found at bottom of footing elevation, these soils shall be removed until competent dense colluvium is found. **ON THE NORTH LOT FILLS OF 5 OR MORE FOOT DEPTH AND A PREEXISTING TOPSOIL LAYER MUST BE REMOVED.** Estimated extents of fill are shown on the test pit location map. Existing subgrade shall be compacted to a depth of 8 inches to 95% of maximum density per ASTM D698 (Standard Proctor) beneath all footing and fills

below footings. Where structural fill is required to achieve footing grade, fill shall extend a minimum of 1 foot beyond the footing perimeter. The net allowable soil pressure includes dead load plus maximum live load. The above analysis assumes a **maximum width of 6 feet** for continuous footings and a **maximum dimension of 8 feet** for isolated footings. Construction of larger footing sizes may cause increased settlement. The net allowable soil pressure includes dead load plus maximum live load. These calculations assume a **minimum footing burial depth of 36 inches** and that a **maximum total settlement of 0.5 inches** be tolerated on any one footing and the **maximum differential settlement between footings that can be tolerated is 0.25 inches**.

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics. Other foundation parameters are as noted below:

1. A one-third increase in allowable bearing capacity may be used for short duration loads such as wind or seismic.
2. Backfill against shallow foundations and stem walls shall conform to the **FOUNDATION BACKFILL DETAIL** drawing in the Appendix. In no case shall material greater than 6 inches in diameter bear directly on or against foundation elements. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

Any soil type encountered at the bottom of footing excavations other than the ones described above should be analyzed by Nelson Engineering. Isolated boulders at footing grade should be excavated and removed unless approved by Nelson Engineering. Any excessively loose material or soft spots encountered in the footing subgrade will require over-excavation and backfilling with structural fill. All footings shall be suitably reinforced to make them as rigid as possible.

Lateral Earth Pressures

For this analysis, it is assumed that all stem, basement, and retaining walls will be backfilled with compacted fill per the **FOUNDATION BACKFILL DETAIL** drawing in the Appendix.

Lateral loads may be resisted by friction between the footing base and supporting soil and lateral bearing pressure against the sides of the footings. Design parameters recommended are a **coefficient of friction of 0.45** at the footing base, **lateral passive bearing pressure of 350 psf per foot of depth**.

The Mononobe-Okabe (M-O) equations are often used to estimate dynamic forces against retaining walls. The M-O analysis is theoretically derived using active earth pressure conditions. Although there is debate about the theoretical applicability of this methodology to restrained or rigid walls, the method has been used for many years for the seismic design of such walls. The performance record of underground walls during earthquakes has generally been good. Appropriate parameters for the M-O analysis are: 1) soil unit weight of 135 pounds per cubic foot, and 2) Internal Friction Angle = 35°. The more limiting case, at-rest or active seismic pressure, shall be utilized in the structural design of restrained or rigid retaining walls. For foundation or stem walls restrained from movement

such that active earth pressures will not be allowed to develop, an at-rest equivalent fluid pressure of **65 PCF** is appropriate.

For foundation or stem walls with active earth pressure loading, an equivalent fluid pressure of **45 PCF** is appropriate.

Interior Slabs-On-Grade

For interior slab areas, approximately 2 feet of surficial soils shall be removed in slab footprints. Interior slabs shall be founded upon the following section from top to bottom: 1) a leveling course mat 4 inches in thickness composed of a $\frac{3}{4}$ -inch minus free draining material (WYDOT Grade GR or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 698, and 2) native cobble and gravel alluvium compacted 8 inches to a minimum of 95% density as determined by ASTM D 698. **Any excessively loose material or soft spots encountered in slab subgrades will require over-excavation and backfilling with structural fill.**

All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698.

All slabs should be a **minimum of 4 inches thick**. A moisture retardant barrier can be placed beneath all floor slabs to minimize potential ground moisture effects on floor coverings and to minimize the potential for radon infiltration. Testing for the presence of radon has not been conducted at this location. If desired, placing ASTM C33 #57 aggregate for the granular mat beneath slabs can enhance radon remediation.

Concrete slab-on-grade control joints should be saw-cut as early as possible. Nelson Engineering recommends the use of a soft cut system, which allows saw cutting as soon as the concrete can support foot traffic. Successful crack control is dependent upon proper joint spacing. Control joints should be placed in accordance with current Portland Cement Concrete Paving Association guidelines.

Sidewalks and Exterior Slabs

A minimum of 1 foot of surficial soils shall be removed in slab footprints. Sidewalks and exterior slabs shall be placed upon the following section: 1) a leveling course mat 4 inches in thickness composed of a $\frac{3}{4}$ -inch minus free draining material (WYDOT Grade GR or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 698, 2) minimum 6 inches of structural fill, and 3) native subgrade soils compacted 8 inches to a minimum of 95% density as determined by ASTM D 698. Any fill required to increase the elevation of slabs should meet the requirements for granular structural fill. (Refer to the section on structural fill for requirements). All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698.

Driveway and Parking Lot Recommendations

For driveways and parking lots, the surface soils shall be excavated and removed. Recommended driveway and parking lot sections are given in the table below. Additional structural fill and geotextile placement coupled with overexcavation may be required for driveway construction and equipment access during wet conditions during and after snowmelt in the spring. Proper drainage is essential for satisfactory road and parking area performance.

PAVEMENT SECTION COMPONENTS	Paved	Gravel Surfaced
Asphaltic Concrete	2.0 inches	
$\frac{3}{4}$ inch Minus Crushed Aggregate	4.0 inches	6.0 inches
Structural Fill	14 inches	14 inches
Compacted Subgrade	8 inches of native alluvial soils compacted to 95% of max. as determined by ASTM D698.	

CONSTRUCTION CONSIDERATIONS

Earthwork and Site Grading

Excavation work and heavy equipment access will be difficult when surficial soils are wet, additional structural fill and geotextile placement coupled with overexcavation may be required for driveway construction and equipment access during wet conditions. A protracted period of wet conditions can be expected during and after seasonal snowmelt. General recommendations for earthwork suitability, placement, and compaction procedures are provided below:

- Within the building footprints and areas to be paved, all organic material, deleterious undocumented fill, and debris should be stripped and removed. Loose and disturbed native soils should be scarified, moisture-conditioned, and compacted. Finish surfaces shall be sloped away from foundations.
- Fill materials shall not be placed, spread, or compacted while the ground is frozen or during unfavorable weather conditions. Fill materials should be at the proper moisture content prior to compaction and should contain **no frozen soil**.
- Ponding of water and water infiltration due to snowmelt and rainfall into footing subgrades shall be prevented. Moisture infiltration and subsequent freezing of soils shall be prevented. Frost heave and excessive settlement may result from moisture infiltration.
- **Structural Fill** shall consist of imported or site gravels (USCS classification GW or GP) with the following characteristics: 6-inch maximum particle size with no more than 40% oversize (greater than $\frac{3}{4}$ ") and no more than 5% fines passing the #200 sieve.

Structural fill shall be placed in layers of **not more than 8 inches in thickness**. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than $\frac{3}{4}$ " diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent

field compaction tests. Enough density tests should be taken to monitor proper compaction.

- Safety of construction personnel including safe trenches and excavations are the responsibility of the contractor. Excavations for foundations shall conform to **all** applicable OSHA and Wyoming safety standards. Excavations and utility trenches shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. Excavations for utilities shall be shored if the proper slope cannot be maintained.
- During earthwork phases of the project, a representative of Nelson Engineering shall be present to observe exposed native soils and fill materials for suitability and consistency. A documented testing program should be conducted to determine that soil compaction is in accordance with requirements.
- Backfill placed against structures (i.e., pipes and walls) shall be properly placed in a manner that will not damage these structures. In no case shall material greater than 6 inches in diameter bear directly on or against these structures. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

GENERAL COMMENTS

The structural engineer and other project designers shall review this report. When project plans and specifications are complete, a consultation with this office should be arranged to ensure compliance with this report. Additional or supplementary recommendations with regards to foundations and earthwork may be required at this time. Monitoring and testing shall be performed to verify that suitable materials are used for structural fills and backfills, and that fills are properly placed and compacted. Concrete testing and special inspection shall be performed prior to and during placement of all concrete to ensure concrete and reinforcing steel bar comply with project plans and specifications.

