

AGENDA

Planning and Zoning Commission

March 18, 2020 – 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 April 15, 2020 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. January 15, 2020
 - II. February 5, 2020
 - III. February 19, 2020
 - IV. March 4, 2020
5. OLD BUSINESS
6. NEW BUSINESS
7. BOARD OF ADJUSTMENT
8. PLANNING COMMISSION
 - I. **ITEMS P20-009 & P20-010:** DEVELOPMENT PLAN & HILLSIDE CONDITIONAL USE PERMIT (CUP) FOR A FUTURE 5-LOT SUBDIVISION AT 984 BUDGE DRIVE.
 - II. **ITEM P20-025:** DEVELOPMENT PLAN TO DEVELOP AN 8-UNIT APARTMENT BUILDING AT 445 VINE STREET
9. MATTERS FROM THE COMMISSION
10. AGENDA FOLLOWUP
11. MATTERS FROM STAFF
12. ADJOURNMENT

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
JANUARY 15, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 1/15/2020, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Paul Anthony, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

January 2, 2020

A motion was made by: Thomas Smits seconded by: Abby Petri
Motion approved by a 5 to 0 vote

NEW BUSINESS:

PLANNING COMMITTEE

- 1. ITEM P19-262:** AMENDMENT TO THE FINAL (MAJOR) DEVELOPMENT PLAN FOR PINE GLADES PLANNED UNIT DEVELOPMENT (PUD).

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Bill Collins, Erica Nash

PUBLIC COMMENT: Jim Wong, Laura Bonich, Charles Nodell, David Defazio, David Lloyd, Will Bradoff, Linda Damiano

PC DISCUSSION: The PC discussed the following topics: what type of public access was approved in original PUD approval; the history of the trail locations, the public/private nature

of the roads, the extent of liability to the homeowner if public access were allowed.

BY the end of the meeting, many PC members agreed that they had a few legal questions and would like the opportunity to speak with the Town Attorney about various issues before they felt comfortable making a recommendation.

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) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P19-262, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to exterior materials changes, the in-road heating element, and the trails plan, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of Certificate of Occupancy on the duplex at 140 & 142 Pine Glades Drive, the applicant shall apply for an addendum to the duplex building permits to revise all exterior elevations to reflect the approved materials and changes.
2. By no later than September 1, 2020, all trails and signage shall be installed and satisfactorily inspected. In addition, by no later than September 1, 2020 the applicant shall record public access easements for the approved trails to the satisfaction of Planning Director, Pathways Director, and Town Attorney. Signage shall include a requirement for a dog leash requirement at all trail entrances and exists.
3. The applicant shall work with the Fire Department and Planning Department on an appropriate landscape screening plan for the first section of trail above the cul-de-sac that does not conflict with the Wildland Urban Interface code requirements.
4. The applicant shall satisfactorily address all concerns from the Pathway Director.
5. The applicant shall make all efforts to not disturb mature Spruce trees in the section of the trail below the cul-de-sac. Any necessary removal of trees will require new trees to be planted to ensure adequate screening is maintained.

A motion was made to **CONTINUE** the meeting to February 5, 2020, by: Katie Wilson seconded by: William Gale
Motion approved by a 5 to 0 vote

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

MATTERS FROM STAFF: Staff provided updates on ongoing planning efforts, such as Town Square/Historic Preservation LDR update, Growth Management Plan, and the Council's recent retreat.

ADJOURN: 7:30

A motion was made by: Katie Wilson seconded by: Thomas Smits
Motion approved by a _5_ to _0_ vote

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
FEBRUARY5, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 2/5/2020, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Paul Anthony, Lea Colasuonno, Tyler Valentine

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: None

January 15, 2020

A motion was made by: _____ seconded by:
Motion approved or denied by a ___ to ___ vote

NEW BUSINESS:

PLANNING COMMITTEE

- 1. ITEM P19-187:** AMENDMENT TO SECTION 8.10 DUTIES AND RESPONSIBILITIES IN THE LAND DEVELOPMENT REGULATIONS.

STAFF PRESENTATION: Paul Anthony

MOTION:

I move to continue Item P19-187 to the Planning Commission's regular meeting on March 4, 2020.

A motion was made by: Anne Schuler seconded by: Thomas Smits
Motion approved by a 5 to 0 vote

- 2. ITEM P19-262:** AMENDMENT TO THE FINAL (MAJOR) DEVELOPMENT PLAN FOR PINE GLADES PLANNED UNIT DEVELOPMENT (PUD).

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Bill Collins, Erika Nash, Todd Cedarholm

PUBLIC COMMENT:

Jennifer Bragg (owner of an affordable duplex unit)
Mark Oblack (owner of market unit close to trail by the cul-de-sac)
Rajat Bhayan (owner of an affordable duplex unit)
Jim Woodmency (owner on Pine Drive)
Todd Cedarholm (Applicant Team)

PC DISCUSSION: PC discussed the following topics/comments:

- Significant concern about impact of trail on affordable duplex.
- Some concern that section 1 trail is too steep.
- General support for connecting Spruce Drive to Snow King trail system.
- General concern that the PC can make Finding 6 (consistency with prior approvals) with proposed trail plan.
- Continue to allow applicant additional time to modify trail plan.

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) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P19-262, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to exterior materials changes, the in-road heating element, and the trails plan, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of Certificate of Occupancy on the duplex at 140 & 142 Pine Glades Drive, the applicant shall apply for an addendum to the duplex building permits to revise all exterior elevations to reflect the approved materials and changes.
2. By no later than September 1, 2020, all trails and signage shall be installed and satisfactorily inspected. In addition, by no later than September 1, 2020 the applicant shall record public access easements for the approved trails to the satisfaction of the Planning Director, Pathways Director, and Town Attorney. Signage shall include a requirement for a dog leash requirement at all trail entrances and exists.

3. Prior to September 1, 2020, the applicant shall work with the Fire Department and Planning Department on an appropriate landscape screening plan for the first section of trail above the cul-de-sac that does not conflict with the Wildland Urban Interface code requirements.
4. The applicant shall satisfactorily address all concerns from the Pathways Director related to technical or engineering suggestions for the trails. Comments related to neighbor approval or unspecified ongoing concerns are not the responsibility of the applicant.
5. The applicant shall make all efforts to not disturb mature Spruce trees in the section of the trail below the cul-de-sac. Any necessary removal of trees will require new trees to be planted to ensure adequate screening is maintained. All new trees will require approval from the Fire Department and Planning Department.
6. The alternative trail route for Section #3 that goes above the duplex and hugs the parking area on Pines Glades Drive shall be the approved trail alignment.

A motion to CONTINUE to March 4 was made by: Anne Schuler seconded by: Abby Petri
Motion was approved by a _5_ to _0_ vote

OLD BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF:

- Virginian Redevelopment
- Home Ranch Parking changes

ADJOURN:

A motion was made by: Anne Schuler seconded by: Thomas Smits
Motion approved by a _5_ to _0_ vote

**MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MARCH 4, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 3/04/2020, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Tyler Sinclair, Tyler Valentine, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES: None

n/a

NEW BUSINESS:

PLANNING COMMITTEE

- 1. ITEM P19-187:** AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS, PURSUANT TO SECTION 8.7.1, LDR TEXT AMENDMENTS, TO REVISE PORTIONS OF DIVISION 8.1 DUTIES AND RESPONSIBILITIES AND OTHER RELATED SECTIONS TO UPDATE SECTION 8.10.1 PLANNING DIRECTOR AND TO ADD THE POSITION OF COMMUNITY DEVELOPMENT DIRECTOR WITH RELATED DUTIES AND RESPONSIBILITIES.

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Tyler Sinclair

PUBLIC COMMENT: None

PC DISCUSSION: None

MOTION:

Based upon the findings pursuant to Section 8.7.1.C for an amendment to the text of the Land Development Regulations, as presented by the applicant and by the Commission for Item P19-187, the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, I move to recommend **approval** to the Town Council of the requested text amendments subject to this staff report and the departmental reviews attached hereto.

A motion was made by: William Gale seconded by: Thomas Smits
Motion approved by a _6_ to _0_ vote

- 2. ITEM P19-187: AMENDMENT TO THE TEXT OF THE LAND DEVELOPMENT REGULATIONS, PURSUANT TO SECTION 8.7.1, LDR TEXT AMENDMENTS, TO REVISE PORTIONS OF DIVISION 8.1 DUTIES AND RESPONSIBILITIES AND OTHER RELATED SECTIONS TO UPDATE SECTION 8.10.1 PLANNING DIRECTOR AND TO ADD THE POSITION OF COMMUNITY DEVELOPMENT DIRECTOR WITH RELATED DUTIES AND RESPONSIBILITIES.**

STAFF PRESENTATION: Tyler Valentine

APPLICANT PRESENTATION: Bill Collins

PUBLIC COMMENT:

Mark Oblack, Chip Nagle, Lucy Wong (Owner of market townhouse), Jim Woodmency (Owner on Pine Drive), Jim Wong (Owner of market townhouse), Susan Oramus (Owner of market townhouse), Jenny Bragg and Rajat (Owners of affordable dublex) said all affordable units are ok with public use of sidewalk.

PC DISCUSSION: None

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) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P19-262, I move to recommend **approval** to the Town Council to amend a Development to allow the proposed modifications listed in the application related to exterior materials changes, the in-road heating element, and the trails plan, subject to the departmental reviews attached hereto and the following conditions of approval:

1. Prior to issuance of Certificate of Occupancy on the duplex at 140 & 142 Pine Glades Drive, the applicant shall apply for an addendum to the duplex building permits to revise all exterior elevations to reflect the approved materials and changes.
2. By no later than September 1, 2020, all trails and signage shall be installed and satisfactorily inspected. In addition, by no later than September 1, 2020 the applicant shall record public access easements for the approved trails to the satisfaction of the Planning Director, Pathways Director, and Town Attorney. Signage shall include a requirement for a dog leash requirement at all trail entrances and exists.
3. Prior to September 1, 2020, the applicant shall work with the Fire Department and Planning Department on an appropriate landscape screening plan for the first section of trail above the cul-de-sac that does not conflict with the Wildland Urban Interface code requirements.
4. The applicant shall satisfactorily address all concerns from the Pathways Director related to technical or engineering suggestions for the trails. Comments related to neighbor approval or unspecified ongoing concerns are not the responsibility of the applicant.
5. The applicant shall make all efforts to not disturb mature Spruce trees in the section of the trail below the cul-de-sac. Any necessary removal of trees will require new trees to be planted to ensure adequate screening is maintained. All new trees will require approval from the Fire Department and Planning Department.
6. The alternative trail route for Section #3 that goes above the duplex and hugs the parking area on Pines Glades Drive shall be the approved trail alignment. In addition, final screening by vegetation, fence or other means shall be reviewed and approved by the Planning Department and shall include consultation with the duplex owners.

A motion was made by: Abby Petri seconded by: Anne Schuler
Motion approved by a 6 to 0 vote

OLD BUSINESS: None

MATTERS FROM COMMISSION:

AGENDA FOLLOWUP:

MATTERS FROM STAFF: Conference schedule

ADJOURN: 6:54 pm

A motion was made by: William Gale seconded by: Anne Schuler
Motion approved by a 6 to 0 vote



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MARCH 13, 2020
MEETING DATE: MARCH 18, 2020

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEMS P20-009 & P20-010:** DEVELOPMENT PLAN & HILLSIDE CONDITIONAL USE PERMIT (CUP) FOR A FUTURE 5-LOT SUBDIVISION AT 984 BUDGE DRIVE.

APPLICANT: JORGENSEN ASSOCIATES – BRENDAN SCHULTE

OWNER: BLUFFS DEVELOPMENT GROUP, LLC

REQUESTED ACTION

The applicant is requesting approval of a Development Plan and Hillside Conditional Use Permit (CUP) for a future 5-lot subdivision of a 1.47 acre lot at 984 Budge Drive located in the Neighborhood Low Density – 5 (NL-5) zoning district. These applications are required prior to submitting a subdivision plat.

APPLICABLE REGULATIONS

Section 8.3.1 Development Plan
Section 8.4.2 Conditional Use Permit
Section 5.4.1 Steep Slopes

LOCATION

The property is located at 984 Budge Drive, legally described as Lot 1 of the Crystal Valley Addition to the Town of Jackson. An aerial photo and zoning map are shown below:



BACKGROUND

The subject property is an irregularly shaped 1.47 acre (64,033 sf) lot within the NL-5 zoning district. The surrounding zoning to the north is Neighborhood Low Density – 3 (NL-3), to the east is NL-5 and to the west and south is Commercial Residential – 3 (CR-3). Vehicular access to the site is taken off Budge Drive via a recorded access easement over the adjacent lot to the east, 982 Budge Drive. Historically the site consisted of 15 units within 5 structures: 3 mobile homes, one larger apartment building and a small cabin. However 2 of the mobiles homes have recently been removed.

PROJECT DESCRIPTION

This Development Plan and Hillside CUP is being submitted for review prior to a Subdivision Plat request to subdivide the existing 1.47 acre property into a 5 lots. No physical development is proposed at this time but all future development will be subject to the NL-5 zoning. Lot sizes will range from 11,800 sf to 15,220 sf which exceed the 7,500 sf minimum lot size for the NL-5 zoning district. Vehicular access will remain in the existing location and run along the northern portion of the property. The applicant is proposing a 30-foot wide access easement which includes a 20-foot wide private road, utilities, and snow storage. The western-most lots (Lots 4 & 5) will share 7 parking spaces located in the road easement that will serve future development of these lots. No sidewalks are proposed at this time. When developed each new lot would allow between 3,500 - 4,500 sf of above ground habitable and a maximum of 3 dwelling units per lot. The applicant has stated, however, that they do not anticipate maxing out the density and instead plan to build a maximum of 6 units total for the entire subdivision. Per the requirements of a Hillside CUP (Section 5.4.1 and 8.4.2), the applicant has provided the required findings for a CUP and has provided a preliminary slope stability analysis, geotechnical report, visual analysis, wildlife statement, and preliminary utility plan.

The applicant is also requesting that the 1-year expiration date for the CUP be extended to 18 months in order to line-up with the 18-month expiration date for Development Plan.

STAFF ANALYSIS

Development Plan

Staff has reviewed the proposed development for compliance with the dimensional limitations of the NL-5 zone. The dimensional limitations for each lot are listed below:

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	7,500 sf	11,800 sf – 15,220 sf	Yes
Maximum FAR	1 unit - 0.30 2 units - 0.35 3 units - 0.40	None at this time	Yes
Minimum LSR	1 unit - 0.45 2 units - 0.35 3 units - 0.30	None at this time	Yes
Secondary Street Setback (measured from road)	10 feet	10 feet	Yes
Rear Setback (south)	10 feet	25 feet	Yes
Side Setback (east)	10 feet	10 feet	Yes
Side Setback (west)	10 feet	10 feet	Yes
Stories	2	None at this time	Yes

Building Height	26 – 30 feet	None at this time*	Yes
Density	Max of 3 units max per lot	None at this time	Yes
Vehicular Access	Private Road – 30 foot easement w/ 20 foot wide road	Private Road – 30 foot easement w/ 20 foot wide road	Yes
Fire Turnaround	Required unless each building is fire sprinklered	Fire sprinkler all buildings	Yes
Building Envelop	n/a	3,500 sf – 4,500 sf	Yes

*Any future house that skylines will be limited to 20 feet in height per Section 5.3.2.H.

After reviewing the request, staff was able to make the required findings for a Development Plan and find the request to be consistent with the desired future character for this area as described in the Comprehensive Plan. The NL-5 zone allows for land division and all proposed lots comply with the 7,500 sf minimum lot size. In addition, the location of access and building envelopes are laid out so that the majority of future site disturbance stays within already disturbed areas. Furthermore, the proposed lots are all generally smaller than the lots in the immediate vicinity which will limit the size, bulk and scale of future buildings.

Density & Building Envelopes

Regarding density, the applicant stated that they intend to build a total of 6 units for the entire subdivision even though the NL-5 zoning allows a maximum of 3 units per lot. Even if the applicant sought 3 units per lot, the resulting density would still not exceed the existing density of 15 units. Staff would like to point out that maximum densities are not guaranteed and are typically driven by parking requirements. In this particular case of creating 5 new lots, it is unlikely that 3 units per lot could be parked without significantly reducing the allowed habitable square footage. In addition, the applicant is aware that the existing areas of the site that have slopes over 25% cannot be developed unless a variance is granted. So the actual buildable area on each lot is much smaller than the building envelope range shown above at 3,500 – 4,500 sf. In reality, the buildable envelopes range from 2,475 – 3,147 sf. These limitations on development ultimately reduce space for maximizing the density on each lot, but do not impact each lot's ability to be reasonably developed.

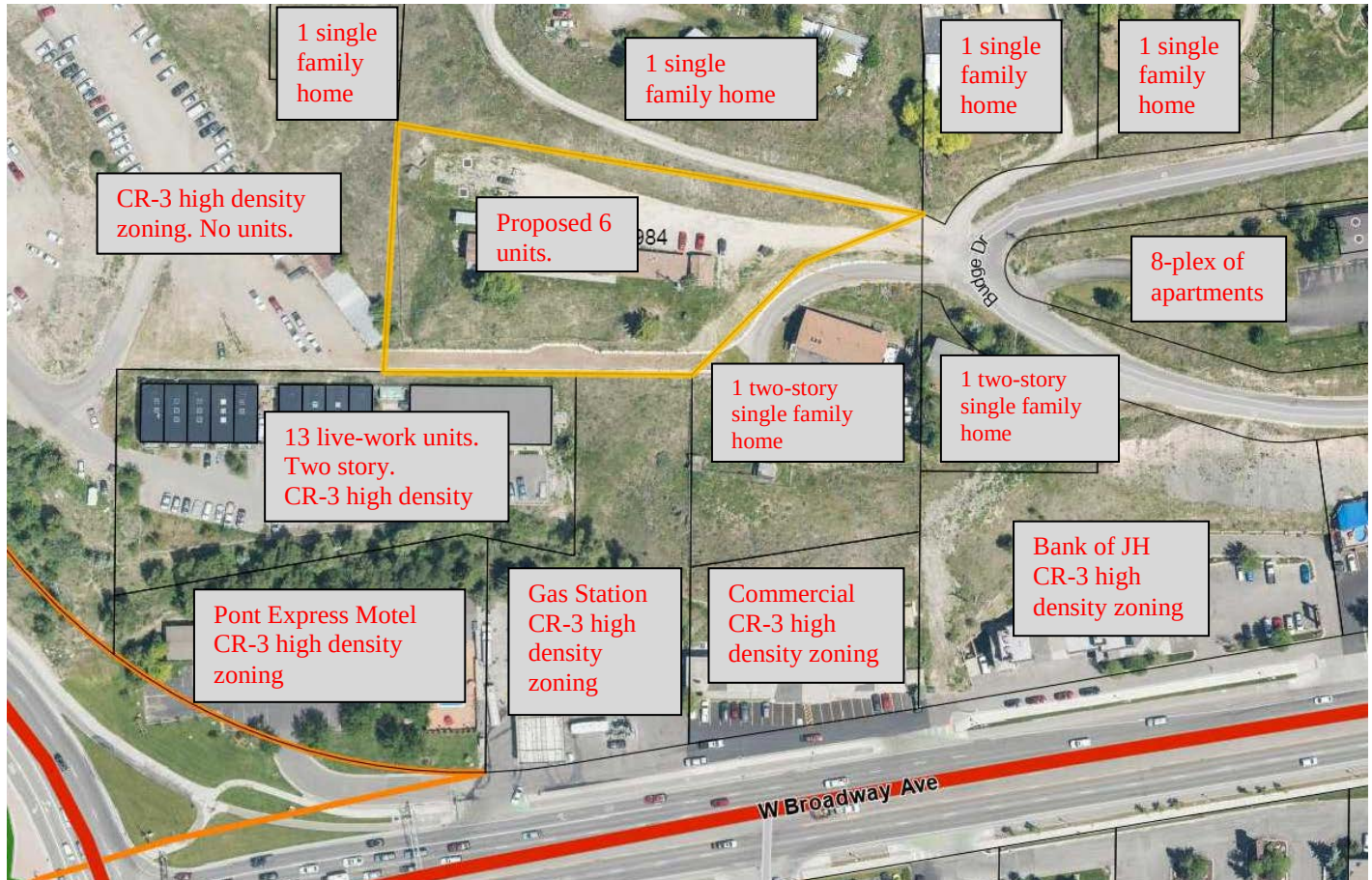
Private Road Standards

Regarding road standards, this subdivision is similar to the recently approved 115 Nelson Drive 7-lot subdivision that also includes a 20-foot wide private road allowing enough space for two-way traffic but not for street parking. Currently the Town does not have guest parking requirements and on-street parking on Budge Drive is non-existent. However the proposal shows 7 parking spaces within the road easement on Lot 4, some of which could potentially serve as guest parking depending on whether on-site parking is provided on these two lots. Staff encourages the applicant to consider the use of some of these 7 parking spaces as guest parking and provide ample parking on each lot as they individually develop. One concern with these 7 parking spaces is the back-out distance which appears to be less than the 24-foot minimum. Staff has added a condition of approval requiring 24 feet of back-out distance prior to Town Council review. Also similar to the 115 Nelson Drive subdivision, no sidewalks are proposed or required. Snow plowing and ownership of utilities (i.e. water, sewer, etc.) will be the responsibility of the private homeowners. The proposed private road does not have a cul-de-sac or turnaround for the Fire Department. The reason for this is the owner plans to fire sprinkler all habitable structures and the Fire Department supports this proposal as noted in the department reviews. To ensure that all habitable structures are sprinklered, staff has added a condition of approval that the applicant provide a note on the plat requiring that all habitable structures be fire sprinklered as long as the private road remains without a compliant fire turnaround.

The applicant has submitted preliminary worksheets for Park and School Exaction fees. However Park and School Exactions fees are not paid until the time of plat recordation in association with a Subdivision Plat. Housing mitigation fees will be paid at time of construction and will be based on development of individual lots.

With regard to the request to extend the 1-year expiration date of the CUP to 18 months to line up with the Development Plan, staff has no concerns. A condition of approval has been added related to CUP and Development Plan deadlines.

Finally, staff provided the following comparison of the proposed subdivision to existing development and the surrounding development/zoning:



Hillside Conditional Use Permit (CUP)

Hillside CUP: Under Sec. 5.4.1.D Standards for Hillside Areas, any lot of record with an average cross-slope of 10% requires a Hillside CUP to allow any terrain disturbance, even if the proposed development would not disturb any slope of greater than 10%. The applicant's site requires a Hillside CUP for development. It is important to note that this CUP is a use permit and does not review or approve physical development. This CUP seeks to mitigate visual impacts, minimize impacts to slope stability, and minimize impacts to wildlife and natural resources.

The following standards and criteria are required to be met for approval of Hillside CUP:

1. *The amount of terrain disturbance related to the otherwise allowable or conditioned uses for the property and the proposed mitigation efforts;*

The majority of future terrain disturbance will be within already disturbed areas which are relatively flat. As shown on the proposed site plan, the location of the road will be in the same location as the existing road and future buildings will generally be located where existing buildings are located. Staff

finds that the amount of proposed land disturbance is minimal and slope stability risk levels are low provided that the recommendations in the preliminary slope stability analysis and site specific geotechnical report are considered regarding excavation, foundations, proper construction, etc. However, the preliminary slope stability analysis does state that additional investigation and analysis is necessary prior to final development design. The Town Engineer has provided specific conditions of approval requiring a final slope stability analysis with additional subsurface information prior to building permit submittal. A condition of approval has been added addressing these matters.

2. *Retention or replacement of native, existing vegetation consistent with any proposed lawful use of the property;*

Because the future road and buildings will mostly be located with already disturbed areas, there will be minimal disturbance to native vegetation. Given these conditions, the amount of vegetation proposed to be impacted will be consistent with any proposed lawful use of the property as conditioned by staff.

3. *Mitigation measures for mitigating impacts on wildlife or crucial winter range; and*

The applicant has provided a wildlife use and habitat inventory report from Alder Environmental that analyses the potential impacts to wildlife from the proposed project. General wildlife use of the site is considered moderate, whereas mule deer specifically use the site extensively during the winter months as crucial winter range and as a movement corridor on the East Gros Ventre Butte. The existing vegetation (mesic shrub – sparse sagebrush) within the undisturbed areas has a low to moderate quality for wildlife habitat. Although this site is frequently used by mule deer during winter months, the report concludes that minimizing impacts to wildlife can be achieved by following a series of recommendations related to limits on future site disturbance, avoiding tall fencing, and retaining walls over 4 feet, and spacing buildings 15 – 20 feet apart. In addition, the report states that because individual lots will be created, future development will be broken up which will be an improvement for mule deer movement through the site. As conditioned, staff finds that the project is consistent with this Hillside CUP standard. A condition of approval requiring compliance with the recommendations in the Alder report has been added.