WARRANTY AND LIMITING CONDITIONS

The field observations and research reported herein are considered sufficient in detail and scope to form a reasonable basis for the purposes cited above. Nelson Engineering warrants that the findings and conclusions contained herein have been promulgated in accordance with generally accepted professional engineering practice in the fields of foundation engineering, soil mechanics, and engineering geology, only for the site described in this report. No other warranties are implied or expressed.

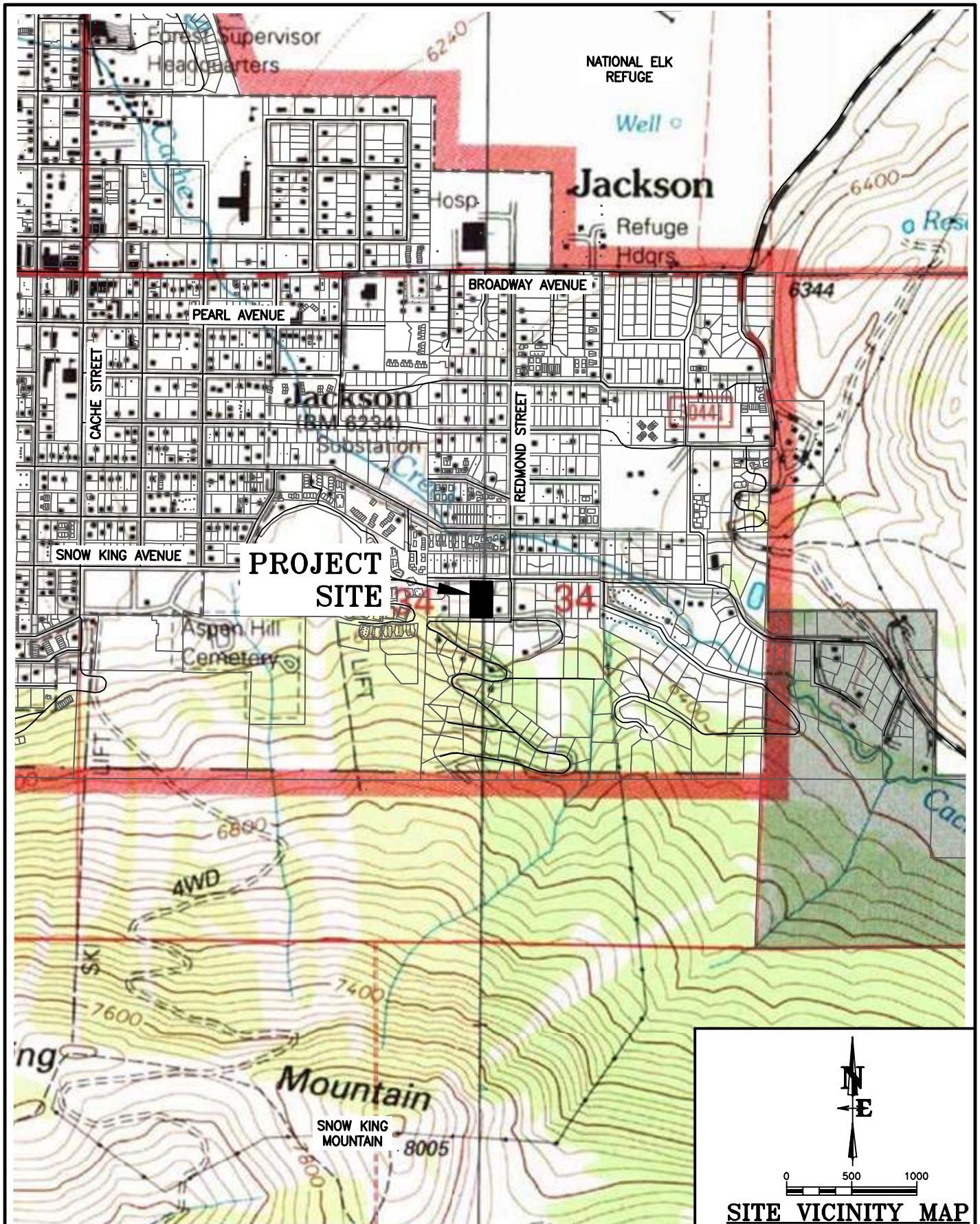
These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are limited to the conditions observed at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be identified within the scope of the investigation or which were not apparent during the site investigation. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering

following this report, it will be forwarded to the client in the form received for evaluation by the client. This report was prepared for use by New West Building Company in Jackson, Wyoming ("Client") and the conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in the report and the contract for professional services between Client and Nelson Engineering ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Consultant may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatsoever, known or unknown, to the Client or Consultant. Neither New West Building Company nor Nelson Engineering shall have any liability to, or indemnifies or holds harmless third parties for any losses incurred, by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

Philip Gyr, PE
Geotechnical Engineer

APPENDIX

DRAWINGS



DRAWING NO	TITLE	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	5/7/2019	REV.
1	LOT 6 JOHN D HALL		SURVEYED	-	
JOB NO	540 CACHE CREEK DRIVE		DRAWN	MB	
19-046-02	GEOTECHNICAL INVESTIGATION		CHECKED	AP	
			APPROVED	PG	

NOTE:

WALL BACKFILL BENEATH EXTERNAL SLABS AND HARDSCAPE SHALL BE STRUCTURAL FILL TO MAKE GRADE BELOW LANDSCAPE SECTION

PLACE TOPSOIL ON MIN 12" THICKNESS CLAY/SILT SOILS COMPACTED TO 95% OF MAX. (SEE HARDSCAPE NOTE ABOVE)

STEM OR RETAINING WALL AND FOOTING (BY OTHERS)

6" IN

MINIMUM 5% SLOPE FOR 10'

MIRAFI G100N DRAIN BOARD OR APPROVED EQUIVALENT

STRUCTURAL FILL

EXCAVATION FACE PER OSHA REGS

ADS 4" SINGLE WALL PERF. PIPE WITH SOCK WRAP OR 10" EZFLOW BUNDLE. CLEAR OF FOOTING DRAIN TO DAYLIGHT USING SOLID PIPE AT MINIMUM 2% GRADE

COMPACTED SUBGRADE

TYPICAL RETAINING/STEM WALL SECTION
NOT TO SCALE

TOPSOIL

PERF PIPE, 5' AT END

COVER PIPE OUTLET WITH 3"-6" COBBLE ROCK MIN. 1.5' THICKNESS TO PREVENT RODENT ENTRY

SOLID PIPE MIN SLOPE 3% FROM FOUNDATION

TYPICAL DRAIN OUTLET
NTS

TRENCH AND BURY SOLID DRAIN PIPE PER WY PUBLIC WORKS SPECIFICATIONS

NATIVE SOILS

10"-12" ROCK SPLASH PAD

DRAWING NO

3

TITLE

540 CACHE GEOTECHNICAL
DRAIN AND
FOUNDATION BACKFILL TYPICAL

JOB NO

19-046-01

**NELSON
ENGINEERING**

P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE

SURVEYED

DRAWN

CHECKED

APPROVED

N/A

PG

PG

PG

REV.

5/15/19

TEST PIT LOGS

CORRECTED SPT: Standard Penetration Test values corrected to N_{160} correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test

U_c: Unconfined compressive strength, Pounds/ft² (PSF)

Pp: Pocket Penetrometer values, Ton/ft² (TSF)

FILGC: Fragments indicate gravels and cobbles larger than split spoon diameter.

w: Water content, %

LL: Liquid limit, %

PI: Plasticity index, %

gd: In-situ dry density, lbs/ft³ (PCF)

: Ground water level

SS: Split-Spoon Sample

ST: Shelby Tube Sampler

CS: Cylindrical Brass Lined Sample



Monitoring Well, diagonal hatching indicates screen and sand packed interval

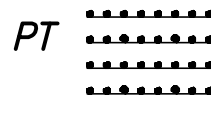
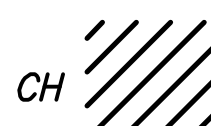
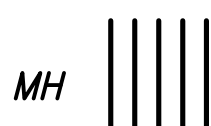
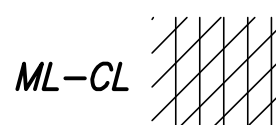
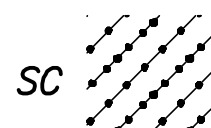
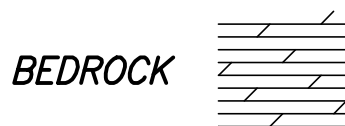
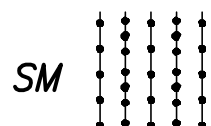
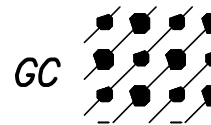
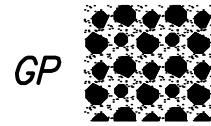
SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Non-Cohesive Soils		SPT	Cohesive Soils		Pp-(tons/ft ²)
Very Loose		0 - 4	Very Soft		0 - 0.25
Loose		4 - 10	Soft		0.25 - 0.50
Slightly Compact		8 - 15	Medium Stiff		0.50 - 1.00
Medium Dense		10 - 30	Stiff		1.00 - 2.00
Dense		30 - 50	Very Stiff		2.00 - 4.00
Very Dense		50+	Hard		4.00+

PARTICLE SIZE

Boulders: 12 in.+	Coarse Sand: 5 mm(#4)-2 mm(#10)	Silts and Clays: <#200
Cobbles: 12 in.-3in.	Medium Sand: 2 mm(#10)-0.4mm(#40)	
Gravel: 3in.-5mm(#4)	Fine Sand: 0.4mm(#40)-0.075mm(#200)	

SOIL GRAPHICS



NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

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P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

PROJECT NAME: 540 CACHE CREEK DRIVE	TEST PIT No. 1	PAGE: 1
DATE STARTED / FINISHED: 04/25/19	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: PRUETT/BARRY	EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK		MATERIAL DESCRIPTION					
		1				0'-1.75' MOIST, STIFF, DK BROWN, SILT TOPSOIL, MINOR ROOTS					IN LAWN NORTHEAST PART OF SOUTHERN LOT MODERATE DIGGING FROM 0-16'
		2				1.75'-16.0' MOIST, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 18" MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~40% SANDY SILT MATRIX, ~60% GRAVELS, COBBLES AND BOULDERS					
		3									
		4									
		5									
		6									
		7									
		8									
		9									
		10									
		11									
		12									
		13									
		14									
		15				GROUNDWATER ENCOUNTERED AT 14.7'					
		16				SOIL SAME AS ABOVE, SATURATED					
		17				BOP=16.0'					
		18				MONITORING WELL INSTALLED					
		19				LOP=18.0' 1.5" DIAMETER PVC					
		20				SLOTS EVERY 6" FROM 5.7'-15.7'					
						STICKUP=2.3'					

NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: NEW WEST BUILDERS	JOB NO.
	JACKSON, WYOMING	19-046-02

PROJECT NAME: 540 CACHE CREEK DRIVE	TEST PIT No. 2	PAGE: 1
DATE STARTED / FINISHED: 04/25/19	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: PRUETT/BARRY	EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
						MATERIAL DESCRIPTION					
		1				0'-4.0' MOIST, STIFF, DK BROWN, GRAVELLY SILT TOPSOIL, MINOR SHRUB ROOTS, PP=1.0-2.0 TSF THROUGHOUT					GRASSY LAWN ON THE NORTH PORTION OF THE SOUTH LOT
		2									18" BOULDER AT 1.5'
		3									
		4				4.0'-9.0' MOIST, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 18" MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~40% SANDY SILT MATRIX, ~60% GRAVELS, COBBLES AND BOULDERS					MODERATE DIGGING THROUGH COLLUVIUM
		5									
		6									
		7									
		8									
		9				9.0'-11.0' MOIST, MEDIUM STIFF, LIGHT-BROWN TO GRAY, GRAVELLY SILTY CLAY, PP=0.5-1.0 TSF THROUGHOUT, NO PINHOLE VOIDS					
		10				GROUNDWATER SEEPING INTO TP AT 9.75'					
		11				GROUNDWATER POOLING AT 11.0'					
		12				11.0'-16.0' SATURATED, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 18" MAXIMUM DIMENSION, ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~40% SANDY SILT MATRIX, ~60% GRAVELS, COBBLES AND BOULDERS					MODERATE CAVING OF TP WALLS
		13									
		14									
		15									
		16				BOP=16.0'					
		17									
		18									
		19									
		20									

 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: NEW WEST BUILDERS JACKSON, WYOMING	JOB NO. 19-046-02
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PROJECT NAME: 540 CACHE CREEK DRIVE	TEST PIT No. 3	PAGE: 1
DATE STARTED / FINISHED: 04/25/19	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: PRUETT/BARRY	EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
		0				0'-3.5' MOIST, STIFF, DK BROWN, SILT TOPSOIL, SHRUB ROOTS UP TO 1" IN DIAMETER, PP=1.0-2.0 TSF THROUGHOUT					SLOPING GRASSY LAWN ON THE SOUTH CENTRAL PORTION OF THE SOUTH LOT
		1									
		2									
		3				3.5'-14.0' DRY TO MOIST, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 18" MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~50% SANDY SILT MATRIX, ~50% GRAVELS, COBBLES AND BOULDERS					MODERATE DIGGING THROUGH COLLUVIUM
		4									
		5									
		6									
		7									
		8									
		9									
		10									
		11									
		12									
		13				GROUNDWATER SEEPING INTO TP AT 13.0'					MINOR CAVING OF TP WALLS
		14				SOILS SAME AS ABOVE, SATURATED FROM 13-14'					
		15				14.0'-15.0' MOIST, STIFF, LIGHT-BROWN CLAY WITH GRAVEL, MODERATE OXIDATION STAINING, PP=1.0-1.5 TSF THROUGHOUT, NO PINHOLE VOIDS					
		16				BOP=15.0'					
		17									
		18									
		19									
		20									

NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: NEW WEST BUILDERS JACKSON, WYOMING	JOB NO. 19-046-02
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PROJECT NAME: 540 CACHE CREEK DRIVE					TEST PIT No. 4		PAGE: 1	
DATE STARTED / FINISHED: 04/25/19					OPERATOR: FISH CREEK EXCAVATION			
LOGGED BY: PRUETT/BARRY					EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE			
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP								

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
		1				0'-2.0' MOIST, STIFF, DK BROWN, SILT TOPSOIL, SHRUB ROOTS UP TO 1" IN DIAMETER					LAWN, WEST PORTION OF THE SOUTH LOT
		2				2.0'-11.5' DRY TO WET, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND AND BOULDER UP TO 2.5' MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE/DOLOMITE GRAVELS AND COBBLES, ~40% COLLUVIUM, ~60% GRAVELS AND COBBLES					MODERATE DIGGING THROUGH COLLUVIUM
		3									
		4									
		5									
		6				GROUNDWATER SEEPING INTO TP AT 5.75'					BOULDERS UP TO 2.5'
		7				SAME AS ABOVE SATURATED BELOW 6'					GROUNDWATER POOLING BELOW 6.75'
		8									
		9									
		10									MAJOR CAVING OF UPHILL WALL BELOW GROUNDWATER
		11				11.5'-18.0' MOIST, SOFT TO MEDIUM STIFF, BROWN, LEAN CLAY, PP=0.5 TSF THROUGHOUT, NO PINHOLE VOIDS					
		12				USCS CLASSIFICATION-CL (LEAN CLAY)	26	18		24	EASY DIGGING FROM 11.5'-18'
		13									
		14									
		15									
		16									
		17									
		18				BOP=18.0'					
		19				MONITORING WELL INSTALLED					
		20				LOP=20.0' 1.5" DIAMETER PVC					
						SLOTS EVERY 6" FROM 4.0'-18.0'					
						STICKUP=2'					

NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: NEW WEST BUILDERS JACKSON, WYOMING	JOB NO. 19-046-02
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PROJECT NAME: 540 CACHE CREEK DRIVE					TEST PIT No. 5					PAGE: 1	
DATE STARTED / FINISHED: 04/25/19					OPERATOR: FISH CREEK EXCAVATION						
LOGGED BY: PRUETT/BARRY					EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE						
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP											