4. *Mitigation measures for avoiding or minimizing visual impacts, subsurface, and any other natural hazards associated with hillside development.*

Visual analysis: The applicant has provided a visual analysis of a future development scenario. The proposed buildings will generally be located in the same location as the existing development. In most hillside developments, it is recommended that buildings be pushed up against, or even into the hillside to reduce visual impacts and stabilize the slopes. With this proposal, the building envelopes are not shifted north up against the hillside because the applicant desires to keep the road in its current location to maximize building envelope size and to maintain the current straight-shot driveway into the site versus a curved roadway along the south. Based on the location of the building envelopes, the visual analysis demonstrated that future development on several lots will skyline for a short segment along Highway 89 and Highway 22. As stated in more detail below under CUP Finding #3, each lot will be required to provide a skyline analysis and comply with the standards in Section 5.3.2.H. Skyline Standards which has a 20-foot height limit for structures that skyline. A condition of approval has been added stating that future development must comply with Section 5.3.2.H. These standards are not intended to prohibit subdivision or development, but rather mitigate developments that penetrate the skyline through height restrictions, design, vegetative screening, exterior materials/colors, etc.

Geotechnical study: The applicant has also provided a preliminary slope stability analysis of the proposed site along with a site specific geotechnical report. The study's conclusion is that the slopes appear to be generally stable and that there are no apparent 'red flags' or obviously high risks to developing the site. The report also provides recommendations for excavation, cut/fill, foundations, etc., and staff has added a condition of approval requiring that all concerns be addressed and all recommendations be considered at the time of building permit and construction. The Town Engineer has reviewed the applicant's preliminary slope stability analysis and geotechnical report and concurs with the general recommendations within the report. The Town Engineer also agrees with the report that additional investigation and analysis is necessary at the time of final development design. Engineering has added several conditions in their department review pertaining to the additional investigation and analysis. Staff has added a formal condition of approval addressing this matter.

The preliminary slope analysis and geotechnical report were not sent out for 3rd party review even though the subdivision is nearby to the West Broadway landslide. Staff considered sending the information to a 3rd party to review, however the LDRs do not require 3rd party review and the Town Engineer recommended against sending it out for 3rd party review based upon the preliminary level of detail in the reports.

As conditioned, staff finds that the project is consistent with this Hillside CUP standards for visual and geotechnical impacts for Development Plan.

PUBLIC COMMENT

Staff has received public comment from Tim Bohan who lives at 990 Budge Drive. Mr. Bohan expressed concerns over the increased traffic that may result from the subdivision.

STAFF FINDINGS

Item A: Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Complies. The proposed application is located in Character District #4 Midtown, specifically Sub-area 4.2 Northern Hillside of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 4 as follows:

Common Value 1: Ecosystem Stewardship

Policy 1.1.c: Design for wildlife permeability

Complies. As conditioned, staff finds that the proposed project will allow a development that will be designed for wildlife permeability based on the habitat review conducted by Alder Environmental. The research and analysis concluded that the proposed 5-lot split is not anticipated to have significant adverse impacts on the ability of deer to move through the site, but in fact will allow better wildlife movement than the existing buildings by breaking up the buildings. Staff has added a condition consistent with the recommendations in the habitat review related to site disturbance, retaining walls, and fencing to ensure that mule deer movement is not negatively impacted.

Common Value 2: Growth Management

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

Complies. The current NL-5 zoning allows for a variety of housing types including single-family homes, apartments and accessory residential units. Staff finds that the proposal to create 5 lots will encourage a variety of residential uses.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Not applicable.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Not applicable.

Policy 4.3.a: Preserve and enhance stable areas

Not applicable.

Policy 4.3.b: Create and develop transitional areas

Complies. As conditioned, staff finds that the proposed 5-lot split will encourage a development that will revitalize a site with aging and dilapidated buildings. The proposed project is located within a transitional area and staff finds the development to be consistent with the desired future vision described for Subarea 4.2 which encourages a variety of housing types including single-family homes.

Policy 4.4.b: Enhance Jackson gateways

Not applicable.

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

Complies. Staff finds that the proposed development plan will encourage a development that will enhance natural features in the built environment. Specifically staff is able to make the necessary finding required for a Hillside CUP which is designed to protect our steep slopes from the impacts of development.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. A housing mitigation plan will be required at the time of building permit submittal for all future development.

Policy 5.3.b: Preserve existing workforce housing stock

Complies. Staff acknowledges that 15 existing units will be removed which serve a lower household income category and the future replacement units will not likely serve this same demographic. However the existing combination of mobile homes, cabin, and motel converted to apartments fall far below acceptable living standards. These existing units are severely deteriorated and have outlived

their reasonable lifespan. Two of the mobile homes have already been removed due to their poor conditions. Based on these poor living conditions, staffs prioritizes the removal of un-safe dwellings units over their preservation.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Not applicable.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

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

Not applicable.

Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity

Not applicable.

Policy 7.3.b: Reduce wildlife and natural and scenic resource impacts

Complies. According to the habitat review conducted by Alder Environmental, impacts to mule deer can be minimized by limiting development to already disturbed areas, maintaining movement corridors between structures, and avoiding the use of tall fencing and retaining walls over 4 feet. Staff has added a condition of approval requiring that all future development abide by the recommendations in the Alder report. No significant impacts to other natural resources, such as wetlands, watercourses, are anticipated either. Furthermore, based on the submitted visual analysis, it appears that future development will skyline for a short section of Highway 89 and Highway 22. Because no physical development is proposed with this request, staff has added a condition of approval requiring a skyline analysis for all future lots that meets the standards of Section 5.3.2.H Skyline Standards. Staff finds the proposed project is consistent with this policy.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 4.2 Northern Hillside which states as follows as the desired vision for the subarea:

This TRANSITIONAL Subarea must strike a delicate balance between allowing some mixed use and residential development while maintaining wildlife permeability and the natural form of the undeveloped hillsides. A key to successful future development will be to sensitively place development in harmony with the existing terrain in order to minimize land disturbance. Development intensity in this area should be less than that found within the adjacent Midtown Highway Corridor (Subarea 4.1). Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units blending into the natural surroundings. Smaller building footprints will be encouraged in order to provide adequate open and/or landscaped areas. A variety of residential types, including live/work, multifamily, and duplexes, may be appropriate in this area depending on the specific characteristics of a site and its existing topography. Low density single family housing may continue to be appropriate at the edges of this area, particularly when adjacent to existing undisturbed hillsides. Future development should address wildlife permeability and assist in guiding wildlife movement to future roadway crossings.

Complies. As conditioned, staff finds that the proposed project is consistent with the desired vision for this transitional subarea. Based on the wildlife and site analysis done by Alder Environmental, the proposed subdivision will better serve wildlife movement by breaking up structures on individual lots which will allow more options for wildlife movement between structures than the existing buildings. The report does provide recommendations for future site disturbance to stay within already disturbed areas and avoiding certain types/heights of fencing and retaining walls. Staff has conditioned this approval to ensure future development meets the recommendations of the Alder report. In addition to wildlife permeability, the future development of each lot will allow 2-story structures located on building envelopes that are limited due to surrounding steep slopes which will keep development out of undisturbed hillsides which is consistent with the above vision that seeks to limit development on undisturbed hillsides. Furthermore, the underlining zoning and limited building areas will allow a low-density development which is desired for properties along the edges of this area.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO).*

Complies. As conditioned, staff finds that even though the project is not within the SRO, future development of each lot will be required to meet the skyline standards in Section 5.3.2.H. In addition, although not located within the NRO, the wildlife and site analysis conducted by Alder Environmental provides development recommendations that will encourage improved wildlife permeability and protect existing undisturbed areas.

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the proposed 5-lot split is not anticipated to have adverse impacts on public facilities including Police, Fire and EMT. Future buildings will be fire sprinklered which is preferred by the Fire Department as being the most effective first response to a fire. The applicant is also coordinating with the Town Engineer to properly address stormwater runoff and to identify the necessary water and sewer service improvements to ensure available capacity to serve the development.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Not applicable.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances*

Complies. As conditioned, staff finds that the proposed project complies with the standards of these LDRs with regard to minimum lot size, access, utilities, etc. All future development will be required to comply with the physical development standards in the NL-5 zone such as building height, FAR, LSR, etc. In addition the project is in compliance with all other Town Ordinances.

6. *The proposed project 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. Staff finds that, as conditioned, the proposed mitigation measures will be effective in mitigating any adverse impacts identified with the proposed physical development and use. The preliminary slope stability report and site specific geotechnical report provided by Jorgensen Associates found that the site did not present slope stability concerns. However the report does state that additional investigation and analysis is necessary at the time of final development design. Town Engineering has reviewed the applicant's reconnaissance level reports and generally agrees with its findings and recommendations. However, the Town Engineer acknowledged that additional investigation and analysis is necessary at the time of final development design. Engineering has added several conditions in their department review pertaining to the additional investigation and analysis. Staff has added a formal condition of approval addressing this matter.

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. *The proposed project is compatible with the desired future character of the area.*

Complies. Staff finds the proposed project is compatible with the desired future character of the area as stated above in **Item A**, finding #1.

2. *The proposed projects complies with the use specific standards of Division 6.1.*

Complies. Staff finds that this Hillside CUP will encourage a project that complies with the use specific standards of Division 6.1. The proposal is for single-family homes which is an allowed use in the NL-5 zone.

3. *The proposed project minimizes adverse visual impacts.*

Complies. Although this application does not include physical development, a visual analysis was provided which depicts a future development scenario. Based on the visual analysis, future development would skyline for a short stretch of road along Highway 89 (near Teton Motors) and a short stretch of road along Highway 22 (near Avis car rental). Staff considered requiring the applicant to conduct a full skyline analysis with this application, but because the physical development (i.e. building plans) of each lot is unknown, and because this application does not require review of physical development, staff found it more appropriate to apply the skyline standards at the time of building permit when final plans are prepared. This approach is consistent with the County Planning Department procedure who deals with skylining developments more often. They concurred that the skyline standards should be applied along with a physical development permit and not when reviewing land division.

The skyline standards are not intended to prohibit development, but are intended to mitigate developments that penetrate the skyline on buttes or hillsides as viewed from state highways and other local roads mentioned in Section 5.3.2.H. Although this site is not at the top of Gros Ventre Butte, but rather are the lower end of the butte, the skyline standards still apply even though it occurs for such

short period of time. As conditioned, staff finds that the proposed project will be required to minimize adverse visual impacts by complying with the skyline standards in Section 5.3.2.H. prior to building permit submittal. The skyline standards address several items such as building height, building design, roof pitch, exterior materials/colors, landscaping, etc.

Staff finds that the skyline standards in Section 5.3.2.H. will adequately address adverse visual impacts.

4. *The proposed project minimizes adverse environmental impacts.*

Complies. Based on the wildlife and habitat summary prepared by Alder Environmental, staff finds the proposed project has minimal adverse environmental impacts provided that development stays within existing disturbed areas and follows the recommendations regarding corridors between structures, fencing and retaining walls. Staff has added a condition of approval requiring that all future development abide by the recommendations in the findings and opinion section of the Alder Environmental report.

5. *The proposed project minimizes adverse impacts from nuisances.*

Complies. Compared to the existing residential use of the property, the future development of each lot is not anticipated to have any nuisances. In addition, noise and other impacts are anticipated to be far less than the adjacent commercial operations lower down the hill (gas station, motel, animal hospital, etc.).

6. *The proposed project minimizes adverse impacts on public facilities.*

Complies. As conditioned, staff finds that the proposed 5-lot split is not anticipated to have adverse impacts on public facilities including Police, Fire and EMT. Future buildings will be fire sprinklered which is preferred by the Fire Department as being the most effective first response to a fire. The applicant is also coordinating with the Town Engineer to properly address stormwater runoff and to identify the necessary water and sewer service improvements to ensure available capacity to serve the development.

7. *The proposed project complies with all other relevant standards of these LDRs and all other Town Ordinances.*

Complies. Staff finds that this Hillside CUP will encourage a project that will be required to comply with Town Ordinances and all relevant standards of these LDRs.

8. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Not applicable.

ATTACHMENTS

Applicant Submittal
Public Comment
Department Reviews

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of a Development Plan for a 5-lot subdivision for the property located at 984 Budge Drive subject to the department reviews and the following conditions:

- 1) If a subdivision plat is not submitted within 18 months of Development Plan approval the Development Plan will expire.
- 2) Prior to Town Council review, the applicant shall revise the site plan to show the dimensions of the parking spaces and back-out distance for the 7 parking spaces shown on future Lot 4. All dimensions shall comply with Section 6.2.5. Off-Street Parking and Loading Design Standards.
- 3) At the time of Subdivision Plat, the applicant shall provide a note on the plat requiring that all habitable structures be fire sprinklered as long as the private road remains without a compliant fire turnaround
- 4) Prior to submittal of a building permit for any of the future lots, the applicant shall demonstrate compliance with the standards in Section 5.3.2.H. Skyline Standards.
- 5) At the time of building permit submittal the applicant shall demonstrate compliance with all development recommendations set forth in the Alder report.

Item B: The Planning Director recommends **approval** of a Hillside Conditional Use Permit for a 5-lot subdivision for the property located at 984 Budge Drive subject to the department reviews and the following conditions:

- 1) Prior to issuance of a Grading & Erosion Control Permit & Building Permit, the applicant shall adequately address all concerns and consider all recommendations in the preliminary slope stability analysis and geotechnical report. In addition, the applicant shall address the conditions stated in the Engineering department review related to the geotechnical report and final slope stability analysis.
- 2) All future building permits for each lot shall demonstrate that future site disturbance stays within already disturbed areas. Any temporary disturbance beyond already disturbed areas shall be identified and a bond for reclamation shall be provided.
- 3) If a subdivision plat is not submitted within 18 months of CUP approval the CUP will expire.

SUGGESTED MOTIONS

Item A: 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) Complies with the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals as presented by the applicant and staff for Item P20-009, I move to recommend **approval** to the Town Council of a Development Plan for a 5-lot subdivision at the property addressed at 984 Budge Drive, subject to the department reviews attached hereto and the following conditions:

- 1) If a subdivision plat is not submitted within 18 months of Development Plan approval the Development Plan will expire.
- 2) Prior to Town Council review, the applicant shall revise the site plan to show the dimensions of the parking spaces and back-out distance for the 7 parking spaces shown on future Lot 4. All dimensions shall comply with Section 6.2.5. Off-Street Parking and Loading Design Standards.
- 3) At the time of Subdivision Plat, the applicant shall provide a note on the plat requiring that all habitable structures be fire sprinklered as long as the private road remains without a compliant fire turnaround

- 4) Prior to submittal of a building permit for any of the future lots, the applicant shall demonstrate compliance with the standards in Section 5.3.2.H. Skyline Standards.
- 5) At the time of building permit submittal the applicant shall demonstrate compliance with all development recommendations set forth in the Alder report.

Item B: Based upon the findings for a Hillside Conditional Use Permit as presented in the staff report 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 as presented by the applicant and staff for Item P20-010, I move to recommend **approval** to the Town Council of a Hillside Conditional Use Permit for a 5-lot subdivision for the property addressed at 984 Budge Drive, subject to the departmental reviews attached hereto and the following conditions:

- 1) Prior to issuance of a Grading & Erosion Control Permit & Building Permit, the applicant shall adequately address all concerns and consider all recommendations in the preliminary slope stability analysis and geotechnical report. In addition, the applicant shall address the conditions stated in the Engineering department review related to the geotechnical report and final slope stability analysis.
- 2) All future building permits for each lot shall demonstrate that future site disturbance stays within already disturbed areas. Any temporary disturbance beyond already disturbed areas shall be identified and a bond for reclamation shall be provided.
- 3) If a subdivision plat is not submitted within 18 months of CUP approval the CUP will expire.

PLANNING

Project Number	P20-009	Applied	1/16/2020	STOL
Project Name	Development Plan - Bluffs Development		Approved	
Type	DEVPLAN	Closed		
Subtype	LAND DIVISION	Expired		
Status	STAFF REVIEW	Status		

Applicant	Jorgensen Associates, P.C.	Owner	BLUFFS DEVELOPMENT GROUP, LLC
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Site Address	City	State	Zip
984 BUDGE DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CRYSTAL VALLEY ADDITION	22411632107001	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	1/17/2020	2/7/2020	1/21/2020	
Kelly Sluder					

Building APPROVED W/CONDITI 2/13/2020 2/28/2020 2/13/2020
 Kelly Sluder
 (2/13/2020 11:06 AM KS)
 All future structures will be required to meet the current adopted building codes.

Fire APPROVED W/CONDITI 1/17/2020 3/3/2020
 Kathy Clay
 (3/3/2020 9:08 AM TV)
 (3/3/2020 CLAY)
 Fire department turnaround is waived in lieu of all habitable structures within the subdivision are fire sprinklered per NFPA 13D.
 Although 13R was indicated originally, the structures appear to single units, not connected to each other. A fire hydrant within 500' of all structures is required.

Fire APPROVED W/CONDITI 2/13/2020 2/28/2020 3/13/2020
 Kathy Clay
 (3/13/2020 11:21 AM TV)
 please see first comments.

Joint Housing Dept 2/13/2020 2/28/2020
 Stacy Stoker

Joint Housing Dept APPROVED W/CONDITI 1/17/2020 2/7/2020 1/30/2020 See Comments
 Stacy Stoker
 (1/30/2020 2:23 PM SAS)
 The application is for a subdivision of land so there is no housing requirement at this time.

When the units are built on the individual lots, there will be required housing fees for each unit.

Any proposed restricted units will be exempt from housing fees. Restricted units are required to be in compliance with the Livability Standards in the Housing Rules and Regulations. A Livability Standards Questionnaire will be completed and submitted to the Housing Department prior to submittal for building permit. The Housing Department will provide the standard approved Special Restriction to be recorded on the property in accordance with the Housing Rules and Regulations.

Type of Review Contact Notes	Status	Dates				Remarks
		Sent	Due	Received		
Legal Lea Colasuonno (2/2/2020 6:22 AM LC)	APPROVED W/CONDITI	1/17/2020	2/7/2020	2/2/2020		Lea Colasuonno
The findings for approval of a development plan, Section 8.3.2.C, are that the application: 1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan; 2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; 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; 4. Complies with the Town of Jackson Design Guidelines, if applicable; 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. 8.4.2. sets out the findings for approval of a CUP, specifically that “a conditional use permit shall be approved upon finding the application: 1. Is compatible with the desired future character of the area; 2. Complies with the use specific standards of Div. 6.1.; 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 these LDRs and all other Town Ordinances; and 8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.”						
Legal Lea Colasuonno	APPROVED W/CONDITI	2/13/2020	2/28/2020	2/14/2020		See comments.
Parks and Rec Steve Ashworth (2/13/2020 3:58 PM STOL) No comments from P&R on P20-009.010, Budge Drive. Andy Erskine, CPSI						
Parks and Rec Steve Ashworth (2/13/2020 3:59 PM STOL)	NO COMMENT	2/13/2020	2/28/2020	2/13/2020		
No comments from P&R on P20-009.010, Budge Drive. Andy Erskine, CPSI						
Pathways Brian Schilling		1/17/2020				
Pathways Brian Schilling						
Pathways Brian Schilling		2/13/2020	2/28/2020			

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Planning Tyler Valentine (2/3/2020 10:42 AM STOL) Dear Mr. Schulte:	INSUFFICIENT	1/17/2020	2/7/2020	2/3/2020	
This letter is to confirm that the application submitted on January 17, 2020 for a Development Plan and Hillside CUP at the property located at 984 Budge Drive has been determined “insufficient” by the Planning Department. The application has been deemed insufficient for the following reasons: 1. LDR Section 5.4.1.C.6 lists five (5) items for submittal of a Hillside CUP. The application submitted is missing (a) –Report summarizing wildlife use of the subject property and any potential impacts from the proposed development, and (c) Visual impact analysis. Since no development is proposed, the visual impact analysis should include the anticipated location of future development and show anticipated bulk, scale and mass from multiple vantage points. 2. Since no development is being reviewed with this application, please provide a new digital submission and remove the housing mitigation information in Section 3.1 of your submittal as that will be reviewed when each lot is developed. If the intent is to build an on-site affordable unit to mitigate future fees associated with individual lot development, then a housing mitigation plan for a banked unit should be submitted concurrent with the first building permit. Banking of units is allowed under Section 6.3.5.D.3. 3. Since no development is being reviewed with this application, please provide a new digital submission and remove the site plan in Section 5 of your submittal that shows multiple 3-bedroom units on each lot. As a side not, this plan conflicts with the housing mitigation plan submitted in Section 3 which calls for 1 unit on each lot (minus the lot with the proposed affordable unit). Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov. Sincerely, Tyler Valentine Senior Planner					
Planning Tyler Valentine (3/13/2020 11:20 AM TV) Please see staff report.	APPROVED W/CONDITI	2/13/2020	2/28/2020	2/24/2020	
Police Todd Smith		1/17/2020			
Police Todd Smith		2/13/2020	2/28/2020		
Public Works Brian Lenz	NO COMMENT	1/17/2020		2/13/2020	See revised submittal comment
Public Works Brian Lenz	APPROVED W/CONDITI	2/13/2020	2/28/2020	3/13/2020	

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes (3/13/2020 9:32 AM BTL) Development Plan – APPROVED with Conditions					
P20-009 ADDRESS: 984 Budge Drive – The Bluffs OWNER: Bluffs Development Group, LLC APPLICANT: Bluffs Development Group, LLC					
3/13/2020 Brian Lenz, 733-3079					
DATE OF SUBMITTAL: 1/17/2020 DATE OF MATERIALS: 01/13/2020 (Civil), 03/10/2017 (Preliminary Stability Analysis), and 4/23/2019 (Geotech) REVISION NO.: 00					
The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.					
The following conditions of approval need to be addressed prior to any further applications for platting and construction on the development, with the exception of development allowed by right.					
1. Provide a fire hydrant or other device suitable to provide scour velocities while flushing. Address runoff and erosion in the flushing area. 2. Based on the information provided no Subdivision Agreement is Required at this time. 3. If the private sewer line to the south across private properties is utilized for the development, provide the legal instruments that allow its use, any conditions of use, easements (across at least three properties), who owns and pays for the line, etc. Provide information on size, material, slopes, structures, cleanouts, solids retention, etc. to show compliance with current regulations and standards. If the sewer is not used provide information on any abandonment. a. The existing private sewer line proposed for connection was built to convey effluent downstream of a septic tank to retain the solids. No septic tank for solids removal is included in the plans, provide engineering justification for modifying the existing system. 4. A gravity sewer connecting in Budge Drive would require more detailed review. Consideration for the road being paved within the last five years may require pavement reclamation larger than a typical trench reclamation. 5. A zoning compliance verification is required to determine if the steep slopes are manmade. Provide historical photos, maps, surveys, etc. to support your request. 6. Show the new water main between Budge Drive and highway 22 with associated easements on the plans. 7. If just one lot is developed under the existing regulations for the lot provide all utility and grading information with the building permit. 8. A grading permit is required for the installation of the common utilities and services to the proposed lots. 9. A grading pre-application meeting is required for the installation of the utilities, and as required by the LDRs. Additional grading pre-application meetings may be required for the individual home developments as well. 10. Verify with building official for helical piers and geotechnical report being sufficient to meet the requirements of IRC 403.1.7.4. Proposed building envelopes should not show availability to develop over the steep slopes. 11. A geotechnical report is required for sites with existing slopes greater than 25% or per Town Engineer Commensurate with the degree of hazard and including a Stability Evaluation or Analysis for Pre and Post Development conditions considering internal, local, and global stability to the degree that the project influences the area. The report must address the stability of each lot as proposed for development minimizing or eliminating the need for detailed investigation, review, and analysis with each individual building permit application. Currently, the Hillside areas and steep slope standards are under review for updating. Standards in place at the time of application for permit will be applicable. a. A Final Stability analysis is required, per the Preliminary Slope Stability Analysis, "...this analysis does not constitute an appropriate level of effort to support final development design; additional investigation and analysis is necessary." b. Provide complete geotechnical reports, including the bore logs. c. Address the impacts that the Cache Creek Thrust Fault may have on the proposed development. d. Show compliance with the geotechnical report regarding irrigation around the structures. 12. Utility easements for private water and sewer mains should be a minimum of 20 feet with at least 10 feet on either side of the utility. Utilities shall be installed to meet standard separation distances. a. Provide justification for how a 10-foot wide easement is adequate for the sewer line extending south to the private sewer line. State					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
					whether additional setbacks are required for the structure from the sewer line.
					13. Show plans for relocation of existing overhead power and communication utilities. Depending on pay structure, scope, and timing this may trigger a subdivision improvement agreement.
					14. The water and sewer utilities from the point of connection to the main shall be privately owned, operated, and maintained by the development.
					15. 5.4.3: Provide notification on the Development Plan: On lots of record where a fault line exists according to fault line maps for the area, a note shall be placed on all development plans and plats stating that a Seismic Zone 3 fault line potentially subject to movement exists on the lot of record.
					16. Proposed lots should be dimensioned.
					17. Proposed parking should be dimensioned. For 18-foot deep spaces show the 2 feet of overhang. Is adequate room provided at the west end of the road for turn around?

The following comments are provided as a reference for the submittal of future development of building permits.

TOJ CODE

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.

Reduced Pressure Principal Backflow assemblies are required on fire sprinkler service lines.