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS	
			UNDISTURBED	BULK								
		1				0'-5.5' DRY TO MOIST, MEDIUM DENSE TO DENSE, DK BROWN, FILL COMPOSED OF SITE SOILS, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS, TOP SOIL AND COLLUVIUM MIX 5.5'-8.0' DRY, STIFF, DK BROWN TOPSOIL, SILT, PP=1.0 TSF, FORMER GROUND SURFACE, PP=1.0-2.0 TSF THROUGHOUT 8.0'-13.5' DRY, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 18" MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~40% SANDY SILT MATRIX, ~60% GRAVELS, COBBLES AND BOULDERS 13.5'-16' DRY, MEDIUM DENSE, LIGHT-BROWN, SANDY SILT WITH COBBLES/GRAVEL 16.0'-17.0' DRY, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND AND BOULDER UP TO 18" MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE/DOLOMITE GRAVELS AND COBBLES, ~40% COLLUVIUM, ~60% GRAVELS AND COBBLES BOP=17.0' GROUNDWATER NOT ENCOUNTERED MONITORING WELL INSTALLED LOP=20.0' 1.5" DIAMETER PVC SLOTS EVERY 6" FROM 7.0'-17.0' STICKUP=3'						SOUTHWEST PORTION OF THE NORTH LOT BOULDERS UP TO 2.5 FT VERY DENSE, HARD DIGGING AT 8' MODERATE CAVING OF TP WALL MODERATE DIGGING FROM 13.5'-16' VERY DENSE, HARD DIGGING AT 16'
		2										
		3										
		4										
		5										
		6										
		7										
		8										
		9										
		10										
		11										
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		20										

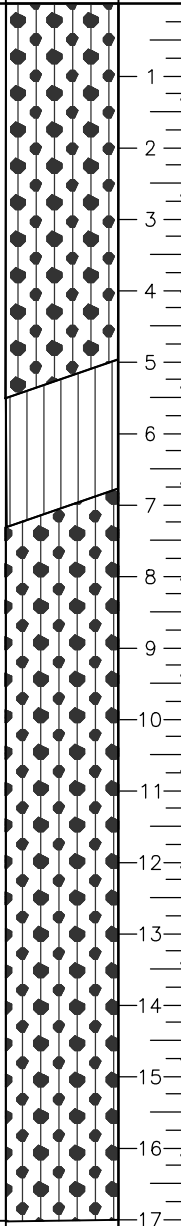
 NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087					CLIENT: NEW WEST BUILDERS JACKSON, WYOMING					JOB NO. 19-046-02	
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PROJECT NAME: 540 CACHE CREEK DRIVE DATE STARTED / FINISHED: 04/25/19 LOGGED BY: PRUETT/BARRY BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP	TEST PIT No. 6 PAGE: 1 OPERATOR: FISH CREEK EXCAVATION EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE
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WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK							
		1				0'-2.0' MOIST, MEDIUM STIFF TO STIFF, DK BROWN TOPSOIL, SILT, PP=1.0 TSF THROUGHOUT					EAST PORTION OF THE NORTH LOT
		2				2.0'-4.0' MOIST, STIFF TO VERY STIFF, LIGHT-BROWN TO GRAY, SILT LOESS, PP=2.0 TSF THROUGHOUT, MODERATE PINHOLE VOIDS					MODERATE DIGGING THROUGH COLLUVIUM
		3									
		4									BOULDERS UP TO 3' IN COLLUVIUM
		5									
		6									
		7									
		8				8.0'-13.5' DRY TO SATURATED, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 3' MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~40% SANDY SILT MATRIX, ~60% GRAVELS, COBBLES AND BOULDERS					VERY DENSE, HARD DIGGING AT 8'
		9									
		10				9.5' WET, CAVING OF TP WALL					
		11				GROUNDWATER SEEPING INTO TP AT 10.5'					
		12									
		13									
		14				BOP=14.5'					
		15									
		16									
		17									
		18									
		19				MONITORING WELL INSTALLED LOP=20.0' 1.5" DIAMETER PVC SLOTS EVERY 6" FROM 7.25'-17.25' STICKUP=2.75'					
		20									

NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: NEW WEST BUILDERS JACKSON, WYOMING	JOB NO. 19-046-02
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PROJECT NAME: 540 CACHE CREEK DRIVE	TEST PIT No. 7	PAGE: 1
DATE STARTED / FINISHED: 04/25/19	OPERATOR: FISH CREEK EXCAVATION	
LOGGED BY: PRUETT/BARRY	EXCAVATOR TYPE: HITACHI ZAXIS 160LC TRACK HOE	
BOREHOLE LOCATION/ELEVATION: SEE TEST PIT LOCATION MAP		

WELL LOG	GRAPHICS LOG	DEPTH (FT)	SAMPLES		SAMPLE ID	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the test pit and at the time of the excavation. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			UNDISTURBED	BULK		MATERIAL DESCRIPTION					
						0'-5.25' DRY TO MOIST, MEDIUM DENSE TO DENSE, DK BROWN, FILL COMPOSED OF SITE SOILS. SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS, TOP SOIL AND COLLUVIUM MIXTURE 5.25'-7.0' DRY, STIFF, DK BROWN TOPSOIL, SILT, PP=1.0-2.0 TSF THROUGHOUT 7.0'-17.0 MOIST, DENSE, LIGHT-BROWN TO GRAY, SILTY GRAVEL WITH SAND, COBBLES AND BOULDERS UP TO 3' MAXIMUM DIMENSION, COLLUVIUM COMPOSED OF ANGULAR MADISON LIMESTONE GRAVELS, AND COBBLES, ~40% SANDY SILT MATRIX, ~60% GRAVELS, COBBLES AND BOULDERS BOP=17.0' GROUNDWATER NOT ENCOUNTERED					GRASSY FILL SLOPE, NORTHWEST PORTION OF THE NORTH LOT BOULDERS UP TO 3.0' EASY DIGGING TO 7' MODERATE TO HARD DIGGING BELOW 7'

 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: NEW WEST BUILDERS JACKSON, WYOMING	JOB NO.
		19-046-02

LABORATORY RESULTS

Sample ID **TP4-1**

Depth (ft) **12-13 ft**

Unified Soils Classification
Lean Clay (CL)

Gravel	2%
Sand	8%
Fines	90%

Liquid Limit:	26
Plastic Limit:	18
Plasticity Index:	8

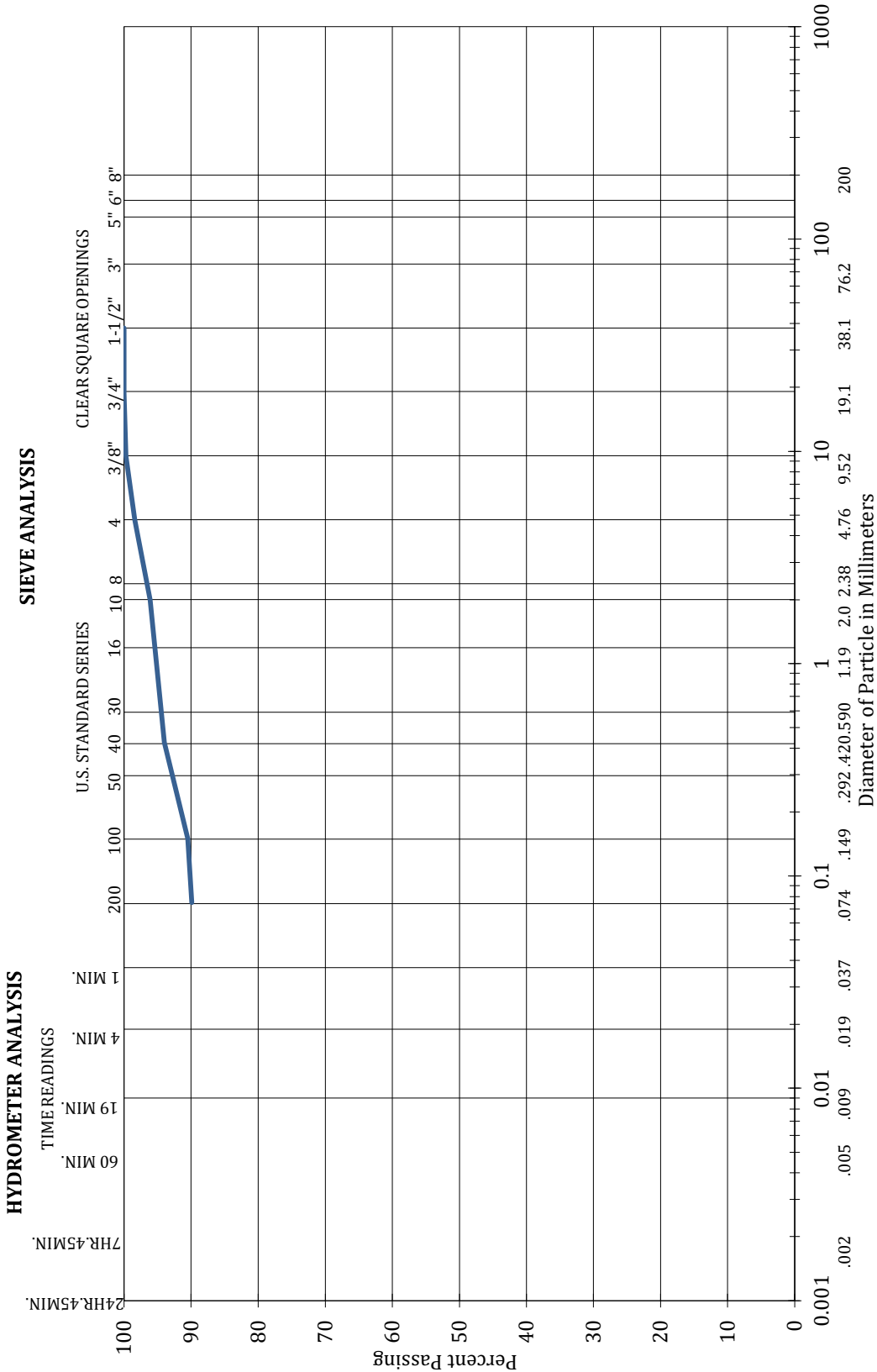
In-Situ Moisture Content	24.3%
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Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	312.4	312.4	0.0	0%	100%
1"	25	312.4	312.4	0.0	0%	100%
3/4"	18.75	312.4	312.4	0.0	0%	100%
3/8"	9.5	312.4	315.6	3.2	0%	100%
#4	4.75	312.4	327.2	14.8	2%	98%
#10	2.00	312.4	337.7	25.3	4%	96%
#40	0.425	312.4	336.5	24.1	6%	94%
#100	0.15	312.4	351.1	38.7	9%	91%
#200	0.075	312.4	319.3	6.9	10%	90%
Pan	0	312.4	1317.9	1005.5	100%	0%
Total Weight of Sample (g)				1118.5		