5.4 NATURAL HAZARDS PROTECTION STANDARDS

5.4.1 Steep Slopes: For development in Hillside Areas, identify any unstable soils and show compliance with this section. At a minimum, provide a slope analysis, reconnaissance level soil and subsurface investigation. Provide a complete grading and drainage plan that meet the criteria of 5.4.1.C.6.d.

5.4.2 Unstable Soils: Identify any unstable soils and show compliance with this section.

5.4.3 Faults: Identify any faults and show compliance with this section.

5.5 LANDSCAPING STANDARDS

Provide a plan that complies with the LDRs and addresses erosion control and slope stability for Hillside Area developments.

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.1 Grading Permit Required: Provide information on how the application will comply with this section, including the Geotechnical Report.

5.7.2 Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.

5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.

5.7.4 Stormwater Management Standards: Provide an erosion control plan that shows compliance with this section.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading: Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require deliveries, show the proposed loading facilities.

6.2.5 Off-Street Parking and Loading Design Standards: Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.

6.4 OPERATIONAL STANDARDS

6.4.1 Outside Storage: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.

6.4.3 Noise: Provide a Construction Management Plan / Narrative stating compliance with noise regulations.

6.4.4 Vibration: Provide a Construction Management Plan / Narrative, stating compliance with noise regulations.

7.2 SUBDIVISION STANDARDS

7.2.2 Standards Applicable to all Subdivisions

7.2.2.A Subdivision Improvements:

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
1.					Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including streetlight, signage, and markings.
2.					Provide a sanitary sewer wastewater plan.
3.					Provide a water supply plan.
4.					Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment.
5.					Provide an irrigation plan or statement.
6.					Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.
7.					Provide a plan for permanent reference monuments, property corners, etc.
8.					Permits are required prior to construction of development improvements.
9.					All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
10.					The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
7.6 TRANSPORTATION FACILITY STANDARDS					
7.6.2 Access to Roads, Streets and Highways: Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.					
7.6.3 Streets Alleys and Easements: Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.					
7.6.4 Street and Road Standards (section not used, for reference):					
1.					Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions,radii, elevations, slopes, grade changes, etc.
2.					For all pedestrian areas provide a plan that includes: dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
7.7 – REQUIRED UTILITIES					
7.7.2 Potable Water Supply:					
1.					Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.
2.					Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.
7.7.3 Sanitary Sewer System:					
1.					Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.
2.					Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.
3.					State whether the sewer system will be privately or publicly owned.
7.7.4 Irrigation System:					
1.					Provide an irrigation plan when the system is for the entire development. Show compliance with geotech.
7.7.5 Other Utilities:					
Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.					
START		2/13/2020	2/28/2020		
Darren Brugmann					
START		1/17/2020			
Darren Brugmann					

PLANNING

Project Number	P20-010	Applied	1/16/2020	STOL
Project Name	Hill Side CUP - Bluffs Development	Approved		
Type	CUP	Closed		
Subtype	HILLSIDE	Expired		
Status	STAFF REVIEW	Status		

Applicant		Owner	BLUFFS DEVELOPMENT GROUP, LLC
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Site Address	City	State	Zip
984 BUDGE DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CRYSTAL VALLEY ADDITION	22411632107001	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED	1/17/2020	2/7/2020	1/21/2020	
Kelly Sluder					

Building APPROVED W/CONDITI 2/13/2020 2/28/2020 2/13/2020
 Kelly Sluder
 (2/13/2020 11:07 AM KS)
 All future structures will be required to meet the current adopted building codes.

Fire APPROVED W/CONDITI 1/17/2020 3/3/2020
 Kathy Clay
 (3/3/2020 9:09 AM TV)
 (3/3/2020 CLAY)
 Fire department turnaround is waived in lieu of all habitable structures within the subdivision are fire sprinklered per NFPA 13D.
 Although 13R was indicated originally, the structures appear to single units, not connected to each other. A fire hydrant within 500' of
 all structures is required.

Fire APPROVED W/CONDITI 2/13/2020 2/28/2020 3/13/2020
 Kathy Clay
 (3/13/2020 11:21 AM TV)
 please see first comments.

Joint Housing Dept 1/17/2020
 Stacy Stoker

Joint Housing Dept 2/13/2020 2/28/2020
 Stacy Stoker

Legal APPROVED W/CONDITI 1/17/2020 2/7/2020 2/2/2020 See P20-009 comments
 Lea Colasuonno
 (2/2/2020 6:35 AM LC)
 See comments in P20-009; They apply to this P-number as well.

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Legal Lea Colasuonno	APPROVED W/CONDITI	2/13/2020	2/28/2020	2/14/2020	

.....

Parks and Rec
Steve Ashworth
(2/13/2020 3:58 PM STOL)
No comments from P&R on P20-009.010, Budge Drive.

Andy Erskine, CPSI

.....

Parks and Rec
Steve Ashworth
(2/13/2020 3:59 PM STOL)
No comments from P&R on P20-009.010, Budge Drive.

Andy Erskine, CPSI

.....

Pathways
Brian Schilling

.....

Pathways
Brian Schilling

.....

Planning
Tyler Valentine
(2/3/2020 10:47 AM STOL)
Dear Mr. Schulte:

This letter is to confirm that the application submitted on January 17, 2020 for a Development Plan and Hillside CUP at the property located at 984 Budge Drive has been determined “insufficient” by the Planning Department. The application has been deemed insufficient for the following reasons:

1. LDR Section 5.4.1.C.6 lists five (5) items for submittal of a Hillside CUP. The application submitted is missing (a) –Report summarizing wildlife use of the subject property and any potential impacts from the proposed development, and (c) Visual impact analysis. Since no development is proposed, the visual impact analysis should include the anticipated location of future development and show anticipated bulk, scale and mass from multiple vantage points.
2. Since no development is being reviewed with this application, please provide a new digital submission and remove the housing mitigation information in Section 3.1 of your submittal as that will be reviewed when each lot is developed. If the intent is to build an on-site affordable unit to mitigate future fees associated with individual lot development, then a housing mitigation plan for a banked unit should be submitted concurrent with the first building permit. Banking of units is allowed under Section 6.3.5.D.3.
3. Since no development is being reviewed with this application, please provide a new digital submission and remove the site plan in Section 5 of your submittal that shows multiple 3-bedroom units on each lot. As a side not, this plan conflicts with the housing mitigation plan submitted in Section 3 which calls for 1 unit on each lot (minus the lot with the proposed affordable unit).

Should you have any questions or need additional information, please contact me at 307-733-0440, ext. 1305 or by email at tvalentine@jacksonwy.gov.

Sincerely,

Tyler Valentine
Senior Planner

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Planning Tyler Valentine (3/13/2020 11:22 AM TV) Please see staff report.	APPROVED W/CONDITI	2/13/2020	2/28/2020	3/13/2020	
Police Todd Smith		1/17/2020			
Police Todd Smith		2/13/2020	2/28/2020		
Public Works Brian Lenz	NO COMMENT	1/17/2020		2/13/2020	Revised Submittal
Public Works Caitlin Barilec	APPROVED W/CONDITI	2/13/2020	2/28/2020	3/13/2020	

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(3/13/2020 9:44 AM BTL)					
Development Plan – APPROVED with Conditions					
P20-009					
ADDRESS: 984 Budge Drive – The Bluffs					
OWNER: Bluffs Development Group, LLC					
APPLICANT: Bluffs Development Group, LLC					
3/13/2020					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: 1/17/2020					
DATE OF MATERIALS: 01/13/2020 (Civil), 03/10/2017 (Preliminary Stability Analysis), and 4/23/2019 (Geotech)					
REVISION NO.: 00					
The engineering division has reviewed your application for a HILLSIDE CONDITIONAL USE PERMIT submitted on and with application materials as dated above.					
The following conditions of approval need to be addressed prior to any further applications for platting and construction on the development, with the exception of development allowed by right.					
CONDITIONS OF APPROVAL:					
1. A geotechnical report is required for sites with existing slopes greater than 25% or per Town Engineer Commensurate with the degree of hazard and including a Stability Evaluation or Analysis for Pre and Post Development conditions considering internal , local, and global stability to the degree that the project influences the area. The report must address the stability of each lot as proposed for development minimizing or eliminating the need for detailed investigation, review, and analysis with each individual building permit application. Currently, the Hillside areas and steep slope standards are under review for updating. Standards in place at the time of application for permit will be applicable.					
a. A Final Stability analysis is required, per the Preliminary Slope Stability Analysis, “...this analysis does not constitute an appropriate level of effort to support final development design; additional investigation and analysis is necessary.”					
b. Provide complete geotechnical reports, including the bore logs.					
c. Address the impacts that the Cache Creek Thrust Fault may have on the proposed development.					
d. Show compliance with the geotechnical report regarding irrigation around the structures.					
e. Based on the findings of the initial reports, the geology of the area is complicated and a third party review of the geotechnical reports may be required.					
2. A complete grading and drainage plan to include existing and proposed contours at 2-foot intervals containing grading, stabilization, revegetation, and structural elements pertaining to retention stabilization and protection systems for all disturbed terrain. The provided materials shall also include proposed access drives, the areas of encroachment into the public right-of-way for said access drives, as well as the grading and drainage work to be completed in the public right-of-way.					
3. LDRs 5.4.1 Bond for Required Improvements. Prior to the issuance of any building permit pursuant to this Section, the applicant shall post a performance bond for all restorative and mitigative treatments pursuant to Sec. 8.2.11.					
START		2/13/2020	2/28/2020		
Darren Brugmann					
START		1/17/2020			
Darren Brugmann					

From: [Tiffany Stolte](#)
To: [Tyler Valentine](#)
Subject: FW: Online Form Submittal: General Inquiry, Comment, or Concern
Date: Tuesday, March 10, 2020 1:53:00 PM

FYI from Tim Bohan.

TIFFANY STOLTE
PLANNING & BUILDING DEPT — OFFICE MANAGER
TOWN OF JACKSON
P.O. Box 1687
JACKSON, WY 83001
(307) 733-0440 x1304
tstolte@jacksonwy.gov
www.townofjackson.com

From: Carl Pelletier
Sent: Tuesday, March 10, 2020 11:42 AM
To: Tiffany Stolte
Subject: FW: Online Form Submittal: General Inquiry, Comment, or Concern

Tiffany,

Not exactly sure what to do with this one....could you help make sure it goes to an appropriate person for a response?

Thanks,
Carl

From: noreply@civicplus.com [mailto:noreply@civicplus.com]
Sent: Tuesday, March 10, 2020 11:33 AM
To: Carl Pelletier <cpelletier@jacksonwy.gov>
Subject: Online Form Submittal: General Inquiry, Comment, or Concern

General Inquiry, Comment, or Concern

First Name	Timothy
Last Name	Bohan
Phone Number	3074132167
Email Address	timvoan@gmail.com

General Inquiry,
Comment, or Concern

Re: Item P20-009&010. As the owner of lot 6 of the Hillside subdivision and one who shares a property corner pin. I need to simply ask to be included in the subdivision process. With 1.18 acres I should be afforded 4 lots. Or else this is simply another version of spot zoning. To believe that this Development will

decrease density is a fallacy. 5 single family homes with 3 bedrooms will equal the same amount of bedrooms as is there now. And a percentage of the people living there now don't own vehicles. Right wrong indifferent those of us who are neighbors should be included for this to be fair right & real

Email not displaying correctly? [View it in your browser.](#)

**Development Plan
for
The Bluffs
984 Budge Drive
Lot 1, Crystal Valley Addition**

Applicant:

Bluffs Development Group, LLC
PO Box 551
Jackson, WY 83001

Town of Jackson

Submittal Date: January 16, 2020

Updated: February 6, 2020

Project No. 16092

Prepared by:



JORGENSEN
It's About People, Trust and Know How

Jorgensen Associates, Inc.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550 - Jackson, WY 83002
307.733.5150

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SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

The Bluffs is a five-lot subdivision application located at 984 Budge Drive owned by Bluffs Development Corp, LLC, who has owned this parcel for two years. This development application outlines the division of Lot 1 of the Crystal Valley Addition (Plat 1051) into five single-family residential lots.

The buildable area of the site was originally home to three mobile homes, one large apartment building moved onsite from a former motel, and one smaller cabin. Two of the mobile homes have already been removed in preparation for construction staging. The remaining structures and all non-conformities will be removed when the Development Plan has been approved and before the Subdivision Plat is recorded.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:

Bluffs Development Group, LLC
PO Box 551
Jackson WY 83001
307-733-2880

ENGINEERING & LAND PLANNING

Jorgensen Associates, Inc.
1315 Highway 89 South, Suites 201 & 203; 83001
P.O. Box 9550 Jackson, Wyoming 83002
307-733-5150

ARCHITECTURE

Schopfer Associates
400 Commonwealth Avenue
Boston MA 02215

C. DEVELOPMENT PROPOSAL

The applicant proposes that this development plan be approved for the subdivision of the property into five (5) lots with a variable width easement that is 30 feet wide at its center. The five (5) lots are designed to accommodate self-contained and detached structures and are accessible via the easement. 1 single-family residence is currently proposed for each lot.

FINDINGS FOR APPROVAL

Division 8.3.2.C Development Plan Findings for approval:

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

The Bluffs project is within the Comprehensive Plan District 4 – Midtown, Subarea 4.2 – Northern Hillside. “*Low density single-family housing may continue to be appropriate at the edges of this area, particularly when adjacent to existing undisturbed hillsides. Future development should address wildlife permeability and assist in guiding wildlife movement to future roadway crossings.*”

This development meets the standards of the Neighborhood Low Density-5 (NL-5) Zone and proposes five single-family lots that improve upon the current non-conforming structures that are visually unappealing, outdated, sub-standard and, given their configuration, present a considerable barrier to wildlife permeability. The Bluffs project meets the intent of the NL-5 Zone and will further reduce the existing unit density from 15 to five; thereby reducing the overall density, intensity and use of the property while enhancing the character and cohesiveness of the hillside residential neighborhood.

2. *Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.* Not Applicable.

Lot 1 of the Crystal Valley Addition, Plat 1051 is not located within either the NRO or the SRO and therefore is not applicable.

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 Bluffs project will provide the required school and park exactions for the new residential units being developed. The existing development is already connected to public utilities for water and sewer, and the Bluffs project will continue to utilize these public utilities. New infrastructure will be installed and connections will be reduced from 10 to five, thus reducing the capacity required for this parcel from the Town Water and Sewer services. The project is within town limits and is currently served by police, fire and EMT services; the development will not result in increased impacts on availability of these services.

Multiple transportation options already exist in proximity to the property: these include pedestrian and bicycle connections to the Teton County Pathway System and Town START Shuttle stops. The Town START Shuttle stops are within 1,000 feet

located westbound on Broadway/South Highway 89 by Sidewinders Tavern, and both east and westbound located on Scott Lane by the Lodge at Jackson Hole.

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

Complies.

The purpose of a development plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

The 1.47-acre site provides space to meet the FAR requirement within the buildable area of the five lots. While there are some interior areas within the development that meet the minimum setback limitations, the vast majority of the perimeter of the project is set back well beyond requirements and all individual buildings within the development are setback from one another and from the side street within the requirements of the LDRs.

The site plan was adjusted and revised based on provided comments during the Pre-Application process to address snow storage needs and fire sprinklers for each unit.

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

There are no previous permits or approvals applicable to this property. The proposed development complies with all conditions of Plat 1051.

D. CONDITIONAL USE PERMIT

This project requires a Conditional Use Permit (CUP) based upon the Town of Jackson LDRs *Article 5.4.1 Natural Hazard Protection Standards - Steep Slopes*. Lots with average cross slopes in excess of 10% are subject to a Hillside CUP.

FINDINGS FOR APPROVAL

LDR Section 8.4.2 Conditional Use Permit, C. Findings of Approval indicates that a CUP shall be approved based upon:

1. *Is compatible with the desired future character of the area;* Complies.

The intent of the NL-5 Zone is to “*enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types...intended to create opportunities for workforce housing.*” This development meets the standards of the NL-5 Zone and proposes five single-family lots that will replace the current non-conforming structures that are visually unappealing and a

considerable barrier to wildlife permeability. The Bluffs project meets the intent of the NL-5 Zone and will further reduce the unit density from 15 to five; thereby reducing the overall intensity and use of the property while enhancing the character and cohesiveness of the hillside residential neighborhood.

2. ***Complies with the use specific standards of Div. 6.1: Allowed Uses; Complies.***
This development is composed of detached Single-Family Units in the NL-5 Zone; an allowed use according to Section 6.1.2.D of the LDRs.
3. ***Minimizes adverse visual impacts; Complies.***
Currently, 984 Budge Drive contains non-conformities with a one-story apartment building, a cabin and trailer, all built over 30 years ago and before current building code. The new project will remove the non-conformities and replace them with residential units built of new construction in compliance with the LDRs and the 2018 IRC. This development will break up the visual impact of the current long building into five separate lots, and will look aesthetically pleasing from the roads below. It will improve on the existing visual impacts. See Visual Analysis attached in **Section 3**.
4. ***Minimizes adverse environmental impacts; Complies.***
The proposed development will not increase environmental impacts on site, and will improve wildlife permeability as the new buildings will be detached to allow for wildlife accessing the undisturbed hillside of Saddle Butte. See Wildlife Review attached in **Section 3**. During construction stormwater will be detained using best management practices to protect the hillside from any erosion.
5. ***Minimizes adverse impacts from nuisances; Complies.***
There are no anticipated nuisances with this development that would have adverse impacts to the surrounding properties. Operational Standards are addressed in **Section M** of this Development Plan Narrative.
6. ***Minimizes adverse impacts on public facilities; Complies.***
There are no anticipated adverse impacts on public facilities from this development. The project will be connected to town water and sewer, with system upgrades installed to the current utilities. The reduced density will both lessen the impacts on public facilities and reduce the trip counts to the property. Budge Drive is not a busy street and vehicles from this development are not anticipated to increase traffic on Highway 89. Structures will be sprinkled for fire suppression and otherwise meet the current building codes. There are no additional adverse impacts anticipated on fire, police, or EMT services that already serve the property located within the limits of the Town of Jackson. Additionally, the owner worked with the Town of Jackson to allow a

temporary road through the southern end of the property during the reconstruction of Budge Drive and the essential water line.

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

This development complies with all other applicable standards for use, layout, structure and site development characteristics in the LDRs for the NL-5 Zone.

Division 5.4 Natural Hazards in Hillside Areas – 5.4.1.C.5 Steep Slopes: Standards in Hillside Areas: *“5. 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.”*

The Bluffs project will not impact any of the steep slopes that exist on the property. Construction will take place in previously disturbed and developed areas that are less than 5% grade. The project does not require structural retaining walls or any other mitigation structures to contain steep slopes.

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

There are no previous permits or approvals applicable to this property. The proposed development complies with all conditions of Plat 1051.

E. ADDITIONAL ZONE-SPECIFIC STANDARDS, SECTION 2.2.6.E.

The following standards apply in addition to all other standards applicable in the NL-1 zone:

Maximum Allowed Density

Up to three units are allowed the proposed on individual lots equal to or greater than 7,500 sf. Current plans are for one unit per lot on lots 1 - 4 and possibly two units on Lot 5. Therefore, The Bluffs project will be in conformance with the standards of this section.

Configuration Options, Section 2.2.6.F.

Configuration options in the NL-1 zone allow for the detached single-family units being proposed with this development plan.

F. PROPOSED DEVELOPMENT PROGRAM

The proposed size of each lot's building envelopes and Maximum Floor Area (for one unit per lot) is depicted within Civil plans in **Section 4**. Potential Floor Area for each lot is depicted in the table below.

Lot	Gross Site Area (sf)	FAR 1 unit	FAR 2 units	FAR 3 units
		0.3	0.35	0.4
1	15,220	4,566	2,435	6,088
2	11,930	3,579	1,909	4,772
3	12,650	3,795	2,024	5,060
4	12,340	3,702	1,974	4,936
5	11,800	3,540	1,888	4,720

G. ENVIRONMENTAL STANDARDS

- 1. Natural Resource Buffers (Wetlands and Water bodies)** there are no wetlands or water bodies on the property
- 2. Wildlife Friendly Fencing** – no fencing is proposed.
- 3. Water Quality** - See subsequent Engineer's report in **Section 2** of this application for discussion on this item.
- 4. Natural Resources Overlay (NRO)** The property is not located within the NRO.
- 5. Bear Conflict Area** – The property is not mapped as a bear conflict area.

H. SCENIC STANDARDS

- 1. Exterior Lighting** - Exterior lighting will be addressed during the Building Permit and will follow requirements in LDRs.
- 2. Scenic Resource Overlay (SRO) Standards** - The property is not located within SRO.

I. NATURAL HAZARDS TO AVOID - Steep Slopes – See Section D. CONDITIONAL USE PERMIT and Geotechnical Report included with this application.

J. SIGNS - No signage is proposed at this time.

K. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

L. ALLOWED USES & USE REQUIREMENTS

1. **Allowed Uses** - The proposed uses within the Bluffs development include Detached Single-Family Units.
2. **Parking** - See subsequent Engineer's report in **Section 2** of this application for discussion on these items.
3. **Operational Standards**
 - a. **Outside Storage** - The proposed uses within the Bluffs development will not include the storage of boats, snowmobiles, trailers, RVs, or similar vehicles and equipment on any yard. No structures will be stored within the lots and no vehicles will be kept within vacant lots. The five planned lots will be for residential use, and thus, will not be using outdoor displays.
 - b. **Refuse and Recycling** - The development will include an area for consolidating trash and recycling within access and utility easement near the front of the property on Lot 1.
 - c. **Noise** - Noise levels will be kept within the permitted 55 DBA, consistent with LDR restrictions for Zone NL-5.
 - d. **Vibration** - The development does not include uses in which any regular activity shall cause or create displacements for given frequencies as prescribed by LDR restrictions.
 - e. **Electrical Disturbance** - The planned residential use does not include any activities which could cause electromagnetic radiation and disturbed operation of equipment such as radios and TVs.
 - f. **Fire and Explosive Hazards** - No manufacturing, possession, storage, transportation or use of hazardous materials are part of the planned development.

M. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

1. **Standards Applicable to all Subdivisions** - The project will adhere to all standards provided in Section 7.2.2 of the LDRs which include developer responsibilities, permits required, installation, working with a professional engineer, over sizing and off-site improvements, and acceptance by Town.
2. **Land Division Standards** - The development will comply with Section 7.2.4 of the LDRs.

N. RESIDENTIAL SUBDIVISION REQUIREMENTS

1. **Affordable Housing** –The project will generate a small affordable housing requirement that will be addressed at the first building permit submitted for the site.
2. **School and Parks Exactions** - Total school and park exactions fee-in lieu is \$28,900. Calculations are provided in **Section 3**.

O. INFRASTRUCTURE

1. **Transportation Facilities** - See plan sheets provided in **Section 4**.
2. **Required Utilities** - See plan sheets provided in **Section 4**.

SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

The following Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related items for The Bluffs Development Plan. Supporting infrastructure will include driveway access improvements and utility connections to the Town of Jackson water and sewer mains as well as connections to cable utility mains that serve this portion of the Town of Jackson. The basic layout and design elements are shown on the plan set attached in **Section 4**.

B. BACKGROUND

The Bluffs is a subdivision development project located off Budge Drive in the Town of Jackson near the intersection of Highway 89 and 22. The project plans to subdivide the existing property into 5 single-family residential lots. Historically the site was a motel building that was converted to an apartment structure. In addition, the site also housed a cabin and 3 mobile home units, 2 of which have since been removed. The proposed project will remove all existing structures on the property. The existing utilities on site will be reconfigured or abandoned for the new development. From an infrastructure perspective, the new development does not appreciably alter the current load and configuration from the existing arrangement.

C. SOILS AND SITE CONDITIONS

The proposed project site is located on the lower southwestern flank of East Gros Ventre Butte. Jorgensen Geotechnical prepared a Slope Stability Analysis Report for the project site in July 2017. In summary, five boreholes were drilled to depths ranging from 31.5 to 121.5 feet below the existing ground surface in order to conduct the stability analysis. With applied surcharge loads at the location of the proposed buildings, the stability analysis shows the site is stable. Factors of safety for this site exceed those generally accepted by engineering practice as indicating stable conditions. A single vibrating wire piezometer was installed to monitor groundwater levels following the investigation. In general, the site stratigraphy is made up wind-blown loess, coarse and fine-grained alluvium and colluvium deposits, as well as lacustrine deposits. The report describes the geologic site conditions and includes a site location and geologic map, geologic cross sections, stability analysis results, borehole logs, and laboratory tests results. A copy of the Slope Stability Analysis Report by Jorgensen Geotechnical is included in **Section 5** of this report.

In general, construction of homes on this site will utilize helical piers, grade beams, and structural slabs to reduce the risk of structural distress posed by the observed soil

conditions. A Geotechnical Engineering Report was issued by Jorgensen Geotechnical on April 23, 2019, which references the subsurface exploration performed in 2017 and documented in the Slope Stability Analysis Report. This scope of work included installation of several helical pier test probes and a verification load test of a helical pier. The report provides engineering analysis and recommendations necessary for the design and construction of proposed structures at 984 Budge Drive. A copy of the Geotechnical Engineering Report by Jorgensen Geotechnical is included in **Section 5** of this report.

D. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Development on the site will accommodate stormwater by routing drainage through the available green spaces on site. These areas are sufficient to accommodate stormwater runoff. The parcel is relatively flat and underlain by semi-permeable surface soils and very permeable subsoils. The lots are spaced to provide landscape areas around the future buildings that will help infiltrate stormwater and spring snow melt water. The expected runoff from the buildings will likely be channeled through roof drains and a piping network and directed to stormwater detention areas onsite away buildings as much as practicable. Details of the specific stormwater management will be addressed in the building permit applications of the individual residence.

A Town of Jackson Grading and Erosion Control Permit will be required prior to construction of site infrastructure. The GEC permit application drawings will incorporate any revisions made during the Development Plan process and as a result of incorporating final design elements and coordination with the Town and other utility companies.

E. ROADS, ACCESS, AND PARKING

The site is presently served by access directly off of Budge Drive. The proposed project plans to utilize the existing access with improvements limited to formalizing the access and parking arrangement to fit the new development. The proposed development and use of this road by residents of the Bluffs has been reviewed with the Town of Jackson Planning Department through the Sketch Plan process. The existing access road is approximately 20' in width and in order to limit disturbance at the intersection, will be formalized and essentially remain unchanged for the new development.

The required number of parking spaces for the five lots of the Bluffs is 10 spaces as per the base NL-5 Zoning in the LDRs which requires 2 spaces per lot. The expected parking layout for the Bluffs for this DEV application suggests that Lots 1-3 will accommodate 2 spaces per lot within the individual lot boundary, while parking spaces for Lots 4-5 will be accommodated within the access and utility easement. Additional auxiliary parking area within the easement is available.

F. TRAFFIC

Multi-modal transportation options are available in the vicinity of The Bluffs. They include pedestrian and bicycle connections to local town services. The Town Shuttle operated by START flows in both east and west bound directions nearby to the site on Scott Lane south of West Broadway. The Town Shuttle has stops along Scott Lane with 30-minute intervals within walking distance from to the Budge Drive and West Broadway intersection. Proximity to multi-modal options will be an incentive for residents to choose alternative modes of transportation for short and medium distance trips.

G. WATER SUPPLY AND DISTRIBUTION SYSTEM

The proposed water distribution system for the development consists of an extension from the existing Town of Jackson water main in Budge Drive with individual service connections to the proposed lots. The maximum domestic water demand for the development is estimated based on the current configuration to be approximately 9,600 gallons per day. This value is based upon Wyoming DEQ standards by occupancy and includes irrigation. Using a typical peak factor of 4, the peak hour flow is expected to be approximately 26 gallons per minute. The expected demand for irrigation is estimated separately to be approximately 5,000 gallons per day based on an average 0.25" square foot per day of landscape area. The required site fire flow is 1000 gpm for 1 hour based upon Table B105.1(1) from Section B105 of the 2018 International Fire Code for residential Group R-3 and R-4 buildings (0 - 3,600 square feet). A 50% reduction is allowed for buildings of this type equipped with an automatic sprinkler system. The expected water demand for fire suppression is estimated for one building to be 30 gpm based on an automatic fire sprinkler system with 2 sprinkler heads active with an operating pressure of at least 55-60 psi. Water demand values are included in **Section 5** of this report.

The Town of Jackson water system currently extends along Budge Drive adjacent to the proposed development and includes a fire hydrant at the intersection of the access drive. Further, the lot owner granted an easement to the Town of Jackson for a water line on the southern portion of the property increasing circulation flow and providing redundancy. It is expected that the existing hydrant is capable of providing the site fire flow requirements. The proposed access drive is approximately 390' in length and the site layout will not accommodate an adequate fire truck turn-around. Therefore, all future residential occupancies of this subdivision will be required to be protected by an approved automatic residential fire sprinkler system meeting the standards of NFPA 13-D. Discussions with the Jackson Hole Fire EMS Fire Marshal have confirmed this is acceptable.

The connection to the TOJ water system will require an encroachment permit and coordination with the TOJ Public Works Department to identify the appropriate arrangement. A permit to construct will be required through the Wyoming DEQ. The new

waterlines within the property will be owned and operated by the development and all maintenance will be the responsibility of the development.

H. WASTEWATER COLLECTION AND TREATMENT

The proposed wastewater collection system for the development consists of sewer manholes and service lines from each lot with a connection to the existing private sewer main and ultimately connected to the Town of Jackson sanitary sewer system. The maximum sanitary sewer demand is estimated based on the current arrangement to be approximately 3,300 gallons per day with a peak hour flow of approximately 9 gallons per minute (Peak Factor 4). These values are based upon Wyoming DEQ standards of 150 gallons per bedroom and 22 total bedrooms within the project at buildout. The construction plans for the project will be required to follow the Town of Jackson Standards for construction. Wastewater demand calculations are included in **Section 5** of this report.

The connection to the TOJ sewer system will require coordination with the TOJ Public Works Department to identify the appropriate arrangement. A permit to construct will be required through the Wyoming DEQ. The new sewer lines within the property will be owned and operated by the development and all maintenance will be the responsibility of the development.

I. CABLE UTILITIES AND GAS

Power and Communications lines will be accessible to all units on the project. Lower Valley Energy Electrical Power and Natural Gas, Silverstar Fiber-Optic Communications, Charter Cable Television and Communication, and Century Link communications services are all available to this location. Opportunities to connect to all of these service providers will be afforded all lots pending negotiations. Spare conduits may be provided should other utilities not currently available be anticipated.

J. SNOW STORAGE

The shared access road and parking of the Bluffs Development creates approximately 9,000 square feet of impervious surfaces requiring approximately 225 square feet of snow storage. The current layout anticipates adequate space exists within the access and utility easement for proper snow storage. Additionally, open space in the southeast portion of the access and utility easement will provide additional snow storage in large snowfall years. Snow storage within the lots will be the responsibility of the individual lot owner and will be coordinated with the landscaping to limit damage that can occur during snow clearing.

SECTION 3 – PHYSICAL DEVELOPMENT REQUIREMENTS

- **3.1 Visual Analysis**
- **3.2 Wildlife Review**
- **3.3 Park Exaction Calculations**
- **3.4 School Exaction Calculations**







1024 US-89
Jackson, Wyoming

Google

Street View



Google



To: Town of Jackson Planning & Building Department

Cc: Jorgenson Associates, Brendan Schulte

From: Brian Remlinger, Principal, Alder Environmental, LLC
Julie Polasik, Wildlife Ecologist, Alder Environmental, LLC



Date: February 4, 2020

Re: **Proposed Subdivision for the Bluffs Development - 984 Budge Drive, Wildlife Use / Habitat Review**
PIDN: 22-41-16-32-1-07-001

The Bluffs Development Group, LLC is proposing a development plan that includes a subdivision with five lots (Jorgenson Associates Exhibit 1/31/20) on the property located at 984 Budge Drive within the Town of Jackson limits. Jorgenson Associates requested the services of Alder Environmental, LLC to assist with 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) and those species identified in the Teton County Focal Species Habitat Mapping Project (Alder 2017). *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 and focal wildlife species.

SITE INVENTORY & DATA REVIEW

A site visit was conducted on February 4, 2020 to evaluate existing wildlife habitat conditions and use. The enclosed photos document the site conditions. The central portion of the Property contains a driveway, apartment building and a trailer (Figure 1). The hillside to the north of the driveway is comprised of mesic shrub (sparse sagebrush) and mesic grassland habitat. The hillside to the south and west of the structures on the Property is comprised of mesic shrub (sparse sagebrush) and mesic grassland habitat with some landscaping. Mule deer tracks and scat were observed on the north and west portions of the Property during the site visit. Mule deer were also present just north of the Property during the site visit.

Three sources of wildlife habitat data were reviewed: 1) Wyoming Game and Fish Department (WGFD) designated ungulate crucial winter ranges and migration routes and Bald Eagle nests, 2) the 2013 WYDOT / Teton Science Schools mule deer movement and habitat use study (Riginos et. al, 2013) and 3) the Teton County Focal Species Habitat Mapping Project (Alder 2017). The only protected or focal wildlife species potentially using the project site or impacted by the proposed development is mule deer.

The entire project site is mapped within WGFD designated mule deer crucial winter range (WGFD 2012, Figure 2). The Property consists of disturbed, mesic grassland, and mesic shrub habitats. The mesic shrub-grassland habitats on south facing slopes provide crucial winter range for mule deer (*LDR Section 5.2.1.B.3.d*). Wyoming Game and Fish designated mule deer crucial winter yearlong range is also mapped 0.1 miles west and south of the project site across Highway 22, and an elk migration corridor is mapped 0.6 miles southwest of the Property.

The 2013 WYDOT/TSS Mule Deer Study designates the project site as a *low use movement area* for mule deer and *moderate probability of winter use* due to the project site's location on the East Gros Ventre Butte (Figure 3). Signs of mule deer winter use and movement on the Property were also observed during the February 4,

2020 site visit. Additional *high probability of winter use* areas are located north of the Property at higher elevations on East Gros Ventre Butte.

The Teton County Focal Species Habitat Mapping layer for mule deer indicates that mule deer winter range is located on the southern and western portions of the Property (Alder 2017). This coincides with the location of south facing mesic shrub-grassland slopes.

The nearest Bald Eagle nest to the Property is located 0.67 miles southwest of the site (WGFD 2019), and the Property does not contain suitable habitat for nesting or wintering Bald Eagles. The Property also does not contain any crucial winter or nesting habitat for Trumpeter Swans, spawning habitat for Snake River cutthroat trout, or crucial elk or moose winter habitat.

The Teton County Focal Species Habitat Map quantified the relative habitat values for the Property as ranging from 10 to 19 (low to moderate value) out of a possible 42 (highest value) (Alder 2017). This indicates that the Property is of low to moderate quality for wildlife habitat. The relative values habitat map was created by combining 20 weighted focal species habitat maps that are based on well documented species habitat data, expert knowledge and peer reviews, and environmental variables, providing a thorough assessment of relative wildlife habitat values in Teton County.

FINDINGS & OPINION

Wildlife use of the subject Property is considered moderate based on the site inventory and data reviews. Mule deer use the Property extensively during the winter months as crucial winter range and as a movement corridor on the East Gros Ventre Butte. The proposed subdivision of the Property into five lots and associated development would result in the removal of the existing structures that span the Property and construction of potentially five new structures evenly distributed on the Property.

To help minimize impacts to wildlife the new structures and driveways are proposed to be located within existing disturbed areas. Existing mesic shrub (sparse sagebrush) will mostly remain undisturbed. Retaining walls which can serve as barriers to mule deer would not be necessary if the proposed development is located entirely within previously disturbed areas. The new structures should also be spaced a minimum of 15-20 feet apart to allow mule deer to use the areas between them as movement corridors. It is also suggested that any fencing that would impede the movements of mule deer should not be used on the proposed lots and other barriers to mule deer movement should not be placed between the new structures.

The proposed subdivision of the Property would have impacts to mule deer that use the area as crucial winter range and as a movement corridor. However, those impacts can be minimized by limiting development to already disturbed areas, maintaining movement corridors between structures, and avoiding the use of fencing and other barriers such as retaining walls (>42" tall) to mule deer movement. There are no additional wildlife species protected by the Town of Jackson LDRs or identified in the Teton County Focal Species Habitat Mapping Project that are expected to be impacted by the proposed development.

REFERENCES

- Alder 2017. Final Report: Focal Species Habitat Mapping for Teton County, WY. Alder Environmental LLC. Jackson, WY. April 2017.
- Riginos, C., Krasnow, K.D., Hall, E., Graham, M., Sundaresan, S., Brimeyer, D., Fralick, G., & Wachob, D. 2013. Mule Deer (*Odocoileus hemionus*) Movement and Habitat Use Patterns in Relation to Roadways in Northwest Wyoming. FHWA-WY-13/08F.
- 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.

Encl: Photos, Figures 1-3



Photo 1. Looking west at the Property from the eastern boundary.



Photo 2. Looking east from the end of the driveway.



Photo 3. Looking southwest at western edge of Property.



Photo 4. Looking west at southern hillside of Property.



Photo 5. Mule deer tracks in the northwest portion of the Property.



Photo 6. Mule deer located just north of Property in mesic shrub.



FIGURE 1

Proposed
Subdivision

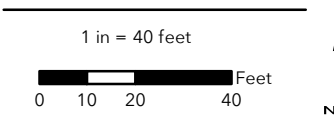
Bluffs Development
Group, LLC
WILDLIFE REVIEW
984 Budge Drive
Jackson, WY 83001

Legend

-  Subject Property
-  Proposed Lot Boundaries
-  Lots & Parcels
-  Roads

Sources

Teton County
- Aerial Imagery, June 2019
- Ownership Boundaries
- Roads
Jorgenson Associates
- Proposed Lot Boundaries



February 04, 2020

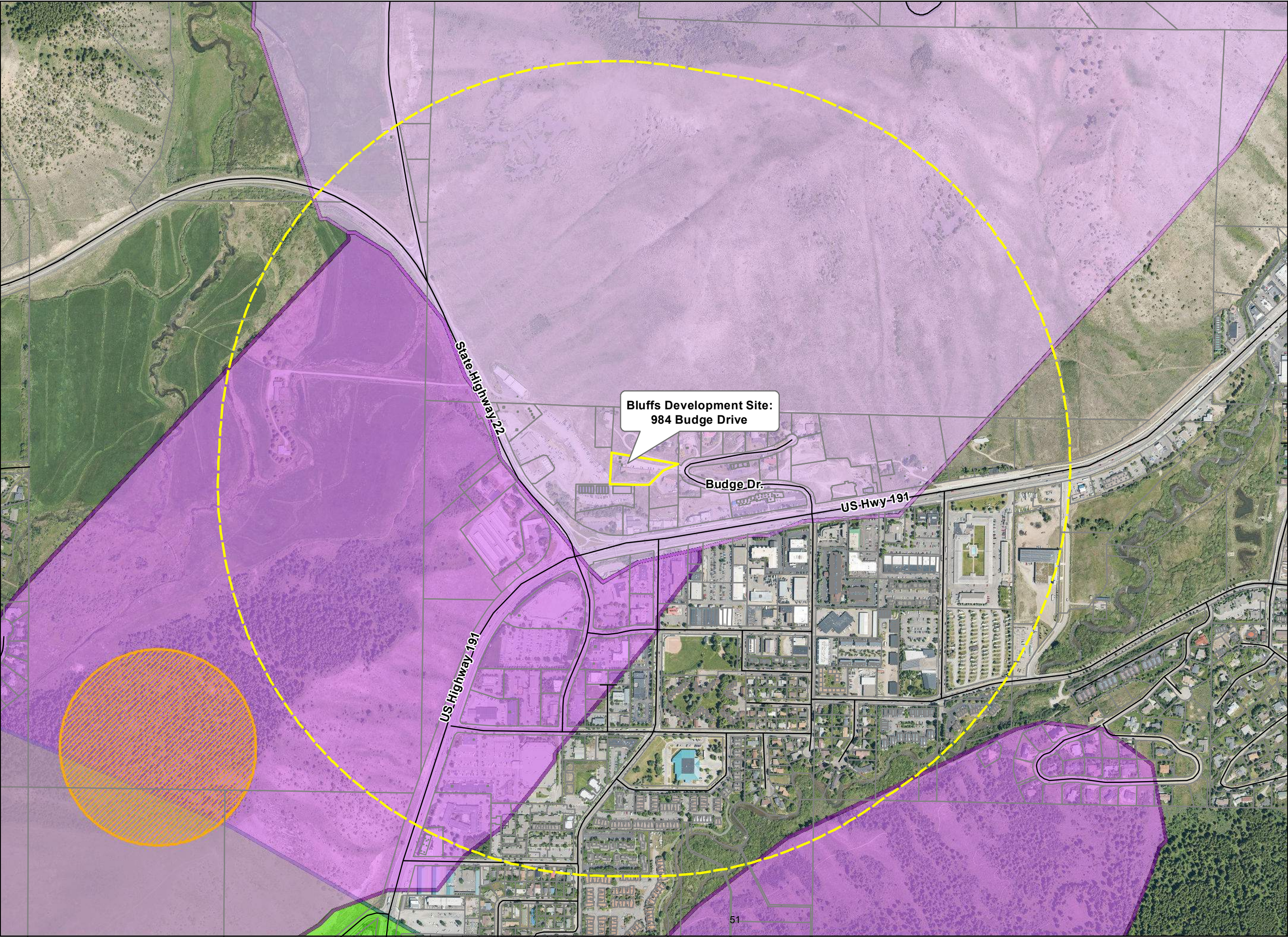


FIGURE 2

Protected Wildlife
Resources

Bluffs Development
Group, LLC

WILDLIFE REVIEW

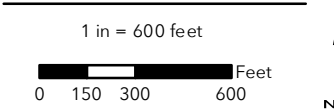
984 Budge Drive
Jackson, WY 83001

Legend

- Subject Property
- 1/2 Mile Property Buffer
- Roads
- Bald Eagle Nest Buffer
- Mule Deer Crucial Winter Range
- Mule Deer Crucial Winter/Yearlong Range
- Elk Migration Route 1/2 Mile Buffer

Sources

- Teton County
 - Aerial Imagery, June 2019
 - Ownership Boundaries
 - Roads
- WGFD
 - Big Game Crucial Ranges and Migration Routes
 - Bald Eagle Nest Buffer



February 04, 2020

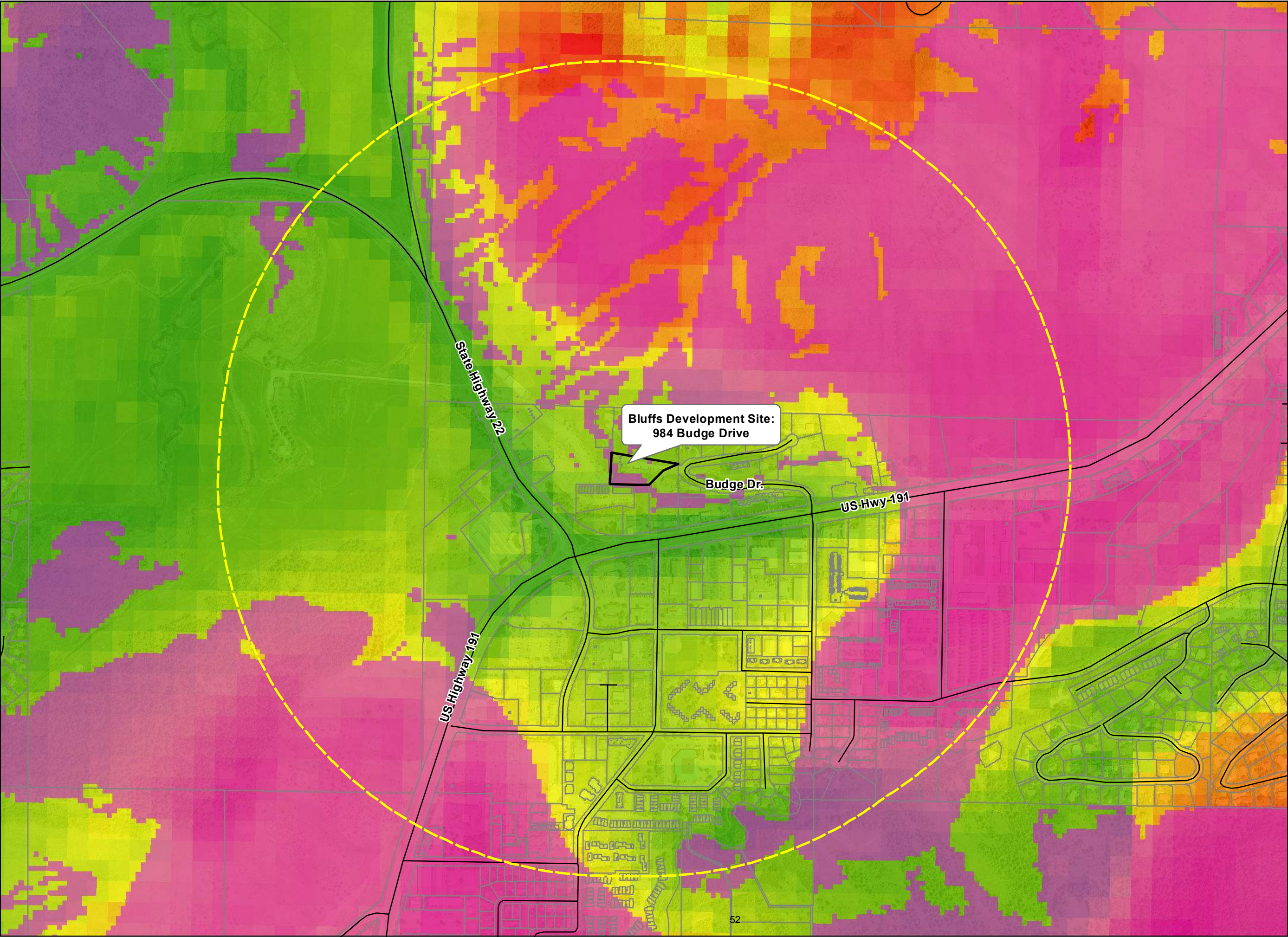


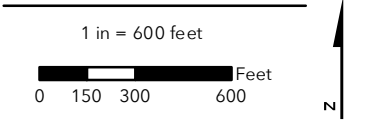
FIGURE 3
Focal Species Habitat
& TSS/WYDOT
Mule Deer Ranges
Bluffs Development
Group, LLC
WILDLIFE REVIEW
984 Budge Drive
Jackson, WY 83001

Legend

- Subject Property
- 1/2 Mile Property Buffer
- Lots & Parcels
- Roads
- Mule Deer Winter Habitat (Alder 2017)
- Mule Deer Use (TSS/WYDOT 2013)**
 - High Probability
 - Moderate Probability

Sources

Teton County
- Aerial Imagery, June 2019
- Ownership Boundaries
- Roads
Alder Environmental (2017)
- Focal Species Habitat Map - Mule Deer
Teton Science School/WY
Dept. of Transportation (2013)
- Mule Deer Kernel Density and Utilization Distribution



TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 12/26/2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: 984 Budge Drive
2. LOCATION: 984 Budge Drive, Jackson WY
3. PROJECT NUMBER: 16092

4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	X	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	<u>0</u>		1.25	<u>0</u>
1 BEDROOM	<u>0</u>		1.75	<u>0</u>
2 BEDROOM	<u>1</u>		2.25	<u>2.25</u>
3 BEDROOM	<u>0</u>		3.00	<u>0</u>
4 BEDROOM	<u>5</u>		3.75	<u>18.75</u>
5 BEDROOM	<u>0</u>		4.50	<u>0</u>
EACH ADDITIONAL BEDROOM	<u>0</u>		0.50	<u>0</u>
DORMITORY	<u>0</u>		1 per 150 sf of net habitable area	<u>0</u>
TOTAL				<u>21</u>

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{21} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{0.189} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{0.189} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \$ \underline{18,900} \text{ CASH-IN-LIEU}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS
DATE: 12/26/2019

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: 984 Budge Drive
2. LOCATION: 984 Budge Drive, Jackson WY
3. PROJECT NUMBER: 16092

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		984 Budge Drive, Jackson WY <u> </u>		<u>.10</u>
.015 ACRES PER UNIT MULTI-FAMILY		<u>0</u>		<u>0</u>

5. CALCULATE CASH IN-LIEU:

$$\frac{0.10}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \frac{18,900}{\text{CASH-IN-LIEU}}$$

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

SECTION 4 – CIVIL DRAWINGS

- DRAWINGS 11" X 17' FORMAT

DEVELOPMENT PLAN

BLUFFS DEVELOPMENT GROUP, LLC

LOT 1, CRYSTAL VALLEY ADDITION

984 BUDGE DRIVE

LOCATED WITHIN
S 1/2 NE 1/4, SECTION 32, T41N, R116W,
TOWN OF JACKSON, WYOMING

OWNER:

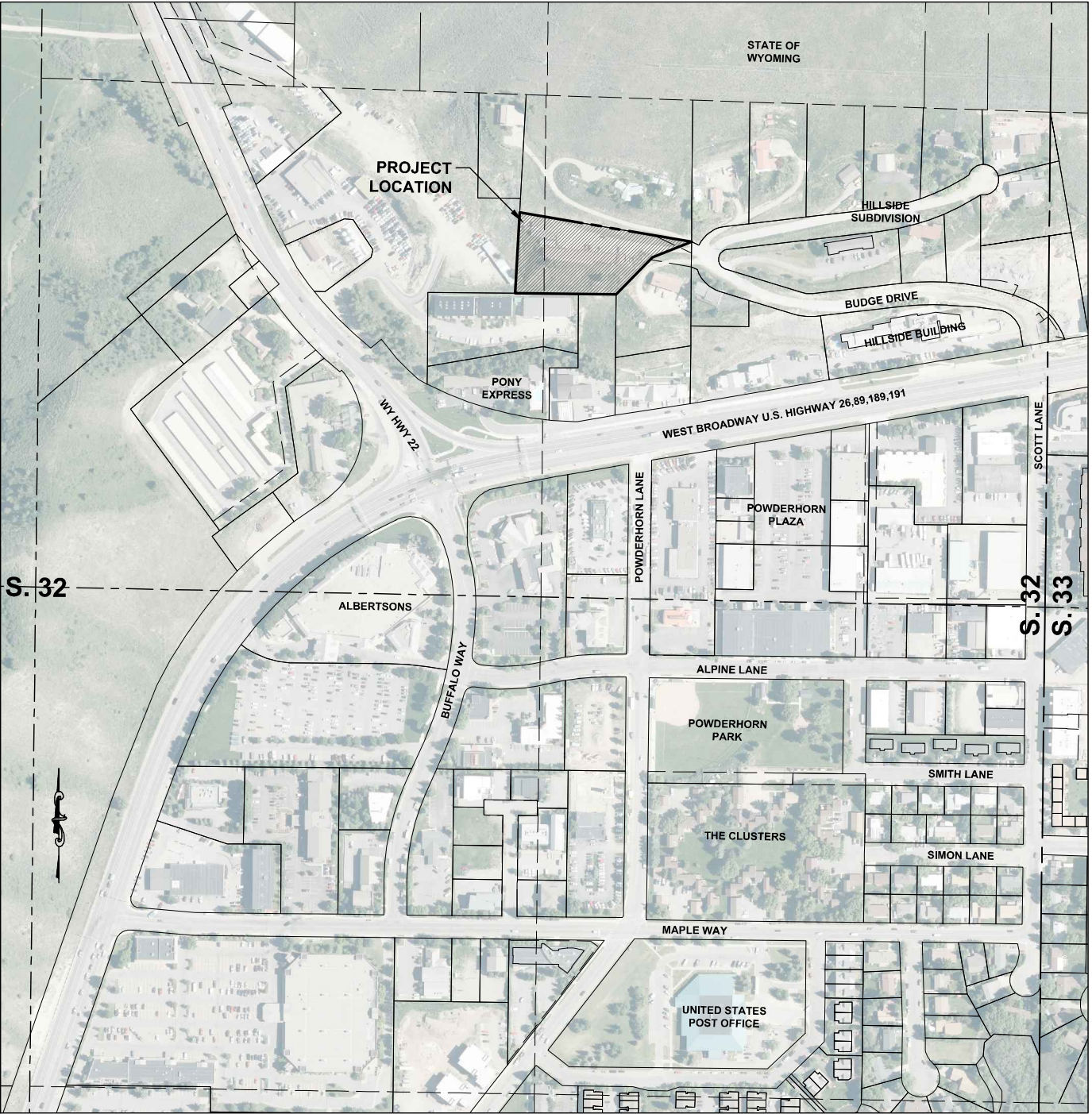
Bluffs Development Group, LLC
P.O. Box 551 / 984 Budge Drive
Jackson, Wyoming 83001

CIVIL ENGINEER:

Jorgensen Associates, Inc.
P.O. Box 9550 / 1315 S. HWY 89, Suite 203
Jackson, Wyoming 83002
307.733.5150

ARCHITECT:

Schopfer Associates, LLC
400 Commonwealth Ave
Boston, MA 02215
617.262.1410



VICINITY MAP
1" = 200'
FOR 22x34 PRINTS

SHEET INDEX

C0.1	COVER, VICINITY MAP, SHEET INDEX
C0.2	EXISTING CONDITIONS
C1.1	SITE PLAN



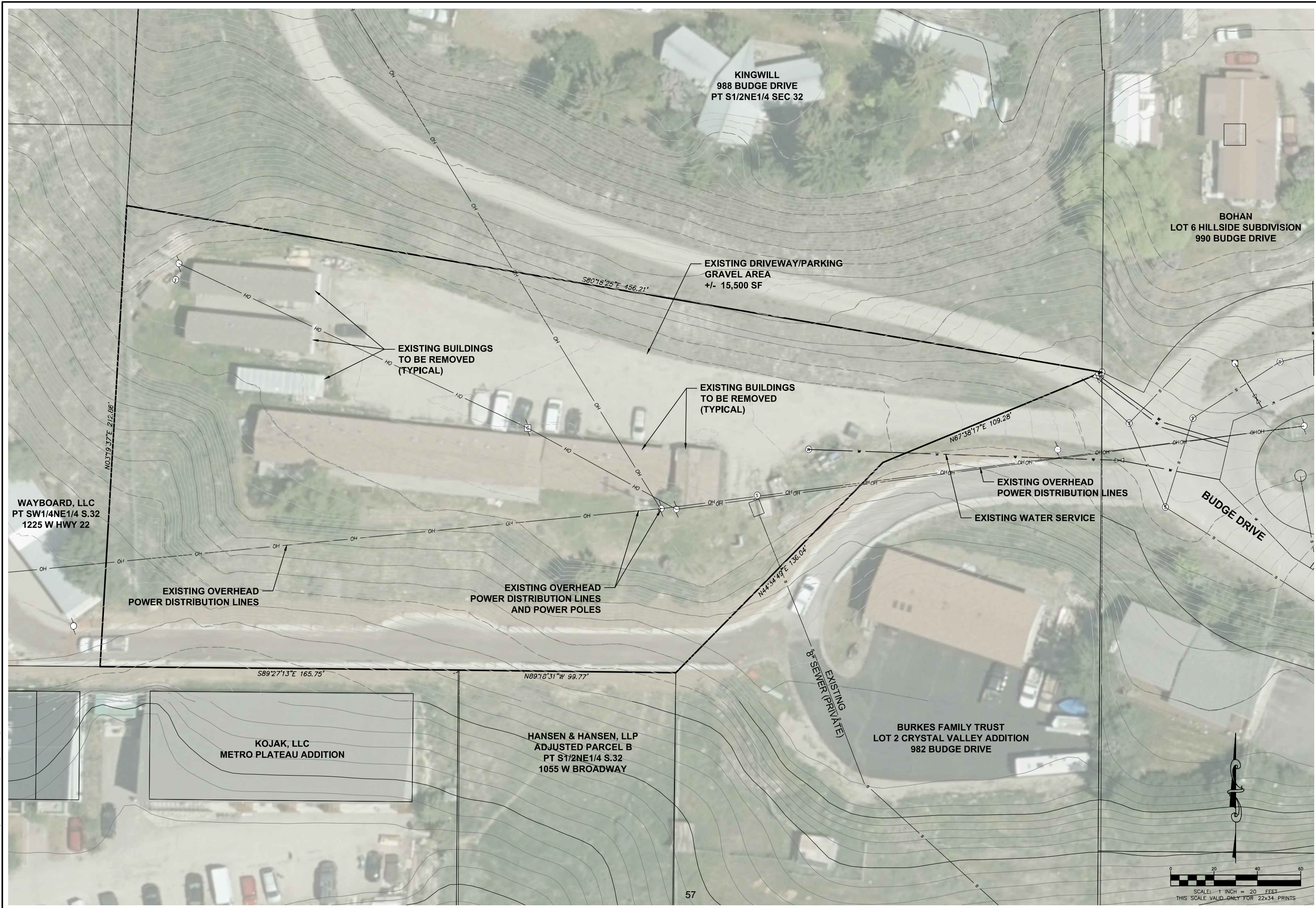
JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

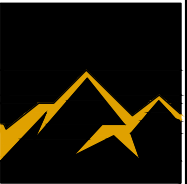
PROJECT TITLE:
BLUFFS DEV GROUP, LLC
DEVELOPMENT PLAN
LOT 1, CRYSTAL VALLEY ADDITION
984 BUDGE DRIVE
TOWN OF JACKSON, WYOMING

SHEET TITLE:
COVER, VICINITY MAP, SHEET INDEX

DRAFTED BY:	JK
REVIEWED BY:	AJ
PLAN VERSION	DATE
DEV PRE-APP	11/06/2019
DEV PERMIT	01/13/2020

PROJECT NUMBER	16092.04
SHEET	C0.1





JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE:
BLUFFS DEV GROUP, LLC
DEVELOPMENT PLAN
LOT 1, CRYSTAL VALLEY ADDITION
984 BUDGE DRIVE
TOWN OF JACKSON, WYOMING

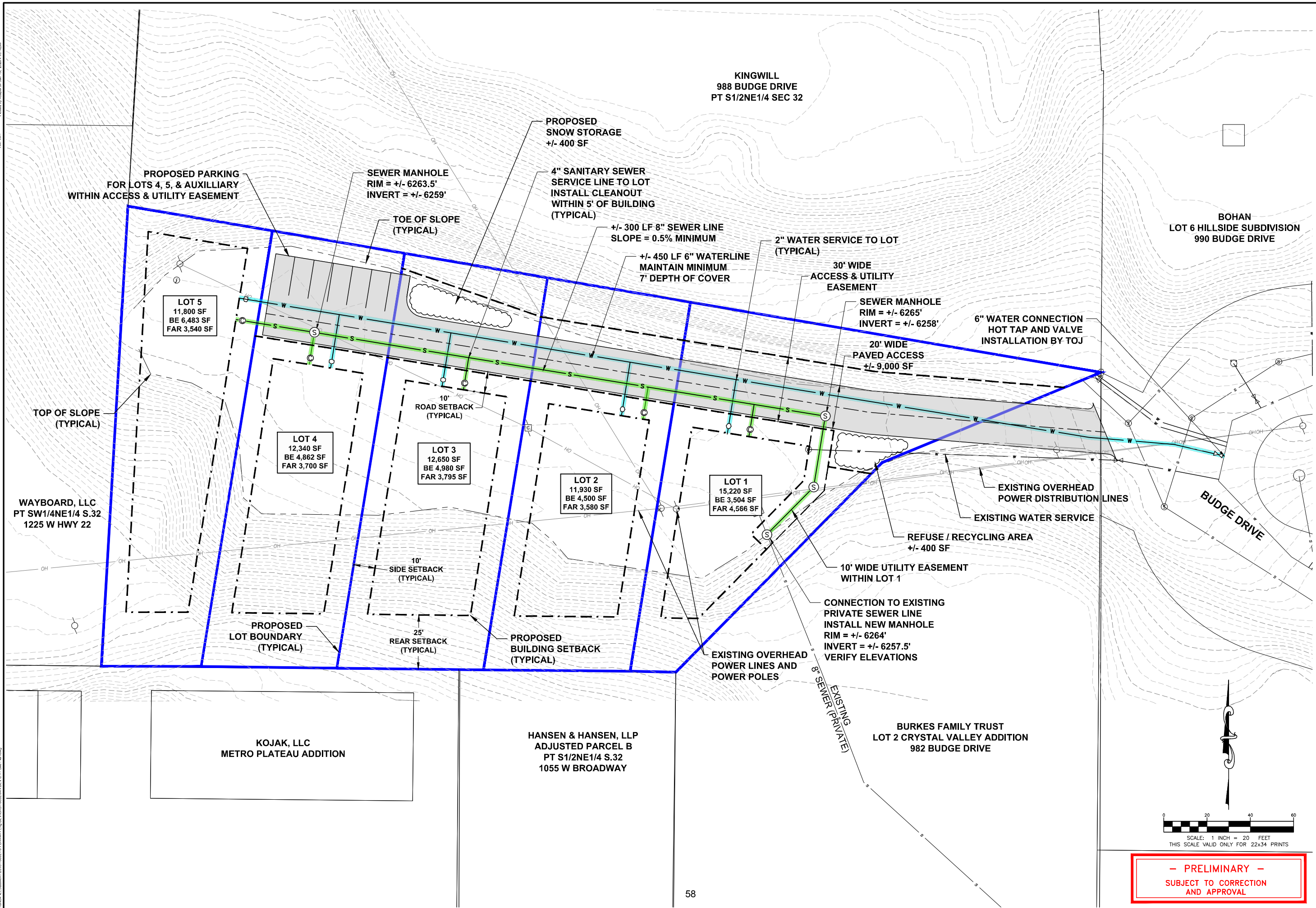
SHEET TITLE:
EXISTING CONDITIONS

DRAFTED BY:	JK
REVIEWED BY:	AJ
PLAN VERSION	DATE
DEV PRE-APP	11/06/2019
DEV PERMIT	01/13/2020

PROJECT NUMBER	16092.04
SHEET	C0.2

Ver: 15.1
Revised by: Jorgensen on: Jan. 13, 2020 - 10:10am

J:\2020\16092.04\16092.04-01.dwg
C:\Users\jorgensen\OneDrive\Documents\16092.04-01.dwg





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JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

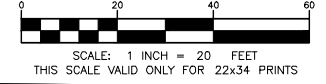
PROJECT TITLE:
**BLUFFS DEV GROUP, LLC
DEVELOPMENT PLAN
LOT 1, CRYSTAL VALLEY ADDITION
984 BUDGE DRIVE
TOWN OF JACKSON, WYOMING**

SHEET TITLE:
SITE PLAN

DRAFTED BY:	JK
REVIEWED BY:	AJ
PLAN VERSION	DATE
DEV PRE-APP	11/06/2019
DEV PERMIT	01/13/2020

PROJECT NUMBER
16092.04

SHEET
C1.1



- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

SECTION 5 – SUPPORTING INFORMATION

- 5.1 Slope Stability Analysis Report
- 5.2 Geotechnical Engineering Report
 - 5.3 Water/Sewer Demands
- 5.4 Comprehensive Plan: District 4.2 Northern Hillside

March 10, 2017

Mr. Dennis Callaghan
45 River Avenue
Monmouth Beach, NJ 07750

RE: PRELIMINARY SLOPE STABILITY ANALYSIS, 984 BUDGE DRIVE, JACKSON, WYOMING

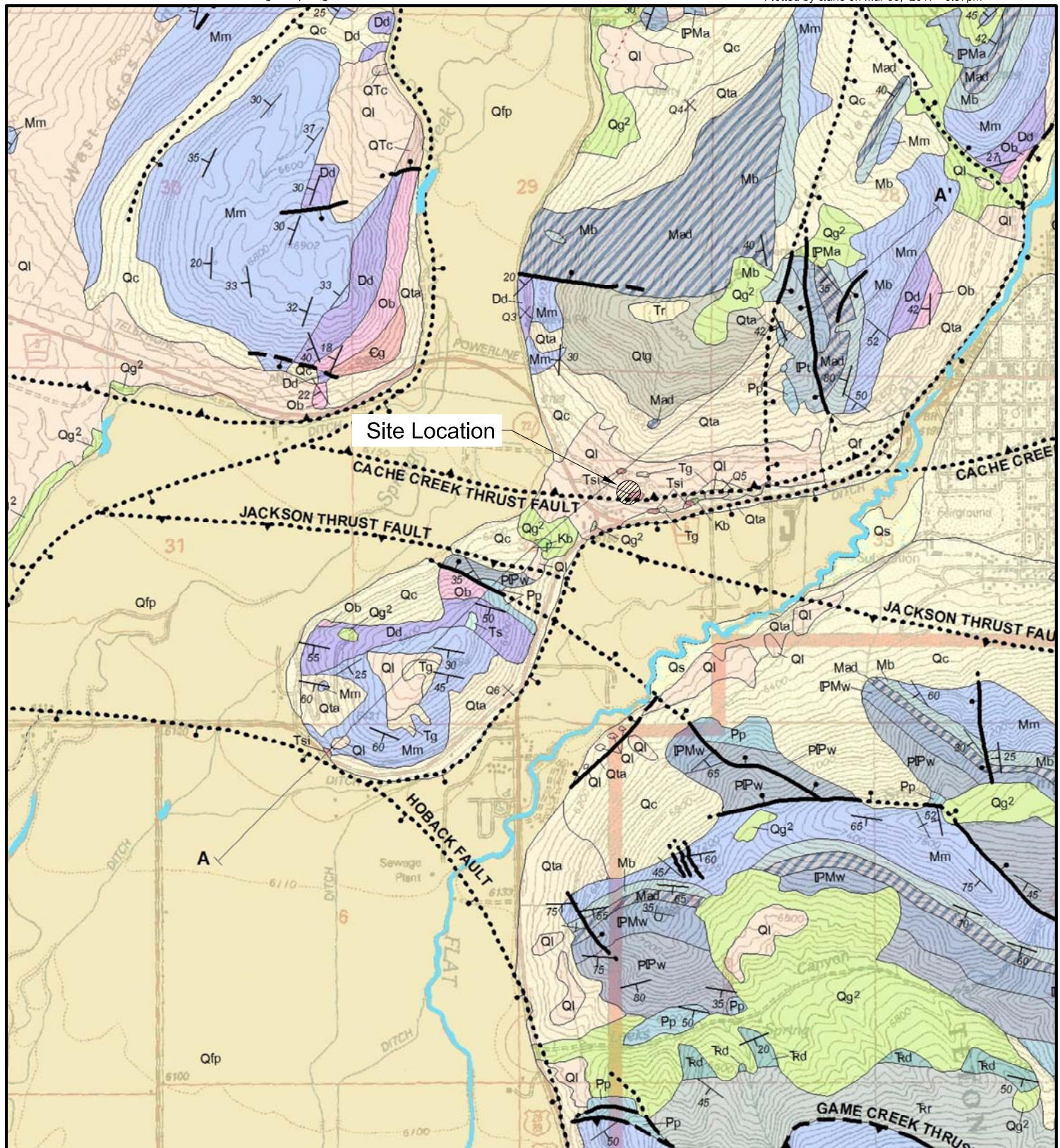
Dear Mr. Callaghan:

At your request, we have performed a preliminary slope stability analysis for the proposed residential development located at 984 Budge Drive in Jackson, Wyoming. This letter briefly summarizes our procedure and presents our recommendations for the project. In summary, the preliminary modeling indicates the slope is likely to be stable and there is relatively low risk of destabilizing the slope with the proposed development. Please note, however, **this analysis does not constitute an appropriate level of effort to support final development design; additional investigation and analysis is necessary.**

This preliminary modeling effort relies on our experience and knowledge of nearby sites. However, the toe of East Gros Ventre Butte is a very complex geologic area (Figure 1), with subsurface conditions varying dramatically over short distances. **A site specific geotechnical investigation is required to better characterize the underlying subsurface conditions.** The purpose of additional investigation is to reduce uncertainty related to depth and lateral extent of weak soil layers (i.e., anticipated failure planes), soil parameters of underlying soils (i.e., shear strength and unit weight), and seasonal high groundwater levels. We are happy to provide a scope of work for such an investigation and analysis at your request.

Site Description

The project site is located in Jackson, Wyoming, near the intersection of West Broadway Avenue and Budge drive at the southwestern toe of East Gros Ventre Butte. The property covers 1.47 acres and is composed of a relatively flat, man-made platform at an approximate elevation of 6,265-feet and slopes greater than 30% which descend to the south to an approximate elevation of 6,220 feet at the property's southern boundary. Currently several trailers occupy the property. The trailers will be removed prior to the proposed development, which preliminary plans indicate will comprise several modular structures placed on a typical foundation system. The remaining area of the graded platform is an aggregate-surfaced parking area.



SCALE: 1 INCH = 2000 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols:

Ql - Loess
Tsi - Shooting Iron Formation
Tg - Gray Basalt
Qta - Talus
Qc - Colluvium

From Love, J.D., 2003, Geologic Map of the Jackson Quad, Teton County, Wyoming Map LMS-9

DRAFTED BY: MW
REVIEWED BY: CL
PROJECT NUMBER
16092

SHEET TITLE:
Figure 1
Site Location and
Geologic Map

PROJECT TITLE:
Preliminary Stability Analysis
984 Budge Drive
Teton County, Wyoming



JORGENSEN
Geotechnical, LLC
307-733-5150 www.jorgeng.com

Geologic Conditions

The property is found on the Geologic Map of the Jackson Quadrangle (Love and Albee, 1972; Love, 2003), shown on Figure 1. The map shows the location of surface deposits, bedrock units, and geologic structures (i.e., faults and folds). The project site is shown on the map in an area mapped as Quaternary-age windblown deposits called loess (Ql). Loess was deposited following the retreat of glacial ice, usually “blanketing” the ancient ground surface and obscuring the underlying topography. Underlying units include glacial outwash terraces (Qtg), talus (Qta), or Tertiary-age clay and silt lake beds described in geologic maps as the Shooting Iron Formation (Tsi). Please be aware the West Broadway Landslide east of the site has demonstrated that actual geology is more complex than indicated by Love’s map.

Drilling on this and nearby properties observed stiff clay lakebeds immediately underlying fill placed during property improvements. Stony colluvium, with limestone and basalt clasts, underlies these stiff clays. Deep-seated, fine-grained lake bed deposits observed during site investigations on nearby properties, including the West Broadway Landslide (Landslide Technology, 2014), could present a risk of slope instability. Two distinct bands of lakebeds have been incorporated into the preliminary model at elevations between 3,180-ft and 3,190-ft (referred to as “Silty Lakebeds”) and 3,150-ft and 3,160-ft (referred to as “Clayey Lakebeds”). These lake beds may not extend under the slope as far as the model indicates. However, we have chosen to model subsurface conditions in this manner as it presents a conservative assessment of existing slope stability.

Stability Analysis Methodology

The following methodology was performed in order to develop each modeled cross-section:

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2012 version 8.15.1.11236, produced by GEO-SLOPE International, Ltd. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.
2. **Geometry:** Locations of the modeled cross-sections, chosen to be representative of the site’s slope geometry, are shown on Figure 2. Figures 3, 4, and 5 (attached to this letter) show the modeled external and internal geometry.

External geometry (i.e., ground surface) of the cross-section was developed using Teton County LiDAR topographic data produced in 2015 and historic aerial photography from the Teton County GIS website. Historic aerial photography indicates the flat area where the trailers are located was constructed in the 1960s. The flat area appears to have been constructed using cut and fill techniques, meaning the fill would be recycled native soil (i.e., loess or colluvium).

Internal geometry (i.e., subsurface conditions) is limited by our understanding of the subsurface conditions at the site. For this preliminary analysis, we projected conditions



DRAFTED BY:	HC
REVIEWED BY:	CHL
PROJECT NUMBER	16092

SHEET TITLE:
Figure 2
Cross Section Location Map

PROJECT TITLE:
Preliminary Slope Stability Analysis
984 Budge Drive
Jackson, Woming



JORGENSEN
Geotechnical, LLC
307-733-5150 www.jorgeng.com

from geotechnical investigations of adjacent properties. Modeled lakebeds are assumed to be horizontal and little geological movement is believed to have occurred since Tertiary time. However, borings placed on this and neighboring properties to the northwest did not reach far enough into the fill or native material to determine the nature of deep geological contacts. As mentioned above, lake beds are not anticipated to extend as far into the slope (i.e., north or northeast) as has been modeled, but this allows for a conservative analysis appropriate for preliminary modeling.

Slip surfaces were developed using a “Block Specified” approach. In this model, the left and right “blocks” were constrained to the modeled clay and silt lakebeds to examine translational failure along the lakebed deposits, assumed to be the critical mechanism of global stability. The program creates hundreds of slip surfaces by connecting points of the blocks and selects a Critical Slip Surface, or the one with the lowest Factor of Safety (FS). FS is the ratio of forces/moments resisting slope failure divided by forces/moments tending to cause failure. A FS of 1.0 indicates imminent slope failure, while $FS < 1.0$ implies failure and $FS > 1.0$ implies stability.

3. **Materials:** Effective stress shear strength parameters pertaining to a Mohr-Coulomb strength model were estimated for the site soils. Table 1 shows soil parameters used in the stability analysis. Soil shear strength consists of two parameters: cohesion (c'), which expresses the shear strength at zero overburden pressure, and friction angle (ϕ'), which expresses the relationship between overburden pressure and shear strength. For this model, we have assumed each material is cohesionless. In mathematical terms, the shear strength (τ') increases at a slope of $\tan(\phi')$ with overburden stress (σ') beginning at the origin.

Lakebeds along the base of East Gros Ventre Butte are likely composed of layers of silt and clay. Failure, should it occur, is assumed to follow the lakebeds. Strength of the lakebeds was estimated using correlations between the soil's plasticity index (PI) and peak (Ladd et al, 1977) or residual (Voight, 1973) strength. Where possible, these correlations were compared to results of shear strength testing performed on samples collected on nearby sites. Based on index testing of nearby soil samples, PI values of lakebed deposits are in the range of 25 to 30.

Residual strength results from strain-softening behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. Unless the slope is known to have previously moved, it is appropriate to use the peak strength. We have chosen to bracket the slope stability by determining FS with peak strength (upper bound) and residual strength (lower bound) of the lakebeds to account for the possibility of strain-softening by ancient slope movement.

Table 1: Soil Parameters Used in Stability Analyses

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle* (ϕ' , degrees)
LOESS	110	0	31
STIFF CLAY LAKEBEDS	120	0	30.9
STONY COLLUVIUM	130	0	30
SILT LAKEBEDS – PEAK STRENGTH	120	0	36
SILT LAKEBEDS – RESIDUAL STRENGTH	120	0	30.4
CLAY LAKEBEDS – PEAK STRENGTH	124	0	30
CLAY LAKEBEDS – RESIDUAL STRENGTH	124	0	18

* Friction angles were reduced by 20% in seismic analyses to account for increased pore water pressures during dynamic, earthquake-induced ground shaking (Hynes-Griffin and Franklin, 1984).

4. **Phreatic Surface:** Measurements at the nearby West Broadway Landslide indicate groundwater surface elevations of approximately 3,161-ft beneath the main slide block during June 2014. Back analysis of the landslide based on rates of movement in April 2014 estimated groundwater elevations to be 25-30 feet higher during spring runoff conditions (Landslide Technology, 2014a).

A phreatic surface has been applied to the models in order to account for static pore water pressures. In static analyses, a higher phreatic surface representing seasonal high levels was used. In seismic analyses, the models use a lower phreatic surface considered to represent conditions during most of the year. It is statistically unlikely that high groundwater will occur at the same time as a design earthquake event, and normal practice does not impose two sets of extreme conditions (i.e., peak water pressure plus a design earthquake) on a single model.

A future site investigation will install vibrating wire piezometers to measure seasonal groundwater fluctuations at the site, which will be used to update the stability models.

5. **Seismicity:** The site (Latitude: N 43.475°, Longitude: W 110.787°) is in an area of moderate seismic activity. Online tools exist to select a site specific PGA for the CSES facilities (USGS, 2014). These are based on USGS seismic hazard maps published in 2008, which form the basis of seismic loads for the ASCE 7-10 Minimum Design Loads for Buildings and Other Structures. The site specific PGA with 10% probability of exceedance in 50-years of 0.19g, where “g” is the acceleration due to gravity.

Seismicity has been incorporated into the model using a pseudo-static approach where inertial forces from seismic accelerations are applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for each cross-section as is it assumed to be the most stressed region within the slope (Abramson et al., 2002). The forces from earthquake-induced ground shaking are assumed to be proportional to the weight of the sliding mass times a horizontal seismic coefficient k_h . A

seismic coefficient of $k_h = 0.1g$, or $\frac{1}{2}PGA$, has been used in this assessment with a 20% reduction in the shear strength of soil materials (Hynes-Griffin and Franklin, 1984).

6. **Building Loads:** Due to the number of construction variables at this point in design and uncertainties involved in the preliminary model, we decided not to include building loads, which are typically small compared to soil pressures. Loads from site grading are estimated to be minimal. Foundations constructed on the upper bench may actually result in a net reduction of driving force, increasing the FS with respect to slope stability.

Stability Analysis Results

Results of the preliminary stability analyses are shown in Table 2. FS values are above those generally accepted by engineering practice for slope stability ($FS \geq 1.5$ for static and $FS \geq 1.1$ for seismic). Please note these are values based on soil shear strength data estimated by extrapolating soil data from nearby sites. Laboratory testing of site soils sampled in a geotechnical site investigation will reduce uncertainty related to soil parameters.

Table 2: Summary of Stability Analyses Results

Cross-Section	Analysis Condition	Soil Strength Condition	Modeled Factor of Safety
A-A'	Static	Peak	3.12
		Residual	1.99
	Seismic	Peak	2.66
		Residual	1.72
B-B'	Static	Peak	2.35
		Residual	1.57
	Seismic	Peak	1.93
		Residual	1.32
C-C'	Static	Peak	2.13
		Residual	1.50
	Seismic	Peak	1.74
		Residual	1.24

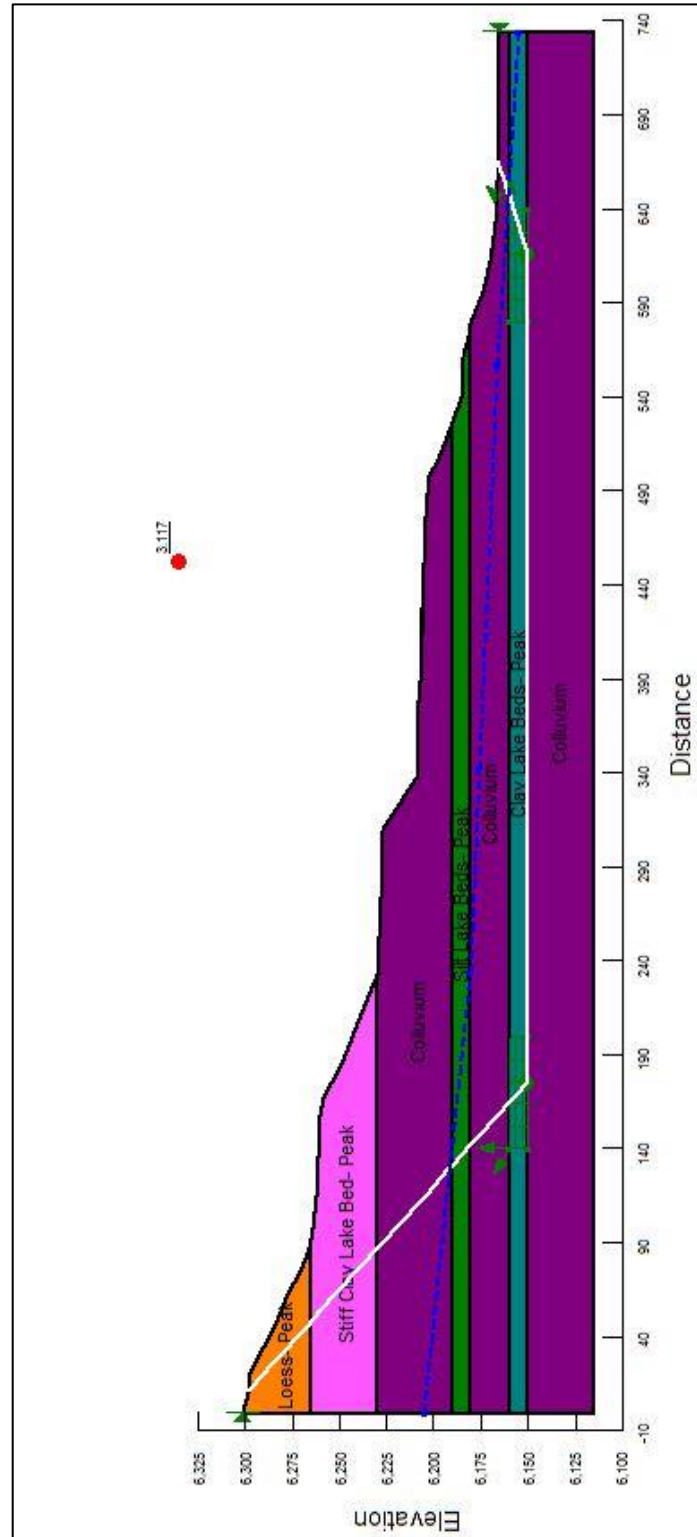


Figure 3: Cross-Section A-A'

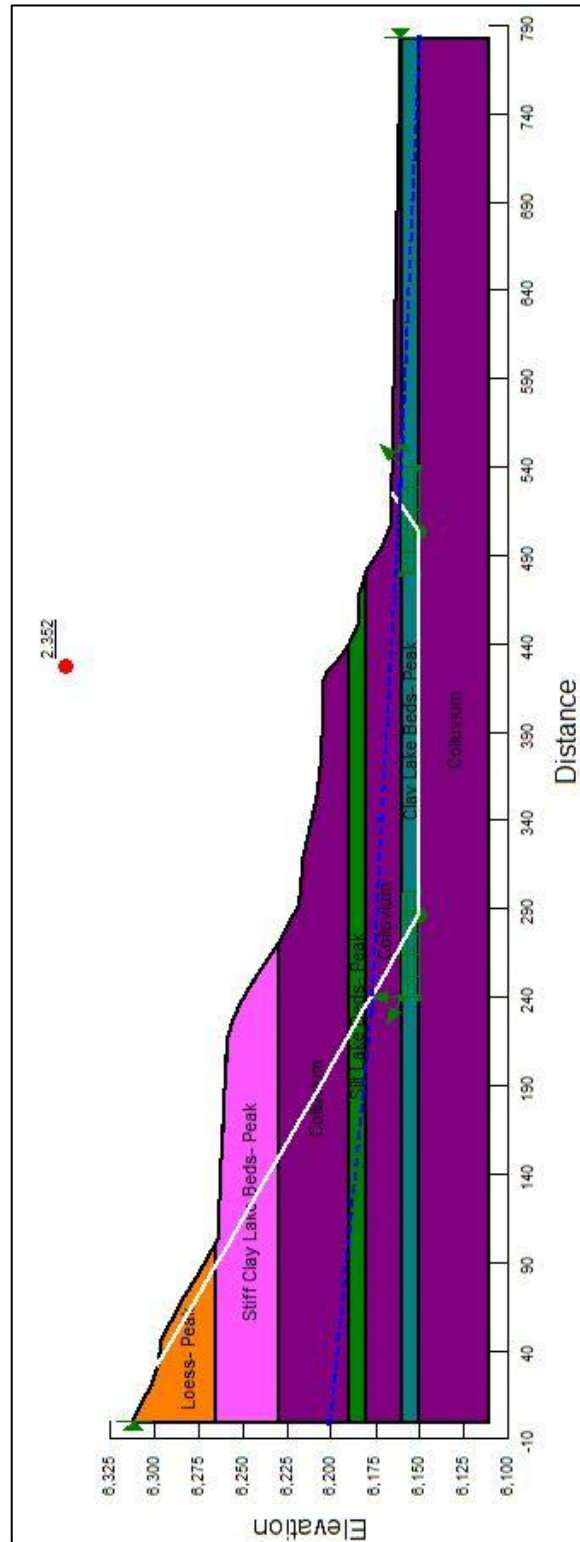


Figure 4: Cross-Section B-B'

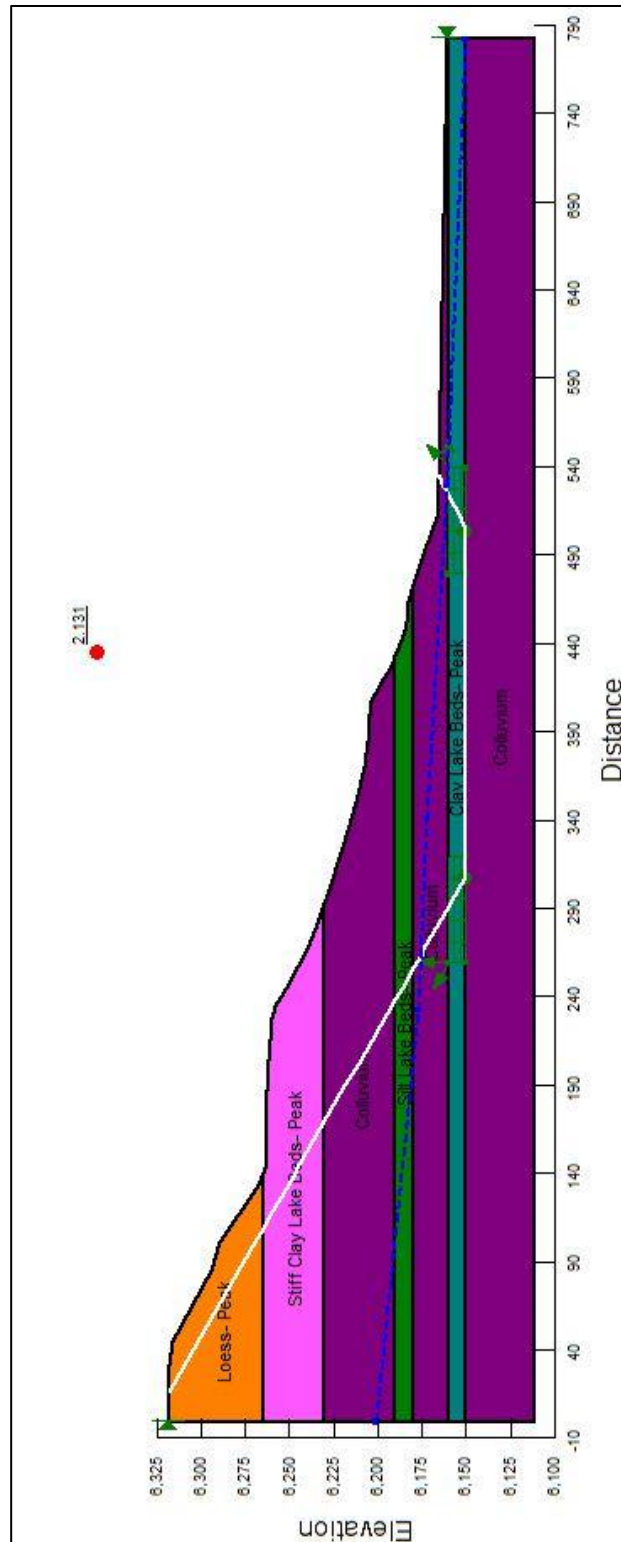


Figure 5: Cross-Section C-C'

March 10, 2017

Limitations

This report has been prepared based on a very limited amount of data. At this point, geotechnical uncertainties exist and actual site conditions may vary considerably from the assumptions made in these analyses. Nearby slope instability warrants approaching construction on this site with great care.

Site specific investigation, laboratory testing, and modeling shall be performed before final development and design. Stability analyses are dependent upon a number of conditions including, but not limited to: slope geometry, construction methods, building loads, runoff and other water features, etc. Changes in design and construction of the proposed development could dramatically change the inputs to the model. As such, recommendations in this letter and future stability analysis are contingent upon our involvement for the duration of the project.

These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No other warranty is made or implied.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,

JORGENSEN GEOTECHNICAL, LLC

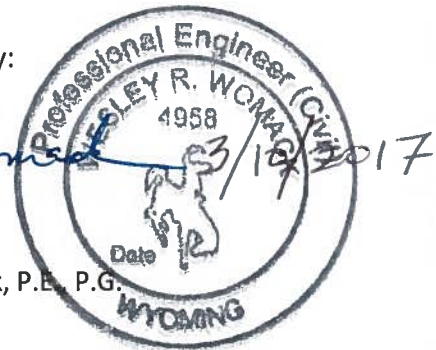


Colter H. Lane, P.E., M.S.

Reviewed by:



Ray Womack, P.E., P.G.



References:

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April 23, 2018

Mr. Dennis Callaghan
Callaghan Partners
45 River Avenue
Monmouth Beach, NJ 07750

**RE: GEOTECHNICAL ENGINEERING REPORT, 984 BUDGE DRIVE, JACKSON, WYOMING
PROJECT NO: 16092**

Dear Dennis,

We are pleased to present this Geotechnical Engineering Report for 984 Budge Drive located in Jackson, Wyoming. The report describes site conditions and presents conclusions and recommendations to support the design and construction of foundation and drainage elements typically associated with residential construction.

In summary, there are two primary geotechnical hazards at the site. First, the southern portion of the site is covered by a combination of loose fill, and a loess and colluvium mixture, both of which are susceptible to settlement or collapse when inundated with water under load. Secondly, the northern portion of the site is underlain by potentially expansive lean clay lake beds. In order to reduce the potential for both settlement and swell, we recommend utilizing deep foundation elements such as helical piers. A structural floor slab is also recommended to further reduce the risk of distress due to differential settlement and/or swell. Moisture-sensitive soils require foundation drainage and careful management of surface water (i.e., adequate grading).

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,

JORGENSEN GEOTECHNICAL, LLC



Harrison W. Carter, E.I.



Colter H. Lane, P.E.

**GEOTECHNICAL ENGINEERING REPORT
984 BUDGE DRIVE
JACKSON, WYOMING**



Prepared for:

**Mr. Dennis Callaghan
Callaghan Partners
45 River Avenue
Monmouth Beach, NJ 07750**

Prepared by:



JORGENSEN
GEOTECHNICAL, LLC

**PO Box 9550
Jackson, WY 83002**

April 23, 2019

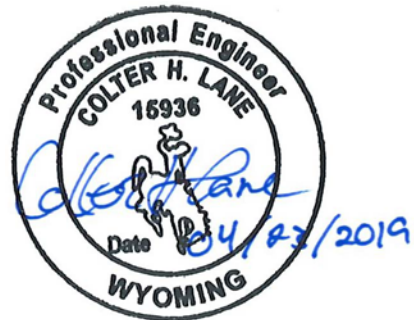


TABLE OF CONTENTS

1.0	INTRODUCTION	1
2.0	PROPOSED CONSTRUCTION.....	2
3.0	REPORT METHODOLOGY	2
3.1	Summary of Previous Subsurface Exploration.....	2
3.2	Helical Pier Test Probe Methodology	3
3.3	Report Preparation	3
4.0	Earthquakes and Seismicity	6
5.0	GEOLOGICAL AND GEOTECHNICAL HAZARDS	7
5.1	Collapsible Soils.....	7
5.2	Expansive Soils	7
5.3	Seismic Hazards.....	7
6.0	ENGINEERING ANALYSIS	8
6.1	Settlement	8
6.2	Swell	8
6.3	Lateral Pressures.....	8
6.3.1	Active Pressures	9
6.3.2	At-Rest Pressures	9
6.3.3	Passive Pressures	9
6.4	Helical Pier Evaluation	10
6.4.1	Test Probe Piers Results.....	10
6.4.2	Verification Tests Results.....	11
7.0	RECOMMENDATIONS	12
7.1	General Foundation Recommendations.....	12
7.1.1	Helical Pier Design Recommendations	12
7.1.2	Helical Pier Construction Recommendations	13
7.1.3	Helical Pier Construction Testing.....	13
7.2	Foundation Drains.....	13
7.3	Excavation and Cut Slope Stability.....	15
7.4	Final Backfilling and Grading.....	15
7.5	Interior Slabs-on-Grade	16
7.6	Exterior Slabs-on-Grade.....	17
7.7	Ventilation and Radon	17
7.8	Reinforcing, Utilities, Testing, and Concrete Considerations	17
7.9	Observations during Construction.....	17
8.0	LIMITATIONS.....	18
9.0	REFERENCES.....	18

LIST OF FIGURES

Figure 1: Site Location and Geologic Map	4
Figure 2: Helical Pier Test Probe and Borehole Location Map	5
Figure 3: Foundation Drain Alternatives.....	Error! Bookmark not defined.

LIST OF TABLES

Table 6-1: Lateral Pressure Parameters for Loess and Colluvium Mixture	9
Table 6-2: Helical Pier Verification Test Results Summary	11

LIST OF APPENDICES

Appendix A: U.S. Seismic Design Maps Summary Report	
Appendix B: Helical Pier Test Probe Observation Forms and Plots	
Appendix C: Helical Pier Verification Test Results	

1.0 INTRODUCTION

The project site is situated on a 1.47 acre parcel located at 984 Budge in Jackson, Wyoming, on the lower southwestern flank of East Gros Ventre Butte, approximately 500 feet north of West Broadway Avenue/Highway 89 and approximately 1,200 feet west of the West Broadway Landslide (WBL), as shown in Figure 1. Due to the project's close proximity and concerns of similar geology as the WBL, a slope stability analysis commissioned by Mr. Dennis Callaghan was conducted by Jorgensen Geotechnical during Summer 2017. The analyses indicated the site was stable under static and seismic conditions. The results of the slope stability analysis are summarized in Section 3.1.

A brief review of historic mapping and aerial imagery indicated the “benched” topography of the project site is not a result of natural soil and rock deposition, but a result of the development of the building pad using a cut and fill method. The cut and fill method appears to have created the slopes above and below the building site that are steeper than the original ground surface. The aerial imagery shows excavation of the building pad began sometime between 1955 and 1967 and was expanded to its current state by 1977. Specific construction means and methods used to construct the building pad are unknown.

Figure 1 is a generalized geologic map showing the approximate location of the project site adapted from the Geologic Map of the Grand Teton Nation Park (Love, et al. 1992), which shows the location and type of surface deposits, bedrock units, and geologic structures (i.e., faults and rock orientations). The map shows the project site is partially covered by Quaternary loess deposits (Ql) and lacustrine deposits of the Shooting Iron formation (Tsi) outcropping in the immediate vicinity. The map also shows the site is surrounded by gravity deposits, colluvium (Qc) and talus (Qt).

No free water was observed during the 2017 field work in any of the five boreholes. One vibrating wire piezometer was installed in the bottom of boring JG-3 at a depth of 120-ft-4-inches below the existing ground surface, corresponding to an approximate elevation of 6,143-ft above mean sea level (AMSL). Measurements of the piezometer during the spring runoff season indicated dry conditions. A perched groundwater table was discovered in boring JG-1 at an approximate elevation of 6,183-ft AMSL. The water was observed within a fine-grained lacustrine deposit, while the sand and gravel alluvial deposits below were observed to become drier with depth, further indicating the water was confined to the fine-grained lacustrine deposit and did not represent the groundwater table associated with the valley floor.

Additional detailed descriptions of site conditions including history, geology, soil conditions, and groundwater are included in the 2017 Subsurface Exploration and Slope Stability Analysis Report. Generalized geologic cross-sections and borehole logs are also presented in the 2017 Report. We recommend these reports be stored and transmitted together in future project documents.

2.0 PROPOSED CONSTRUCTION

At the time of this report, preliminary site plans for the project were not available, though it is assumed future plans include subdividing the property into five separate lots, as shown in Figure 2. Details regarding the type and size of the structures to be built on the lots are unknown at this time, though it is assumed they will be single family residential structures. Helical pier test probe locations were concentrated to the eastern portion of the lot to accommodate a former construction schedule (further discussed in Section 6.4.1). Although the recommendations presented in the Report apply to the entire building pad, it is highly recommended test probes be installed prior to the design and construction of structures west of the test piers installed in April 2019.

3.0 REPORT METHODOLOGY

3.1 Summary of Previous Subsurface Exploration

The subsurface data collected during the 2017 investigation were used in conjunction with the helical pier test probe (test pier) results to draw conclusions and present recommendations for foundation and drainage elements presented in this Report. During the 2017 field work, a total of five boreholes ranging from 31 to 121-feet in depth were drilled and sampled. Borehole locations are shown in Figure 2. Standard penetration tests (SPT) were recorded and samples were obtained from all borings at 5-foot intervals. Relatively undisturbed samples of fine-grained soils were obtained using thin-walled Shelby tubes. An extensive laboratory testing program was conducted on select samples. Laboratory tests included natural moisture contents, percent fines (i.e., soils passing the #200 sieve), mechanical hydrometer to determine percent silt and percent clay, undisturbed unit weights, direct shear tests, as well as consolidation and swell tests. The results of the slope stability analysis, with applied surcharge loads at the southern edge of the building pad to represent potential structures, indicated the site is stable with factors of safety exceeding those generally accepted in engineering practice.

Soils observed during the slope stability analysis field work consisted mainly of lacustrine deposits (i.e., lake beds), loess, colluvium, stony alluvial deposits at depth, and a loess/colluvium mixture. Surface soils along the southern edge of the building pad encountered in borehole JG-4 are assumed to be loose fill derived from the steep cut slope to the north and consist mainly of loess. Soils underlying the loess fill are a colluvium and loess mixture as well as alluvial fan soils at depth. Lake beds were discovered at the surface in boreholes JG-3 and JG-5 and extended to at least 121-feet below the surface of the existing driveway and parking lot along the northern portion of the project site.

Loess is known to be highly susceptible to hydro-consolidation (sudden collapse upon wetting) when saturated under loads commonly associated with typical residential construction. Laboratory tests conducted on samples collected during summer 2017 show the lake bed deposits have the potential to swell when saturated. The primary geotechnical concerns are the collapse potential of the loess and the swell/heave potential of the lacustrine deposits. We

recommend utilizing a structural slab and grade beam foundation walls supported by deep foundation elements to reduce the risk of differential settlement. A recommended foundation system is discussed further in Section 7.1.

3.2 Helical Pier Test Probe Methodology

The purposes of helical pier test probes are to determine an anticipated design capacity, as well as the helix configuration and the depth necessary to achieve it most economically. Helical pier test probes consist of a single eight-inch, or an eight-inch and ten-inch helix combination attached to a lead section. During the installation of the test probes, the applied torque is displayed on a digital gauge and documented by the engineer on site. The theoretical torque of different helix configurations (i.e., 10-inch, an 8 and 10-inch, and 8, 10, and 12-inch, etc.) can be calculated using the measured torques using a proportional surface area formula, as suggested by Pack (2009).