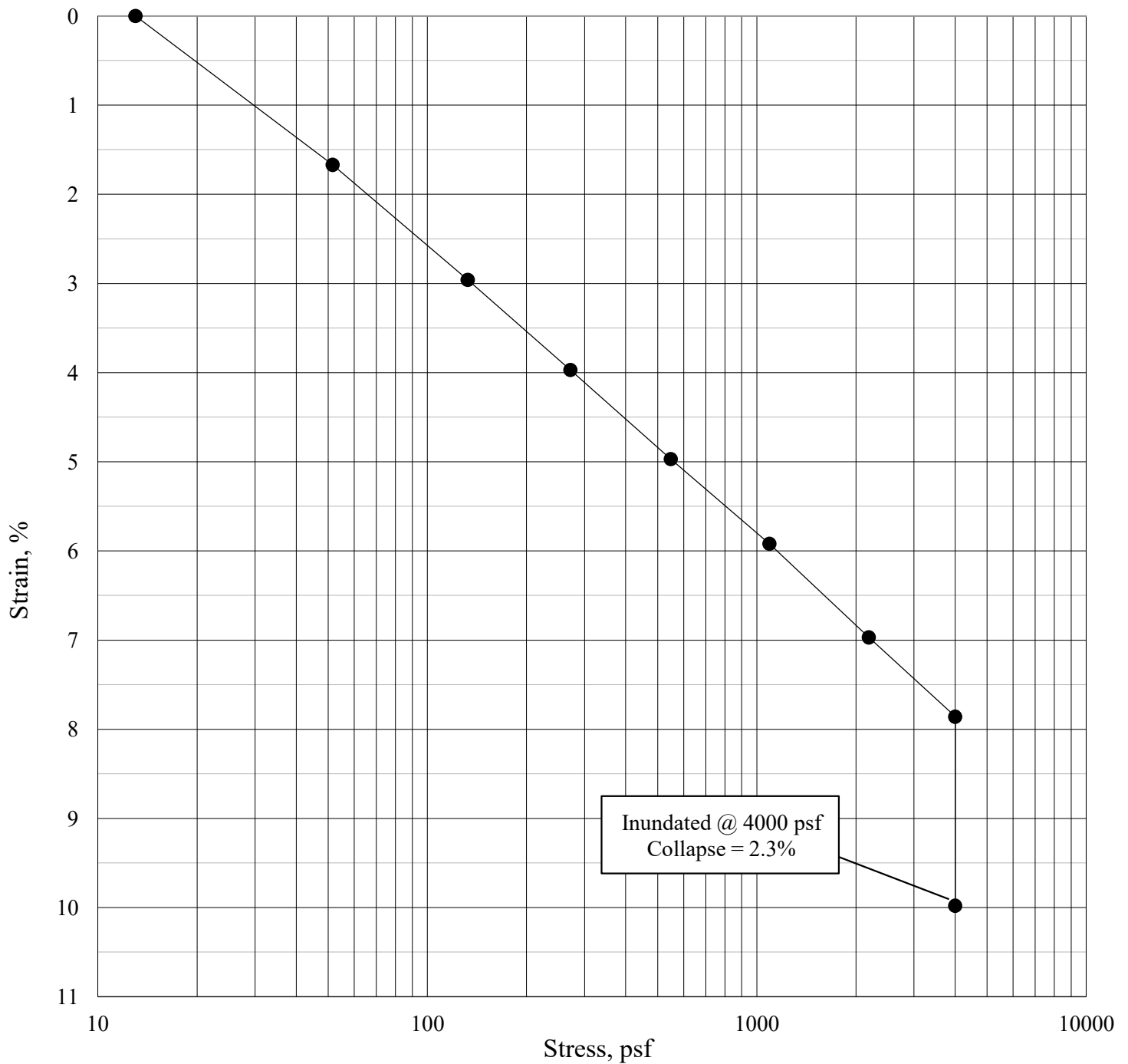
Moisture Content	
Wet Wt. + Tare (g)	1561.6
Dry Wt. + Tare (g)	1289.3
Wt of Water (g)	272.2
Tare Wt. (g)	170.9
Dry Wt. (g)	1118.5
Moisture Content	24.3%
Wash	
Wet Wt. + Tare (g)	1561.6
Pre Wash Dry (g)	1118.5
Post Wash Dry (g)	113.0
Tare Wt. (g)	0.0
Wt.Of Minus #200 =	1005.5

Project: 540 Cache Creek Drive
Job Number: 19-046-02
Visual ID: Silt with clay

Sampled By: AP
Date: 4/25/2019
Tested By: JM
Date: 4/29/2019



CLAY (plastic) TO SILT (non-plastic)			SAND		GRAVEL		COBBLES
			FINE	MEDIUM	COARSE	FINE	COARSE
540 Cache Creek Drive							



Boring No.	TP4-1	Depth:	12 - 12.5'	Initial Dry Density (pcf)	97.7	Initial Moisture Content (%)	26.4
Sampled By:	AP/NE	Date Received:	5/2/19				
Soil Description:	Lean Clay (CL) with silt, trace sand and gravel, medium plasticity, light brown, saturated, medium						

5/14/19

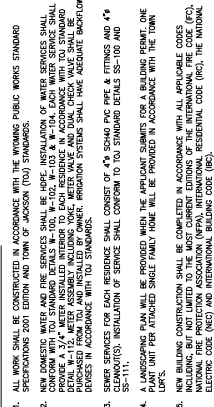


P. O. Box 80190
 Billings, MT 59108-0190
 Phone: 406.652.3930
 Fax: 406.652.3944

Consolidation/Swell Test

SK Project Number: 08-2506
 Nelson Project Number: 19-046-02
 540 Cache Creek Drive

APPLICANT: JOSH KILPATRICK (NELSON ENGINEERING)
PHONE: 307-733-2087
EMAIL: JKILPATRICK@NELSONENGINEERING.NET



Development Calculations. Please complete for each structure or use.			
	LOS Standard	Existing	Proposed
Number of units or capacity	1,101/602	N/A, Detmo	1,301/602
Flow rates, in l/s (by type if applicable)	0.4/1.200/2	N/A, Detmo	0.5/1.2
Peak flow rates, in l/s (by type if applicable)	0.4/1.200/2	N/A, Detmo	0.5/1.2
Site Developments, sq. ft.	9,214.6	N/A, Detmo	8,950
Land/crude surface ratio	0.6	N/A, Detmo	0.61
Setback	25	N/A, Detmo	25
Front or street's width, ft.	25	N/A, Detmo	25
Rear yard, ft.	25	N/A, Detmo	25
Side yard, ft.	15	N/A, Detmo	15
Height, ft.	15	N/A, Detmo	15
Roof slope	30° for 64.2' roof	N/A, Detmo	28°
Heating, cooling or exhaust (min) (sq. ft.)			
Heating, cooling or exhaust (min) (sq. ft.)			