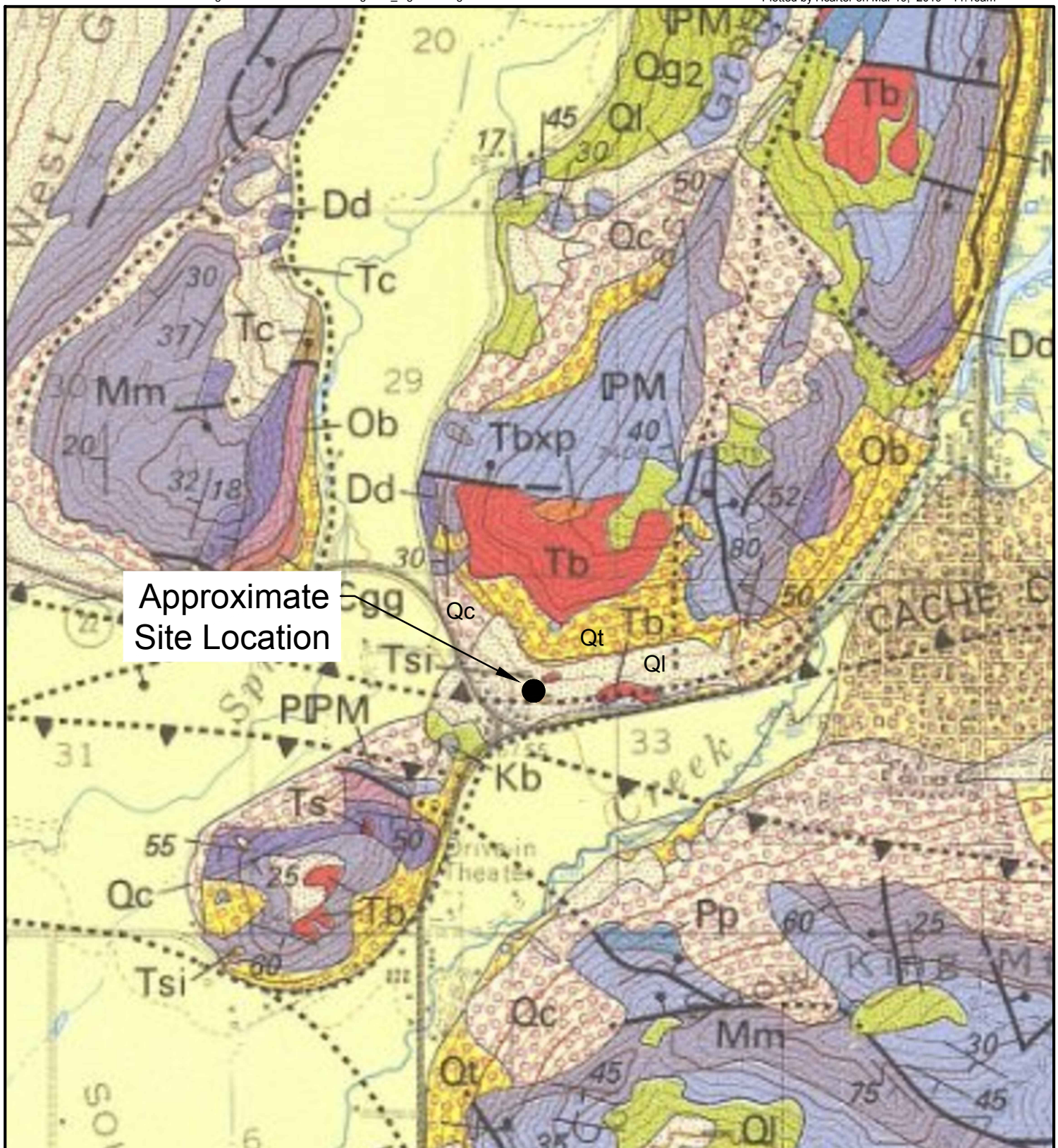
Ultimate capacity of the piers is related to the torque by an “empirical installation torque coefficient”, or k_t . The measured torque is multiplied by k_t in order to determine the *ultimate* capacity of the pier. A factor of safety (FS) is then applied to the ultimate capacity of the pier to determine the *design* capacity. If a site specific k_t value is not determined, the product manufacturer should be consulted when choosing a specific installation torque coefficient as torque coefficients range from 7 to 18 ft⁻¹, depending on shape and size (Pack, 2009). In the case of a 1-3/4” solid square shaft, available literature suggests using a k_t value of 10. Equations showing the relationship between torque, ultimate capacity, and allowable load are shown below:

$$Q_u = Q_{\text{Design}}(\text{FS}) \qquad Q_u = k_t(T)$$

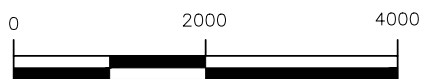
Our experience with helical piers installed in similar soils in the Jackson Hole area indicate the theoretical k_t value of 10 suggested in the available literature may be slightly overestimated. Ultimate capacities have been determined by JG using the Davisson Method in the past by conducting verification tests in both compression and tension. The ultimate capacities ascertained from the field tests were then compared to the recorded installation torques of the piers in order to back-calculate a k_t value. The average k_t value for both compression and tension was calculated to be approximately 7.5. Experience has shown the k_t values can vary from site to site, as well as within a particular site depending on the variability of soil conditions. Due to the variability between the theoretical and the calculated k_t values, two tensile verification tests were conducted during the helical pier test probe installation at the project site.

3.3 Report Preparation

This report includes the geological site conditions, a site location and geologic map (Figure 1), helical pier test probe results, and the verification test results. This report provides engineering analyses and recommendations for the design and construction of foundation and drainage elements for the entire building pad that occupies 984 Budge Drive (Parcel Identification Number 22-41-16-32-1-07-001) as of April, 2019.



Approximate
Site Location



SCALE: 1 INCH = 2000 FEET

THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

From Love et al, 1992, Geologic Map of the Grand Teton National Park, Teton County, Wyoming Map I-2031

Map symbols: Qc - Colluvium Qi - Loess Qt - Talus

Tsi - Shooting Iron Tb - Basalt

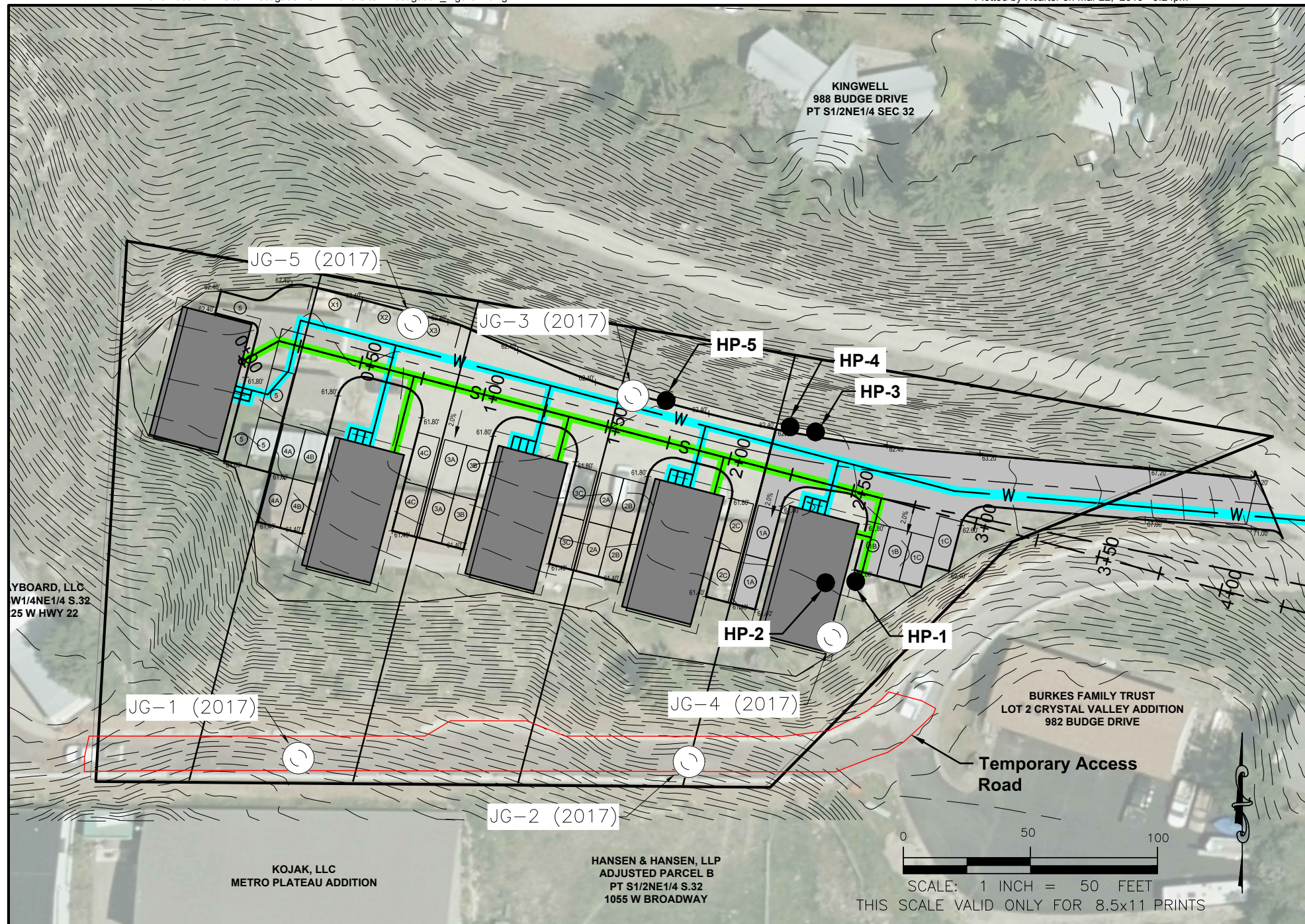
DRAFTED BY:	HC
REVIEWED BY:	CHL
PROJECT NUMBER	16092

SHEET TITLE:
Figure 1
Site Location and
Geologic Map

PROJECT TITLE:
Geotechnical Site Investigation
984 Budge Drive
Jackson, Wyoming 83201



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DRAFTED BY: HC
REVIEWED BY: CHL
PROJECT NUMBER
16092

SHEET TITLE:
Figure 2
Helical Pier Test Probe and
Borehole Location Map

PROJECT TITLE:
Geotechnical Site Investigation
984 Budge Drive
Jackson, Wyoming



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4.0 EARTHQUAKES AND SEISMICITY

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and western Wyoming (Smith and Arabasz, 1991). The Teton Fault, located along the eastern margin of the Teton Range about 10 miles northwest of the project site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 events in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high.

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-10 to determine the ground motion accelerations. The site class is determined by the soil characteristics in the top 100 feet of the soil profile. Based on subsurface exploration, geologic mapping, and our experience in the area, the site may be classified as Site Class D (Stiff Soils). For your convenience, a Seismic Design Map Summary Report was produced assuming a risk category of II and is attached in Appendix A. This report presents design ground motion for structural design. Results of the ASCE 7-10 design values indicate the site is classified as Seismic Design Category D.

The site is in an area of moderate seismic activity. The current horizontal peak ground acceleration (PGA) with 10% probability of exceedance in 50-years is approximately 0.23g, according to the USGS Unified Hazard Tool (USGS, 2014). This has been applied in this report for analysis of seismic lateral loading on retaining walls, see Section 6.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design ground motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2 percent in 50 years (a return period of about 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

5.0 GEOLOGICAL AND GEOTECHNICAL HAZARDS

In our opinion, the greatest geo-hazard at this site is the possibility of differential settlement. Differential settlement at the project site is likely to occur without the proper foundation system and subgrade preparation due to the presence of both potentially collapsible *and* expansive soils. Deep foundation elements are recommended as the preferred foundation system (Section 7.1). Due to the seismic activity in the Jackson Hole area, though small, several risks associated with seismic activity are present and are further discussed below.

5.1 Collapsible Soils

Loess deposits, which, as summarized in Section 3.0, are potentially subject to collapse when inundated with water. Collapse settlement tends to occur locally, as a result of unusual moisture events, such as broken sprinkler lines, broken water service lines, or concentration of surface water adjacent to foundations due to poor surface runoff control. Development and maintenance of this property requires careful construction and management of water. Loose, loess-derived fill along the southern portion of the project site has collapse potential, as well.

5.2 Expansive Soils

A consolidation test conducted on a sample from JG-3, indicated the lacustrine deposits encountered on the northern portion of the building pad have expansion potential when saturated. The lacustrine clays exhibited a volumetric expansion potential of 1.6% under a confining pressure of 500 psf and a swell pressure of approximately 2,400 psf. The risk of soil swelling can be mitigated using careful surface runoff control and drainage. As with the collapsible soils, development and maintenance of this property will require careful construction and management of water.

5.3 Seismic Hazards

Due to the location and geologic setting of the proposed project site, several hazards associated with seismic activity exist, though, in our opinion, represent a slim margin of occurrence. Although the project site is located on a steep slope located approximately 1,200 feet from an existing landslide, our extensive subsurface investigation and subsequent analyses in 2017 indicates the site is stable under design seismic conditions. The risk of liquefaction is low due to the observed density (i.e., high SPT blow counts) of subsurface soils, gravel content, and lack of an observed water table within the sand layers. The distance from any Quaternary faults indicates surface rupture at the project site is unlikely to occur. The owner should be aware that in the event of a large magnitude earthquake, strong ground shaking and ground cracking could potentially cause damage to structures (Smith et al., 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance.

6.0 ENGINEERING ANALYSIS

6.1 Settlement

Test results conducted on loess samples collected from the Jackson Hole area show a possible volumetric collapse of up to 20%, though the average collapse potential is understood to be around 6-8%. If a 5-ft layer of loess were to become saturated, settlement on the order of 3-5 inches might be expected, which is likely to damage any structures bearing on the loess. In our opinion, it should be assumed all loess encountered at the site is collapsible and should be dealt with accordingly. Foundation system recommendations to reduce the risk of damage due to soil collapse are presented in Section 7.1. Subgrade preparation under interior and exterior slabs to improve slab performance is described in Sections 7.5 and 7.6, respectively.

Based on our experience with similar deposits in the Jackson Hole area, the stony alluvial fan deposits underlying the loess encountered by two of the helical pier test probes will serve as an adequate bearing layer for deep foundation elements and is not expected to experience significant settlement (i.e., greater than 1-inch total settlement or 0.5-inches of differential settlement). Stiff lakebed clays are also predicted to support deep foundation elements without significant settlement, provided the deep foundation system is installed to sufficient depth below the soil's active zone.

6.2 Swell

As mentioned in Section 5.2, one consolidation test conducted on an undisturbed sample of lacustrine soils collected from borehole JG-3 in May 2017 indicated the soils may swell when saturated. The consolidation test indicated the soils have a volumetric expansion potential of 1.6% exhibiting a maximum swell pressure of 2,436 pounds per square feet (psf). If a 5-ft layer of the lacustrine were to become saturated, expansion of approximately 1-inch could be expected, which is likely to damage any structures bearing on the lacustrine clay. This is of particular concern where only portions of the structures may be underlain by swelling soils as the heave would be entirely differential across the structure.

6.3 Lateral Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996). Lateral pressures were calculated for at-rest, active, and passive conditions and presented in Table 6-1. Values in the table assume a level ground surface adjacent to basement walls and retaining structures. We have assumed a mixture of native loess and colluvium will be used as exterior backfill, which has an estimated internal friction angle of 30° and a unit weight of 130 pounds per cubic foot (pcf).

Table 6-1: Lateral Pressure Parameters for Loess and Colluvium Mixture

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	$K_o = 0.50$ $K_a = 0.33$ $K_p = 3.00$	65 pcf 43 pcf 390 pcf
Earthquake Conditions Level Backfill	$K_{ae} = 0.41$ $K_{pe} = 2.79$	53 pcf 363 pcf

6.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is 43 pcf. This pressure distribution would be equivalent to a force of approximately $21.5H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Lateral pressures on retaining walls from earthquakes were estimated using the Mononobe-Okabe equations (Bowles, 1996; Duncan et al, 1990). Because the maximum acceleration occurs only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to $\frac{1}{2}$ of the maximum design acceleration (Hynes and Franklin, 1984). We have calculated equivalent fluid pressures using a horizontal acceleration k_h of 0.115g ($\frac{1}{2}$ of k_h max) per the USGS (2014).

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990). Accordingly, active soil pressures have been divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The Mononobe-Okabe equations were used to estimate dynamic forces against retaining walls. The resultant force from seismic lateral pressures is applied at 60% of the wall height above the base with a magnitude equal to the difference between seismic and static active pressures; i.e., $\frac{1}{2} (\gamma K_{ae} - \gamma K_a)H^2$ or $5.0H^2$ pounds per horizontal foot of wall applied.

6.3.2 At-Rest Pressures

For lateral pressure design of basement walls, which are restrained and not allowed to deflect, the calculated at-rest equivalent fluid pressure (γK_o) is about 65 pcf. Design control of such walls should utilize whichever generates the higher resultant force: at-rest pressures (γK_o) or active seismic pressures (γK_{ae}).

6.3.3 Passive Pressures

For passive pressure design, the calculated equivalent fluid pressure (γK_p) is 390 pcf reduced to 363 pcf for seismic conditions. Passive pressure design should neglect loose fill and soil located within the frost zone.

6.4 Helical Pier Evaluation

6.4.1 Test Probe Piers Results

A total of five helical pier test probes (test piers) were installed in March 2019. Approximate test pier locations are shown in Figure 2 denoted by HP-1, HP-2, HP-3, HP-4, and HP-5. Test probe locations are concentrated on the east portion of the site because the planned build-out of the lot at the time of the investigation was to be staggered, with construction of the eastern most unit beginning first. Underground utilities serving the existing residences also limited test probe locations. The test piers were installed to depths ranging from 7.0 to 38.0 feet below the existing ground surface, final depths of each test pier can be found in the Helical Pier Test Probe Observation Sheet attached in Appendix B. Test piers HP-1, HP-2, HP-3, and HP-4 all encountered a refusal condition, while HP-5 was terminated prior to reaching a refusal condition. Test piers HP-3 and HP-4 reached the refusal condition at shallow final depths of 7.0 and 8.0 feet below the ground surface, respectively. Due to the shallow installation depths of HP-3 and HP-4, elevation vs. recorded torque plots were not produced, though elevation vs. torque plots for HP-1, HP-2, and HP-5 can be found in Appendix B. The three plots show the recorded torque depicted as the gray line and calculated torques for different helix configurations (using surface area proportional calculations as discussed in Section 3.2) shown in either orange or blue.

In general, HP-1 and HP-2 were observed to encounter similar drilling conditions with intermittent sections of smooth drilling and heavy grinding and slow drilling. HP-1 and HP-2 experienced relatively consistent torque increases with depth to a maximum achieved at an elevation of 6,236-ft (approximately 25 to 26 feet below the existing ground surface). Below 6,236-ft the torque values decreased until HP-1 and HP-2 reached a refusal condition at approximately 6,228.5-ft and 6,225-ft, respectively. Both HP-1 and HP-2 were terminated in a layer of stony colluvium identified during the 2017 drilling effort. Stony colluvium or the mixture of dense loess and colluvium are assumed to serve as suitable load bearing soils for deep foundation elements.

Test pier HP-5 was installed in a layer of lacustrine lakebeds identified during the 2017 drilling effort. The lakebeds were classified as lean clay through an extensive laboratory testing regime. Young lakebeds were identified to approximately 28 feet below the existing ground surface, with stiffer, older lakebeds identified between 28 and 121.5 feet bgs. The elevation vs. torque plots for HP-5 show a generally steady torque increase with depth to a maximum achieved at an elevation of 6,225-ft where the torque begins to decrease. Test Pier HP-5 installation was stopped at an approximate elevation of 6,224-ft.

6.4.2 Verification Tests Results

Two tensile verification tests were conducted during the helical pier test probe installation. One tensile verification test was conducted on HP-1 within the layer of stony colluvium, with the second tensile verification test completed on HP-5 within the older lacustrine lakebed deposits. The verification tests were conducted in order to determine a site specific K_t value, which relates the measured torque to the geotechnical capacity of the pier, as described previously in Section 3.2.

Data from the tests were analyzed as recommended by the ICC-ES Acceptance Criteria AC358 for Helical Systems and Devices Section 4.4.1.2 where the ultimate geotechnical capacity of the pier is taken as the test load causing a net displacement (i.e., elastic compression/tension subtracted from total measured displacement) of 0.10 times the average diameter of the helices or, in this case, 0.8-inches. The Davisson Method (Davisson, 1973) is commonly used to determine failure criteria of piers based on the theoretical elastic elongation of the pier.

Based on this method the measured ultimate tensile capacity for HP-1, which reached a refusal condition within a stony layer of colluvium, is zero (0) kips; i.e., when an uplift load was applied to the pier, it moved more than the allowable 0.8 inches before any uplift resistance was measured. The measured ultimate capacity for HP-2 which was terminated at a torque of 3,900 ft-lbs was calculated to be 14.8 kips. Test results are summarized in Table 6-2 below and verification test plots can be found in Appendix C.

Table 6-2: Helical Pier Verification Test Results Summary

Helical Pier	Helical Pier Test Date	Test Type	Installation Torque (ft-lbs)	Installation Depth (ft)	Soil Type	Measured Ultimate Tensile Capacity (kips)
HP-1	March 11, 2019	Tension	Refusal	33.5	Stony Colluvium	0.0
HP-5	March 12, 2019	Tension	3,900	38.0	Lacustrine Lean Clay	14.8

In summary, any helical pier that reaches a refusal condition within the layer of stony colluvium is assumed to have no tensile capacity, unless additional testing indicates otherwise. We predict when a pier reaches a refusal condition the pier continues to spin and disturbs the soil in contact with the helices, reducing the in-situ strength the soil had prior to disturbance. The measured tensile capacity and torque for HP-5 indicates a site specific K_t value of 3.8, which is lower than anticipated. One explanation for the low value is although the helical pier was installed to a recorded torque of 3,900 ft-lb, the installation began to slow and the soil was likely disturbed prior to the verification test. Additional verification testing of helical piers during construction is strongly recommended, especially to establish a K_t value for compression (see Section 7.1.3).

7.0 RECOMMENDATIONS

7.1 General Foundation Recommendations

All footings and grade beams should be placed below the frost line, including exterior footings for awnings and porches. The building code for Teton County requires that footings be placed at a minimum depth of 34 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade. Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern.

Due to the depth of the loose fill and collapsible soils along the southern edge of the building pad and expansive soils on the northern half of the building pad, final building locations may be such that they span both the potentially collapsible *and* expansive soils. Deep foundation elements such as helical piers are recommended to reduce the risk of both settlement and swell. The foundation system should consist of grade beams spanning the piers. A structural slab supported by piers is also recommended to reduce the risk of damage to the floor slab due to differential settlement. In the event any portion of the building footprint is underlain by expansive soils, grade beams and structural slabs should be isolated from the soil subgrade using 4 to 6-inch void forms. Recommendations for helical piers are provided below.

7.1.1 Helical Pier Design Recommendations

We make the following design recommendations for helical piers:

- We recommend designing helical piers assuming an ultimate compressive capacity of 30 kips per pier. Assuming a K_t value of 7.5 as discussed in Section 3.2, the required installation torque will be approximately 4,000 ft-lb. Helical pier test probes show this is achievable using a double helix configuration of 8-inch and 10-inch helices on a solid 1-3/4-inch square shaft. Production helical piers are estimated to achieve the target torque at elevations between 6,235 and 6,240-ft.
- Based on the HP-1 and HP-5 verification test results, piers reaching refusal in the stony soils may not be assumed to have tension capacity unless test results during construction determine otherwise. Using a site-specific K_t value for tension of approximately 3.5 for piers installed in the lake beds, as determined by the HP-5 verification test, an ultimate per pier tension capacity of 14 kips may be achieved with an installation torque of 4,000 ft-lb. We recommend relying as little on tension capacity of the helical piers as possible during design.
- Should several closely-spaced piers be required, such as for a heavily loaded interior column, the piers shall be battered such that the helices at the end of the pier are spaced greater than three diameters of the largest helix.

7.1.2 Helical Pier Construction Recommendations

We make the following construction recommendations for helical piers:

- Using a lead section with larger helices (i.e., two 10-inch, or 10 and 12-inch helices) is anticipated to achieve the desired torque at shallower depths than the double helix, resulting in a lower cost per pier. However, the lead sections with larger or more helices will cost more and may increase the chance of reaching refusal in the underlying gravelly soil.
- We recommend specifying an angled leading helix edge for either configuration, preferably manufactured rather than shop-cut, in order to promote adequate penetration and to reduce the likelihood for piers reaching a refusal condition.
- Helical piers should be installed a minimum of five diameters of the largest helix below the ground surface (i.e., the surface of the prepared foundation subgrade) for the torque vs capacity relationship to be valid. Compression capacity may remain valid at depths less than five helix diameters from the ground surface, but tension may not (Pack, 2009). This should not pose an issue with construction due to the thickness of the loess.
- Any helical pier that is installed in the potentially expansive lacustrine lakebeds along the north portion of the property shall have a minimum installation depth of 12-feet below the bottom of footing in order to go below the depth of wetting, as suggested by Perko (2009).

7.1.3 Helical Pier Construction Testing

We recommend performing a minimum of two (2) compression verification tests prior to the start of production piers to verify the torque to capacity relationship for vertical compression loads. Load should be applied in equal increments up to pier failure or to the structural capacity of the pier, which comes first. A minimum of 5% of the production piers should be proof tested in compression to verify pier installation is consistent with the design assumptions. Testing shall be performed in accordance with ASTM D 1143 and D 3689.