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P19-199	Applied	8/21/2019	STOL
Project Name	Development Plan - 540 Cache Creek Drive	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant Nelson Engineering	Owner	540 CACHE CREEK LLC
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Site Address	City	State	Zip
540 CACHE CREEK DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
HALL, JOHN D 2ND	22411634135010	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	8/21/2019	9/11/2019	8/22/2019	
Kelly Sluder					
Fire	NO COMMENT	8/21/2019	9/11/2019	8/26/2019	
Kathy Clay					
Joint Housing Dept	APPROVED	8/21/2019	9/12/2019	9/12/2019	See notes
Stacy Stoker					
(9/12/2019 9:09 AM SAS)					
This development plan's housing mitigation requirement is an In-lieu Fee. Since there is not a unit requirement, the Housing Department has no comments.					
Legal	APPROVED	8/21/2019	9/11/2019	8/31/2019	no comment at this time.
Lea Colasuonno					
Parks and Rec		8/21/2019	9/12/2019		
Steve Ashworth					
Pathways	APPROVED W/CONDITI	8/21/2019	9/12/2019	9/13/2019	
Brian Schilling					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
(9/13/2019 8:06 AM STOL)					
P19-199 and 200, 540 Cache Creek Dr. Development Plan and Hillside CUP					
Comments from Teton County/TOJ Pathways Department					
Status: approved w/conditions					
- Streetscape - Streetscape should follow the 2015 Community Streets Plan, which identifies the property in the Village zone, District 3, which calls for a 5’ sidewalk with a 6’ furnishing zone. - Continuous sidewalk - Sidewalks shall be continuous when crossing access driveways. - The concrete sidewalk surface and texture shall continue uninterrupted across the entire access driveway. The sidewalk shall be constructed so that it remains at a consistent vertical alignment with the sidewalk legs on either side of the driveway. I.e., the sidewalk shall not ramp down when crossing the driveway access, rather the driveway should rise to the level of the sidewalk. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street.					
Planning	APPROVED W/CONDITI	8/21/2019	9/11/2019	9/10/2019	Staff Report
Brendan Conboy					
Police	NO COMMENT	8/21/2019	9/11/2019	8/21/2019	
Todd Smith					
(8/21/2019 4:51 PM STOL)					
No concerns.					
Todd Smith					
Public Works	APPROVED W/CONDITI	8/21/2019	9/12/2019	9/12/2019	SEE NOTES
Rachelle Rhodes					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(9/12/2019 3:50 PM RR)					
Development Plan Review – APPROVED					
P19-199					
APPLICANT: Nelson Engineering, Josh Kilpatrick					
ADDRESS: 540 Cache Creek Drive					
9/12/2019					
Rachelle Rhodes, 307-733-3079					
DATE OF SUBMITTAL: 8/21/2019					
DATE OF MATERIALS: 8/16/2019 (Civil Plans)					
REVISION NO.: 0					

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

*The following comments are being provided for use in preparation of future Development Plan submittals and are required for sufficiency.

In addition to the required Town of Jackson submittal requirements, The Engineering Department requires applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through Tiffany Stolte of the Planning Department (tstolte@jacksonwy.gov).

PRIOR TO BUILDING PERMIT APPROVAL:

1. All onsite power and cable utilities shall be shown as underground and location(s) of transformers indicated. Please review the “proposed wire utility easement” with Lower Valley Energy. Typical utility easements for power or gas are 15-feet wide for constructability.
2. A complete and detailed landscaping plan shall be required.
3. Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.
4. A parking and access plan per the LDR’s shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.
5. A pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance. If awnings or canopies are proposed within the right-of-way, dimensional and drainage information shall be included on the plans.
6. All work to be completed within the Town’s right-of-way shall be specifically addressed.
7. Snow storage areas for the site shall be indicated on the plans.

PLEASE BE ADVISED THAT:

8. A Public Right-of-Way (Encroachment) Permit is required for any work within the public right-of-way.
9. A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
10. The approval of this application confirms that the Town of Jackson has evaluated the application submitted by the applicant and determined that it meets the minimum applicable construction and design standards of the Town’s Land Development Regulations as they pertain to Public Works review. Nothing in this approval constitutes an endorsement by the Town of Jackson of the construction or the design of the proposed development. The Town assumes no liability for, and does not in any way guarantee or warrant the performance or operation of the development.					
11. This approval does not relieve the permittee from any duty to obtain any other permit or authorization that may be required by any provision of federal, state or local codes and ordinances; nor does it permit violation of any section of federal, state or local codes and ordinances.					
.....					
START		8/21/2019	9/12/2019		
Darren Brugmann					
.....					

From: [Brian Schilling](#)
To: [Brendan Conboy](#)
Subject: RE: Departmental Reviews 540 Cache Creek Dev Plan and Hillside CUP
Date: Wednesday, September 18, 2019 3:00:26 PM
Attachments: [image001.png](#)

Brendan,

This property is in a funny zone...there aren't currently any sidewalks on the south side, and the one on the north side is an attached (non-conforming) sidewalk. So on the one hand I see the applicant's point and don't necessarily feel it's a deal breaker to not require a sidewalk, on the other hand I worry about making the exception of saying "well, there isn't one there right now, so maybe they shouldn't have to" and then that continues for the next applicant and the next one, and also makes it that much harder should this street ever come up as a possible Town project.

One compromise position I could see is to lay out the space for a future sidewalk (that meets the 5'/6' layout of the Community Streets Plan and takes into account the continuous driveway crossing) and any easement space that would be needed for that, but not require the applicant to construct the sidewalk at this time. That would give the Town some benefit in that they'd have a secured space for a sidewalk should the need for a connection ever come up.

Thanks,
Brian

From: Brendan Conboy [mailto:BConboy@jacksonwy.gov]
Sent: Tuesday, September 17, 2019 10:04 AM
To: Brian Schilling <bschilling@tetoncountywy.gov>; Rachelle Rhodes <RRhodes@jacksonwy.gov>
Cc: jkilpatrick@nelsonengineering.net
Subject: FW: Departmental Reviews 540 Cache Creek Dev Plan and Hillside CUP

Hi Brian and Rachelle,

Attached are the applicant's responses to your departmental reviews for P19-199/200 Dev Plan and Hillside CUP for 540 Cache Creek Drive. Could you please look this over and get back to me with comments?

Thanks,
Brendan

From: jkilpatrick@nelsonengineering.net [mailto:jkilpatrick@nelsonengineering.net]
Sent: Tuesday, September 17, 2019 9:19 AM
To: Brendan Conboy <BConboy@jacksonwy.gov>
Cc: bolson@nelsonengineering.net; 'Ryan Walters' <ryan@farmerpaynearchitects.com>; 'Benjamin Goldberg' <ben.goldberg@orion-companies.com>
Subject: RE: Departmental Reviews 540 Cache Creek Dev Plan and Hillside CUP

Hi Brendan,

I attached some comments to the Dev. Plan reviews and I was hoping you could circulate to get some answers? It appears the CUP was approved?

Thanks,

Josh Kilpatrick, PE

Project Engineer

PH: (307)690-2086

NELSON ENGINEERING since 1964

Professional Engineers & Land Surveyors

JACKSON, WY • BUFFALO, WY • DRIGGS, ID

P.O. Box 1599 • 430 South Cache St. • Jackson, WY 83001
(307) 733-2087 • (307) 733-4179 Fax • nelsonengineering.net

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immediately by return email and delete this document.*

From: Brendan Conboy <BConboy@jacksonwy.gov>

Sent: Monday, September 16, 2019 9:10 AM

To: jkilpatrick@nelsonengineering.net

Subject: Departmental Reviews 540 Cache Creek Dev Plan and Hillside CUP

Hi Josh,

Attached are the departmental reviews for 540 Cache Creek Drive applications. I am working on the staff report at the moment. Let me know if you have any questions.

Thanks,

Brendan

BRENDAN CONBOY
ASSOCIATE PLANNER
TOWN OF JACKSON
P.O. Box 1687
JACKSON, WY 83001

(P)(307) 734-3493
(F)(307) 734-3563

bconboy@jacksonwy.gov

www.townofjackson.com



Correspondence, including e-mail, to and from employees of Teton County, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: [Matt Kim-Miller](#)
To: [Brendan Conboy](#)
Cc: [Paul Anthony](#); [Lea Colasuonno](#); [Benjamin Goldberg](#)
Subject: RE: 540 Cache Creek Access from Snow King Drive
Date: Wednesday, October 2, 2019 2:11:09 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[1998 Street Naming Resolution.pdf](#)
[1978 Public Road Affidavit.pdf](#)
[Annexation.pdf](#)

Hi Brendan. Thanks for the e-mail. The below describes our analysis of Snow King Drive, which was performed in response to your initial email.

A 1998 resolution in relation to the names of Town streets shows that Snow King Drive is a public road (see attached). Snow King Drive is maintained by the Town, and in the past year the Town has been repairing water lines under the road—something that would not have been done if the road were private.

Snow King Estates was formally annexed into the Town of Jackson in 1990—see attached. The most recent plat in the subdivision (Plat 1349), which concerns lots 17 and 20 and is from 2015, states that “access to this subdivision is from Snow King Estates Drive, a public road serving this subdivision.” As with all plats, the Town of Jackson reviewed, approved and executed the plat. The Town would not have accepted that statement if Snow King Estates were not a public drive. Over the years, the Town has entered into various encroachment agreements in relation to properties along Snow King Drive, again showing that the road is a public road.

As to the private documentary history, it is as follows: The original plat from 1978 (plat 168) did not state one way or the other whether the road is public or private. The covenants are also silent (Book 12, MR 290). That said, in affidavits that were filed after the original Plat (Book 78, P 454; Book 78, P 456; Book 78, P 458), the developer of the subdivision and other individuals providing affidavits were quite clear that the road is public. In the attached affidavit from the developer, Earl Walters, he states that “at no times were the roadways . . . intended . . . to be private roadways . . .” and instead “[t]hat at all times during and subsequent to the approval process for the subdivision of the property and the filing of the plat thereof, it was my intent that the roadways and utilities easements shown thereon would be dedicated to the public for public use” and maintained by Teton County. That affidavit speaks of a dedication conveyance to Teton County, though Teton County did not accept the roadway. This was resolved when the neighborhood was annexed into the Town and Town maintenance of the roads and related utilities began.

When Snow King Estates was replatted in 1980 (plat 416), that plat did state that the roads are private. In a transfer of subdivision improvements from 1982 (Book 132, P 277), specific subdivision improvements, such as telephone lines, sanitary sewer, the underground water supply system, including all lines and mains and all “roadway improvements” were transferred to the Snow King Estates Homeowners Association, Inc. In that same instrument, the HOA agreed to be responsible for the repair and maintenance of the roads. The replat and the 1982 HOA dedication do not change the public’s rights over the road, and the fact that the Town has been owning, operating and maintaining the roads for many years. From corporate records, the HOA has been defunct since

1995. The HOA has not maintained the road for decades.

For the above reasons, Snow King Drive is currently a public road, and has been since the 1990s. This has been confirmed in discussions with the Town's public works, and is evidenced by the fact, as you mentioned, that in a prior development application for a FDP approval for this lot, access to Snow King Drive was permitted by the Town. Ben Goldberg, copied here, also had a discussion and emails with Audrey Cohen-Davis, who also concluded that it was a public road. As a final point, the scope of the public road is such that it abuts the 540 Cache parcel allowing direct access to the public road.

If you have any questions, please let me know as I would be happy to discuss.

Matt

Matt Kim-Miller

Holland & Hart LLP

Overnight: 25 S. Willow Street, Suite 200

U.S. Mail: P.O. Box 68

Jackson, WY 83001

T 307.734.4504



CONFIDENTIALITY NOTICE: This message is confidential and may be privileged. If you believe that this email has been sent to you in error, please reply to the sender that you received the message in error; then please delete this e-mail.

From: Brendan Conboy <BConboy@jacksonwy.gov>

Sent: Thursday, September 26, 2019 11:04 AM

To: Matt Kim-Miller <MWKimMiller@hollandhart.com>

Cc: Paul Anthony <panthony@jacksonwy.gov>; Lea Colasuonno <lcolasuonno@jacksonwy.gov>

Subject: 540 Cache Creek Access from Snow King Drive

Hi Matt,

Mr. Bob Caspar, owner of 620 Snow King Drive stopped by my office Tuesday morning with a question concerning the proposed access off of Snow King Drive to 540 Cache Creek Drive. We wanted to inform you in case he chooses to make a formal legal challenge. His question regards the fact that your client would be taking access from a roadway easement that is otherwise on his property. During the pre-application meeting and follow up email I sent you on February 8, 2019, we responded to your question of whether access was allowed from Snow King Drive by stating that, *"We have permitted access from Snow King with a previous FDP approval for this lot in the past so it is safe to assume we would allow access with this application, however Tyler said that you should research the roadway easement to ensure that it doesn't prohibit such access."* We are currently looking into the matter in more detail here, but in the meantime I am wondering if you researched

the roadway easement as requested and if you could provide your determination on access from the roadway easement. Any assistance you can provide will help us address Mr. Caspar's concerns and potentially avoid further complications. In the event that access is not allowed from Snow King Drive, we will need to meet to discuss alternative access to the proposed subdivision and resubmittal of Building Permit, Development Plan, and Hillside CUP materials.

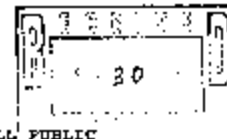
Thanks,
Brendan

BRENDAN CONBOY
ASSOCIATE PLANNER
TOWN OF JACKSON
P.O. BOX 1687
JACKSON, WY 83001

(P)(307) 734-3493
(F)(307) 734-3563
bconboy@jacksonwy.gov
www.townofjackson.com



RESOLUTION 98-10



A RESOLUTION ESTABLISHING STREET NAMES FOR ALL PUBLIC AND PRIVATE STREETS WITHIN THE TOWN OF JACKSON

WHEREAS, the Mayor and Town Council of the Town of Jackson recognize that confusion over the names of streets within the Town of Jackson can be injurious to the conduct of private commerce, can be detrimental to the provision of emergency services, and can be a source of frustration to tourists and residents alike; and

WHEREAS, the Mayor and Town Council of the Town of Jackson believe that the way to avoid possible confusion over the names of streets within the Town of Jackson is to officially establish such names;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Jackson, in regular session duly assembled, that the following are the established names of the public and private streets within the Town of Jackson:

Absaroka Drive	Martin Lane
Alpine Lane	May Way
Alpine View Lane	McDonald Lane
Arapahoe Lane	McKillop Avenue
Aspen Drive	Miner School Road (Private)
Bearer Lane	Millard Street
Blair Drive	Moore Street
Blair Place (Private)	Moore Street
Broadway Avenue	Mountain View Lane
Buffalo Way	Nelson Drive
Cache Creek Drive	No Name Street
Canby Street	Kramer Lane
Canyon Drive	Paul Avenue
Cedar Lane	Reddy Street
Cedar Lane (Private)	Rice Drive
Center Loop	Rimmer Lane
Center Street	Riverbend Lane
Clark Street	Rutherford Street
Columbia Street	Ranger View Drive
Crocker Creek Lane	Redmond Street
Haunter Avenue	Redmond (Private)
Chadwick Lane	Saddle Butte Drive (Private)
Clay Lane	Scott Lane
Hamden Court (Private)	Sealed Lane
Delaney Avenue	Shady Lane (Private)
Dickwood Drive	Shen Lane
Dusty Arrow Road	Sheldon Avenue
Elk Run Lane	Smith Lane
Emma Pettit Circle	Snow King Avenue
East Creek Lane	Snow King Court
Four Horse Drive (Private)	Snow King Estates Drive
Hill Avenue	Snow King Drive (Private)
Glenwood Street	Spring Lane
Glenway Lane	Stacy Lane
Gray Center Street	Stellars Lane
Hall Avenue	Stormy Lane
Hansen Avenue	Terra Avenue
Holly Road (Private)	Travis Run
Hidden Ranch Lane	Tribal Trail Road
Hidder Ranch Loop	Upper Cache Creek Drive
High School Road	Upper Redmond Road (Private)
Highway 89	U-L Lane (Private)
Huff Lane (Private)	Veronica Lane
Jackson Street	Vine Street
Jack Street	Virginia Lane
James Avenue	Ward Lane
Jeffrey Avenue	Washington Drive
King Street	Wildflower Court (Private)
Lakota Lane	Willow Branch Court (Private)
Lake Lane	Willow Street
Independe Lane	Winter Avenue
McLeod Drive (Private)	
Maple Way	

Ordained: JAN 10, 1998
 Passed: JAN 10, 1998
 By: MAYOR, CLERK, TOWN COUNCIL
 By: JIMMY HENGE, Mayor

BE IT FURTHER RESOLVED that by establishing the street names set forth above the following street name changes are being explicitly acknowledged:

First Street was originally found on the plat of the Original Townsite, otherwise known as Plat No. 100, as recorded in the office of the Teton County Clerk, is replaced by Gill Avenue;
Second Street was originally found on the plat of the Original Townsite, otherwise known as Plat No. 100, as recorded in the office of the Teton County Clerk, is replaced by Delaney Avenue;
North Street was originally found on the plat of the Joseph R. Jones Lots, otherwise known as Plat No. 113, as recorded in the office of the Teton County Clerk, is replaced by Merrill Avenue;
South Street was originally found on the plat of the Cache Creek Second Addition to the Town of Jackson, otherwise known as Plat No. 109, as recorded in the office of the Teton County Clerk, is replaced by Hunter Avenue;
Norwood Avenue was originally found on the plat of the Meadowland Addition to the Town of Jackson, otherwise known as Plat No. 127, as recorded in the office of the Teton County Clerk, is replaced by Snow King Avenue;
Fertin Way was originally found on the plat of the Ferrin Addition to the Town of Jackson, otherwise known as Plat No. 401, as recorded in the office of the Teton County Clerk, is replaced by Super Cache Creek Drive; and
Snow King Drive was originally found on the plat of Snow King Estates, otherwise known as Plat No. 168, as recorded in the office of the Teton County Clerk, is replaced by Snow King Estates Drive.

BE IT FURTHER RESOLVED that by establishing the street names set forth above the following private street names are being explicitly acknowledged for the first time:

Four Wheel Drive	(Private road extending north from Hidden Ranch Lane serving lots 11A and 11B of the Hidden Ranch Addition to the Town of Jackson as well as adjoining properties to the north and south of Lots 11A and 11B.)
Middle School Road	(Private road connecting High School Road and Blair Drive.)

BE IT FURTHER RESOLVED that by adopting this resolution the Town Council respectfully requests the Teton County Clerk to mark the above-referenced plats with the changes in street name as also noted above.

The undersigned duly qualified and sworn Town Clerk of the Town of Jackson certifies that the foregoing is a true and correct copy of a Resolution adopted by the Town Council on the 3rd day of August, 1982.



TOWN OF JACKSON, WYOMING

BY: *[Signature]*
Mayor

[Signature]
Town Clerk

AFFIDAVIT

STATE OF UTAH)
) ss.
COUNTY OF SALT LAKE)

I, Earl D. Walters being first duly sworn depose and say:

1. That I am the same Earl D. Walters that on the 9th day of August, 1965 was the owner of a parcel of land in Teton County, Wyoming and that as owner I signed the subdivision plat for the subdivision known as Snow King Estates, Teton County, Wyoming and that the plat was recorded August 9, 1965 as Plat Number 168.

2. That at no time were the roadways within the said Snow King Estates Subdivision intended by me, as record owner and subdivider, to be private roadways for the exclusive use of purchasers of property within the subdivision.

3. That at all times during and subsequent to the approval process for the subdivision of the property and the filing of the plat thereof, it was my intent that the roadways and utilities easements shown thereon would be dedicated to the public for public use and it was my wish and intention at that time that the roads would be accepted by and maintained by the County of Teton, State of Wyoming.

4. That on or about the 2nd day of August, 1965 I obtained from Vern Hughes, former owner of the property subject to the Snow King Estates Subdivision and at that time Mortgagee of the property, his signature on an agreement for dedication of the

Recorded 12-13 1978 at 2:33 o'clock A.M.
in Book 78 of Plate Page 454 & 455
Ct. 190892 6.00 pd
County Clerk

streets, roads, and easements within the subdivision to the public for public use, said agreement being for the purpose of having the County of Teton, State of Wyoming accept the said roadways as public roadways of the County of Teton.

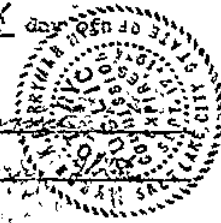
5. Said agreement was never filed and made of record for the sole reason that the County of Teton refused to accept the responsibility for the maintenance of the roadways within the Subdivision, but it nevertheless remained the intent of the owner and mortgagee that the roadways be available for use by the public.

FURTHER this affiant sayeth not.

Earl D. Walters
Earl D. Walters

Subscribed and sworn to before me this 9th day of November, 1978.

W. J. K. Berryman
Notary Public
Residing at: Mountain View, Wyo.



(SEAL)

My Commission Expires: Sept 12, 1982

ORDINANCE NO. 401

AN ORDINANCE ANNEXING CERTAIN PROPERTY, GENERALLY DESCRIBED AS THE SNOW KING ESTATES SUBDIVISION, TETON COUNTY, WYOMING; AMENDING THE ZONING DISTRICT MAP TO INCLUDE THE ANNEXED PROPERTY AND CLASSIFY IT AS A PART OF THE LR-1 ZONING DISTRICT; AMENDING THE CORPORATE LIMITS OF THE TOWN OF JACKSON; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

The Town Council of the Town of Jackson having duly adopted a resolution for the annexation of the Snow King Estates Subdivision, at its regular meeting on the 20th day of February 1990, said resolution certifying that the conditions set forth in Wyoming Statutes §15-1-402 have been met and public notice having been given and a public hearing thereon having been held pursuant to the requirements of law, and no protest having been received against the annexation of the property, the following property lying contiguous with and adjacent to the Town of Jackson, County of Teton, State of Wyoming, is hereby added to, taken in and made a part of the Town of Jackson, County of Teton, State of Wyoming, said land being more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

SECTION II.

On the taking effect of this Ordinance, the corporate limits of the Town of Jackson and boundary lines thereof shall show and include the above-described property as being within and a portion of said Town.

SECTION III.

The Zoning District Map of the Town of Jackson contained in Town of Jackson Ordinance No. 269 is hereby amended to include the foregoing described property within the Large Single-Family Residential District (LR-1) classification.

SECTION IV.

The Town Clerk of the Town of Jackson is hereby authorized and directed to file a certified copy hereof with the County Clerk of Teton County, Wyoming, and with the Secretary of State of the State of Wyoming.

SECTION V.

This Ordinance shall take effect from and after the date of its passage.

Recorded June 26 1990 at 9:40 A M
In Book 226 of Photo Page 97-99
No. 299056 \$8.00
<i>V. Jolynn Coonce</i> County Clerk

RELEASED	
INDEXED	☒
ABSTRACTED	☒

PASSED 1ST READING THE 19th DAY OF March, 1990.

PASSED 2ND READING THE 2nd DAY OF April, 1990.

PASSED, APPROVED AND ADOPTED THE 19th DAY OF June, 1990.

TOWN OF JACKSON

BY: [Signature]
Mayor

ATTEST:

BY: [Signature]
Town Clerk

ATTESTATION OF TOWN CLERK

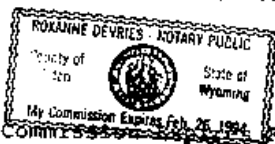
STATE OF WYOMING)
)
COUNTY OF TETON) ss.
)
TOWN OF JACKSON)

I hereby certify that the foregoing Ordinance No. 403 was duly published in the Jackson Hole Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 28th day of March, 1990.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book 3 of Ordinances of the Town of Jackson, Wyoming.

[Signature]
Town Clerk

Subscribed and sworn before me this 21st day of June, 1990.



[Signature]
Notary Public, Roxanne DeVries

My Commission Expires February 26, 1994.

Exhibit A

All lands lying and being situate in the NW1/4 of the SE1/4, of Section 34, T41N, R16W, 6th PM, Teton County, Wyoming, excepting those lands presently included within the incorporated limits of the Town of Jackson.