7.2 Foundation Drains

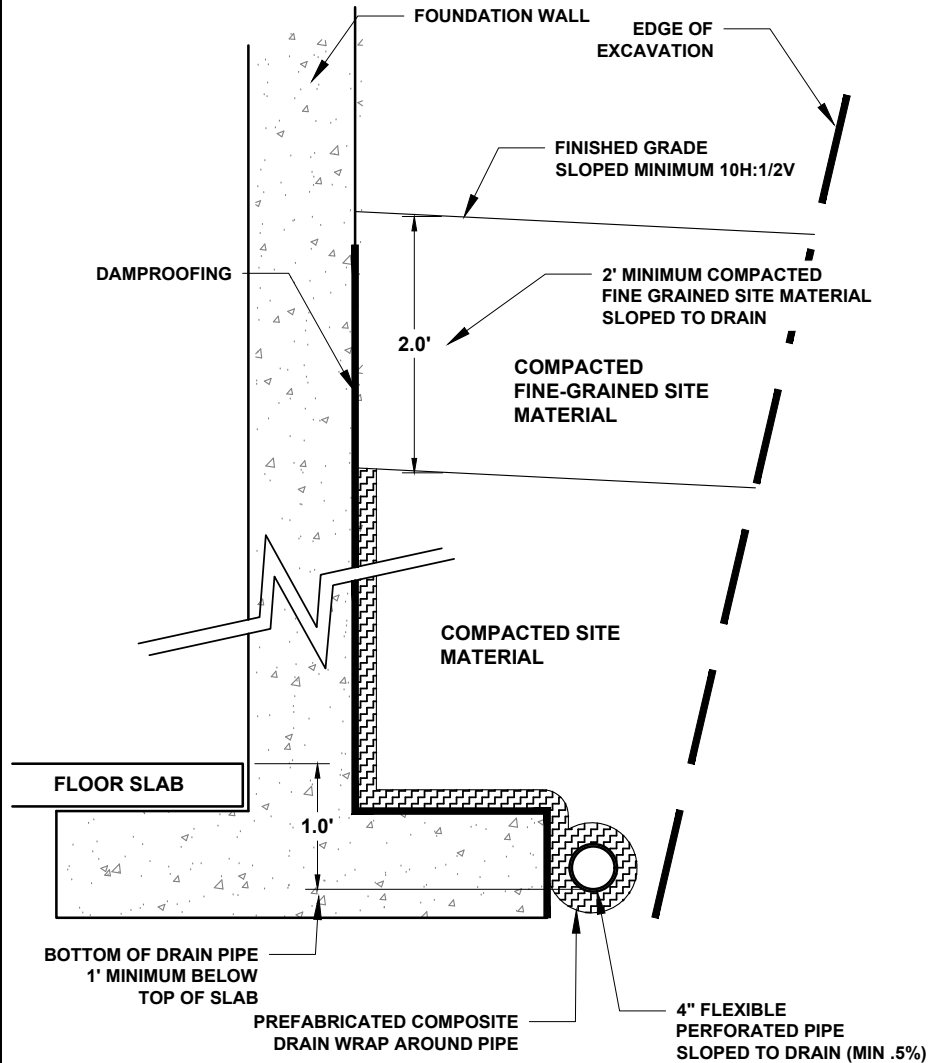
Due to the moisture sensitivity and poor drainage properties of site soils, proper drainage is important throughout the entirety of the project site. We recommend constructing foundation drains at the base of foundation elements. Damp proofing, rather than water proofing, will be adequate for foundation walls at this site.

Two drainage alternatives are illustrated in Figure 3 and are described as follows:

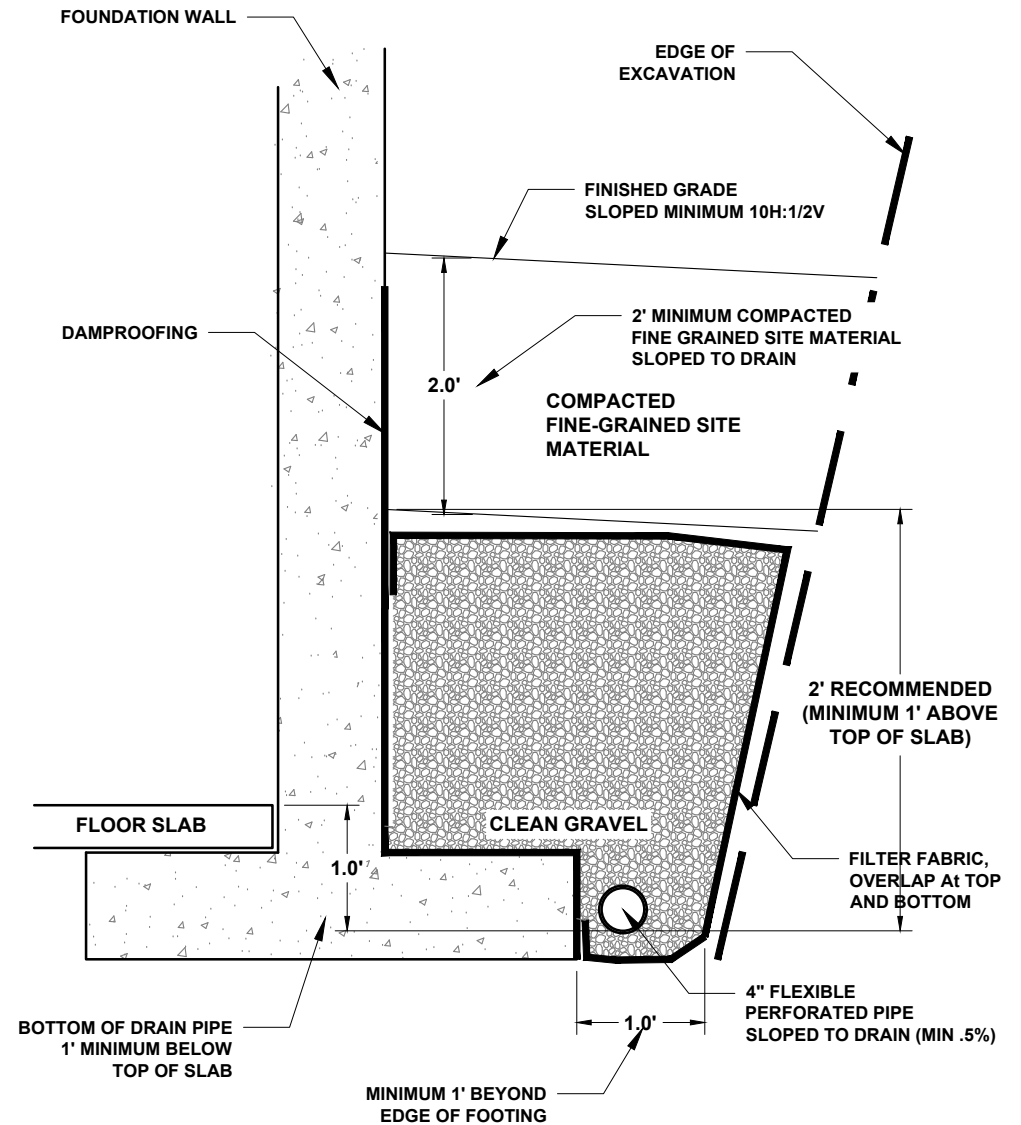
1. One alternative is a prefabricated composite drain, which consists of an open wick layer laminated to filter fabric to reduce infiltration of soil. The exterior of the wall is damp-proofed and the drain is laid against the damp-proofing layer. The excavation is backfilled

ALTERNATIVE #1: USING PREFABRICATED COMPOSITE DRAIN

(REQUIRED FOR FOUNDATIONS PLACED
GREATER THAN 6-FT BELOW FINAL GRADE)



ALTERNATIVE #2: USING DRAIN GRAVEL AND FILTER FABRIC



DRAFTED BY:	HC
REVIEWED BY:	CHI
PROJECT NUMBER	16092

SHEET TITLE:
Figure 3
Foundation Drain Alternatives

PROJECT TITLE:
Geotechnical Site Investigation
984 Budge Drive
Jackson, Wyoming



JORGENSEN
Geotechnical, LLC
307-733-5150 www.jorgeng.com

with compacted site material and the drain is covered by at least 2 feet of compacted site soil that is sloped to drain (minimum 5% for 10 feet). The composite drain is wrapped around a perforated drain pipe located a minimum of 1 foot below the top of the slab. The drain pipe may slope at a minimum of 0.5% and drain to daylight on the slope. This drain alternative (prefabricated composite drain) is required for foundations placed greater than 6-ft below final grade.

2. A second alternative involves placement of clean angular drain gravel or crushed stone between the foundation wall and the edge of the excavation. Drainage tiles, perforated pipe, or other approved systems should be installed at or below the area to be protected and should discharge by gravity or mechanical means into an approved drainage system. The drain pipe may slope at a minimum of 0.5% and drain to daylight or a sump. Gravel drains should extend at least 1 foot beyond the outside edge of the footing and 6 inches above the top of the footing. The gravel backfill is wrapped in an approved filter fabric. At least 2 feet of compacted fine-grained backfill (sloped to drain) is placed above the gravel envelope. The advantage of this technique is that the gravel backfill can usually be placed without compaction, reducing backfill cost and difficulty.

It is important to place the foundation drains low enough to adequately collect and discharge any water that may accumulate in utility trenches below the footings or in the gravel capillary break beneath concrete floor slabs. Drains that are placed too shallow or with insufficient gradient may fail to perform. Jorgensen is available to review the foundation drain design to ensure consistency with our recommendations.

7.3 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the loess site soils as Type A. For planning and design purposes, simple cut slopes should be no steeper than 0.75H:1V. If the loess is observed during construction to be fissured, which is often the case, cut slopes shall be no steeper than 1H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. These are recommendations based on observations made at the time of the investigation. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

7.4 Final Backfilling and Grading

Properly compacted backfill and site drainage are extremely important. Final grading should provide positive drainage of at least 0.5 foot in the first 10 feet away from the structure. Adequate gutters are strongly recommended. Roof runoff should be discharged at least 3 feet away from the building or exterior slabs. Swales or other moisture collection points should be avoided if possible within 20 feet of the footings. Drainage swales should slope a minimum of 2%. There should be no irrigation within 5 feet of foundation walls. Irrigation pipes should be pressure-tested when installed and checked annually for leaks.

Exterior backfill around buildings should consist of moisture-conditioned site materials placed in lifts and compacted to a standard of at least 92% of the maximum dry density as determined

by Standard Proctor testing (ASTM D698). Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content. Fine-grained soils are most efficiently compacted using a sheepsfoot or padfoot roller. Exterior fills should be placed as early as possible to reduce moisture infiltration along foundation walls. However, do not over-compact exterior backfills against “green” foundation walls. Utility trenches should also be backfilled in lifts and compacted with the same care as exterior backfills, lest the fill settles causing damage to overlying landscaping, hardscapes, etc.

7.5 Interior Slabs-on-Grade

Interior slabs should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick, or as approved by a Structural Engineer. Minor floor cracking of slab-on-grade construction is difficult, if not impossible, to prevent. Such cracking is normal and should be expected to occur with time. Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage or curling, or daily and seasonal variability in temperature and humidity.

To reduce the risk of damage from differential settlement, interior slabs should be designed with adequate reinforcement and span between deep foundation elements. As stated in Section 7.1, if any portion of the structure is overlying the potentially expansive soils, the slab should be isolated from the subgrade soil using a 4 to 6-inch void form.

An impermeable layer (usually plastic) is suggested beneath interior slabs, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Two options are available to reduce the tendency for the concrete to crack or curl as it dries:

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the impermeable layer to receive the concrete slab. This material usually consists of “crusher run material”, which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of compacted, fine-graded material such as crusher fines or manufactured sand may be used.
2. The blotter layer may be eliminated if the concrete is reinforced properly. The attached article entitled “Controlling Curling and Cracking in Floors to Receive Coverings” (Appendix D) provides a discussion of proper floor slab reinforcement. If the contractor needs additional guidance on reinforcement, a Structural Engineer should provide it.

References for three articles from the American Concrete Institute (ACI) that discuss these options can be found in the Reference section at the end of this report. We are able to offer additional guidance if requested.

7.6 Exterior Slabs-on-Grade

Exterior slabs (e.g., sidewalks, patios, driveways, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil movement. The silty loess soils may cause particularly severe frost damage.

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles, or as directed by the Structural Engineer. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure.

Fine-grained material should be removed below exterior slabs to a depth of 2 feet and replaced with native soil compacted to a dry density of 92% ASTM D698 and at least 6 inches of road mix gravel (e.g., WYDOT Grading H). The gravel and the compacted subgrade should be separated by a lightweight, non-woven geotextile (e.g., Mirafi 140N). Expansion joints are recommended in all concrete flatwork.

7.7 Ventilation and Radon

Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. The building contractor is ultimately responsible for following local building codes. Ventilation to reduce moisture and potential accumulation of radon gas is required by code for habited and inhabited spaces below grade. A capillary break layer (Section 7.5) may be necessary to accommodate a radon vent pipe under interior slabs.

7.8 Reinforcing, Utilities, Testing, and Concrete Considerations

Footings, slabs, and foundation walls should be reinforced to resist differential movement. Consultation with a Structural Engineer to specify adequate reinforcement is suggested. Water and sewer lines should be pressure tested before backfilling. Exterior concrete should contain 5% to 7% entrained air.

7.9 Observations during Construction

A representative of this office should observe construction of any foundation or drainage elements recommended in this report. Site grading, soil compaction, and foundation installation should be observed by a representative of Jorgensen. Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, as well as identify the presence or absence of the potentially expansive soils.
2. During placement and compaction of all fills.
3. During all helical pier testing and installation (continuous observation required by Teton County code).

Notice shall be provided at a minimum of 24 hours before the requested observation.

8.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. The report is for single use and under no circumstances are the figures and text to be used separately. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

9.0 REFERENCES

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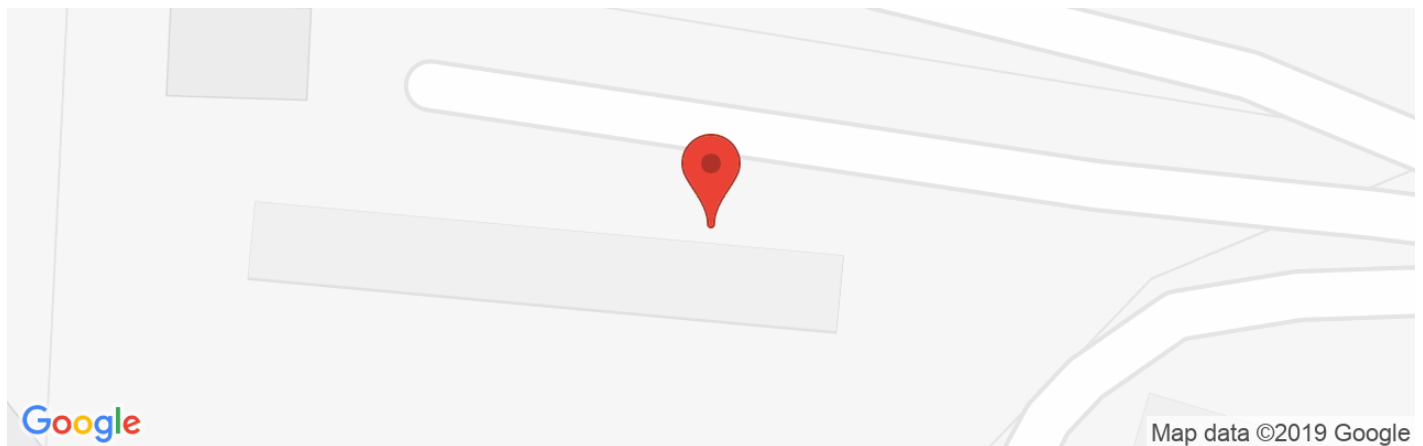
APPENDIX A:

U.S. Seismic Design Maps and Summary Reports



984 Budge Drive

Latitude, Longitude: 43.47517634, -110.78684913

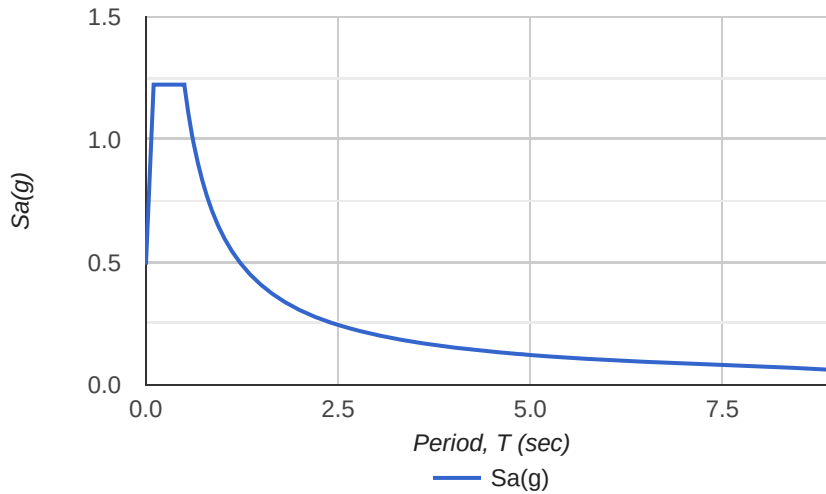
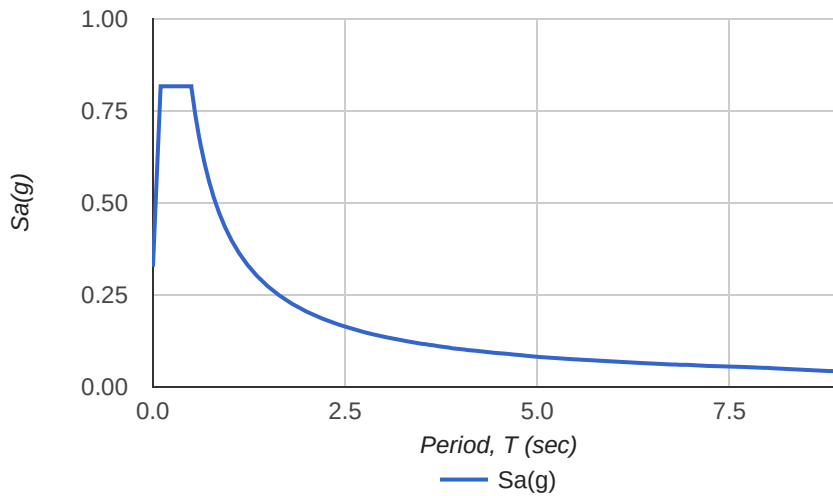


Date	3/21/2019, 2:16:13 PM
Design Code Reference Document	ASCE7-10
Risk Category	II
Site Class	D - Stiff Soil

Type	Value	Description
S_S	1.2	MCE_R ground motion. (for 0.2 second period)
S_1	0.366	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.224	Site-modified spectral acceleration value
S_{M1}	0.611	Site-modified spectral acceleration value
S_{DS}	0.816	Numeric seismic design value at 0.2 second SA
S_{D1}	0.407	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.02	Site amplification factor at 0.2 second
F_v	1.667	Site amplification factor at 1.0 second
PGA	0.461	MCE_G peak ground acceleration
F_{PGA}	1.039	Site amplification factor at PGA
PGA_M	0.479	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
S_{SRT}	1.2	Probabilistic risk-targeted ground motion. (0.2 second)
S_{SUH}	1.364	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S_{SD}	1.753	Factored deterministic acceleration value. (0.2 second)
S_{1RT}	0.366	Probabilistic risk-targeted ground motion. (1.0 second)
S_{1UH}	0.42	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S_{1D}	0.627	Factored deterministic acceleration value. (1.0 second)
$PGAd$	0.639	Factored deterministic acceleration value. (Peak Ground Acceleration)
C_{RS}	0.88	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.873	Mapped value of the risk coefficient at a period of 1 s

MCER Response Spectrum**Design Response Spectrum****DISCLAIMER**

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APPENDIX B:

Helical Pier Test Probe Observation Forms and Plots



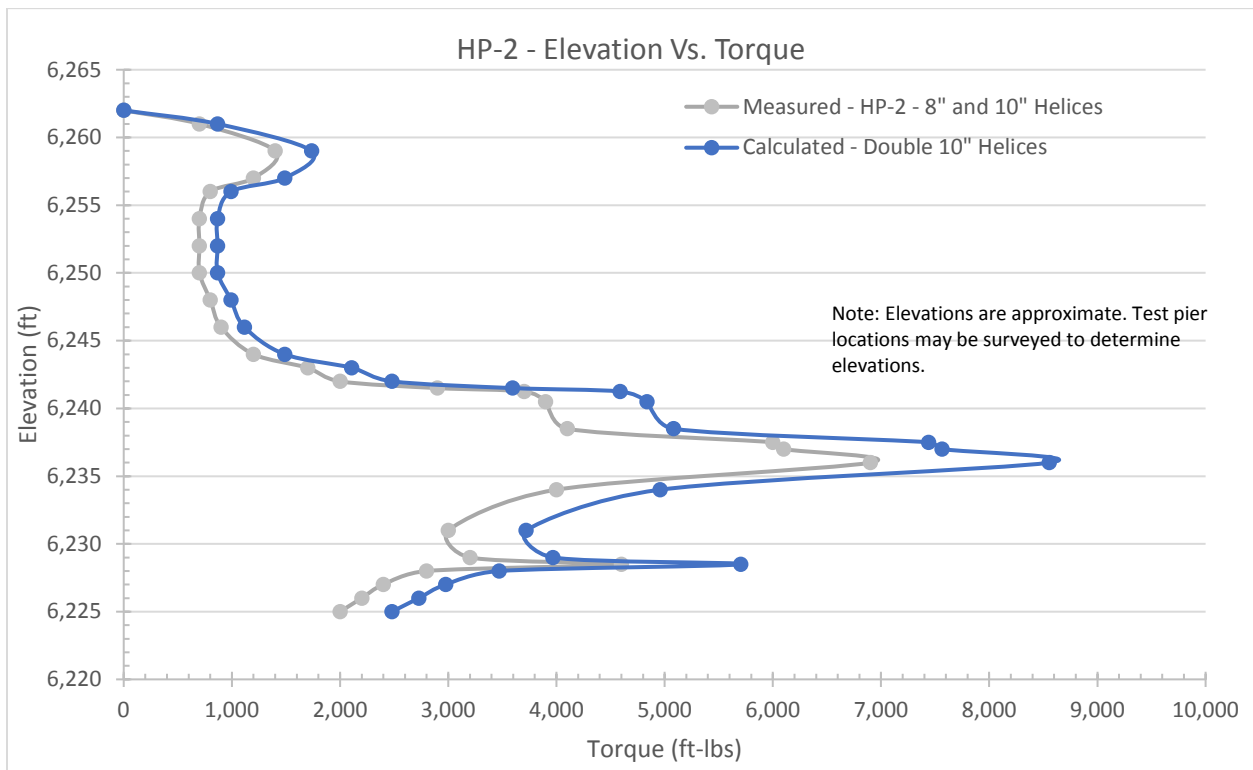
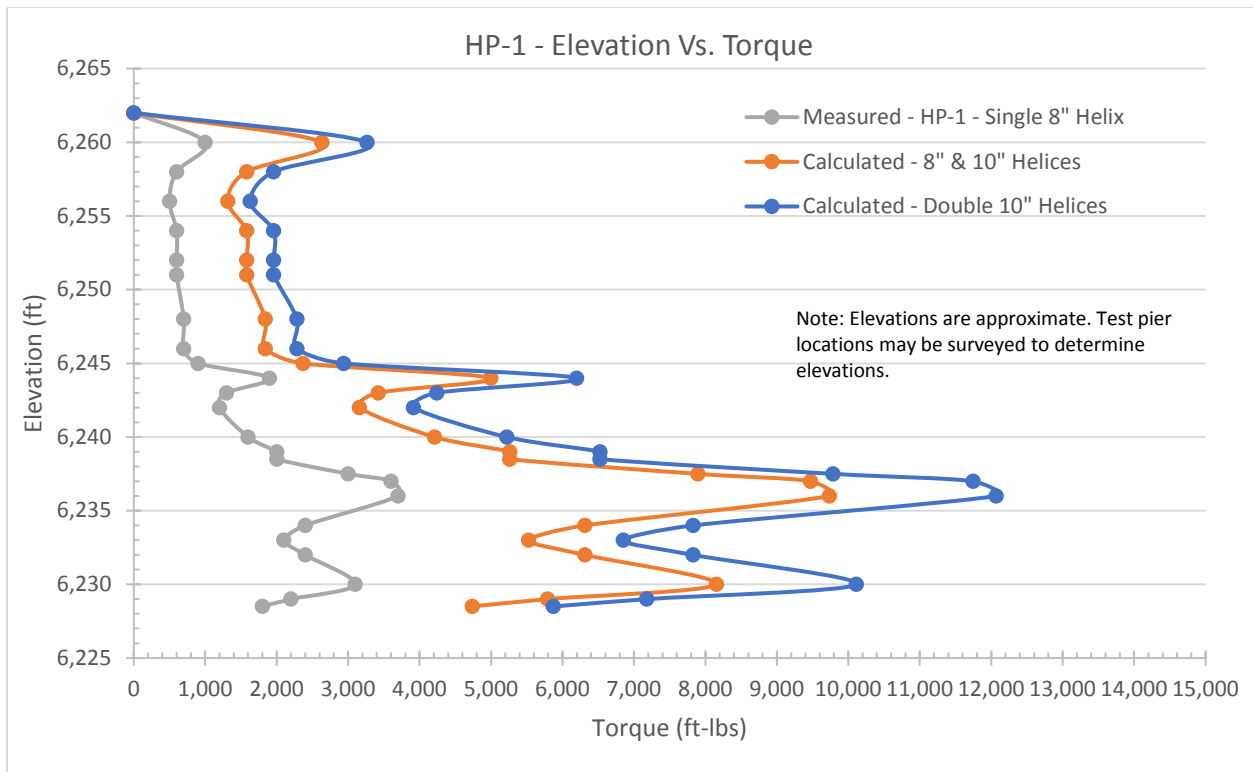
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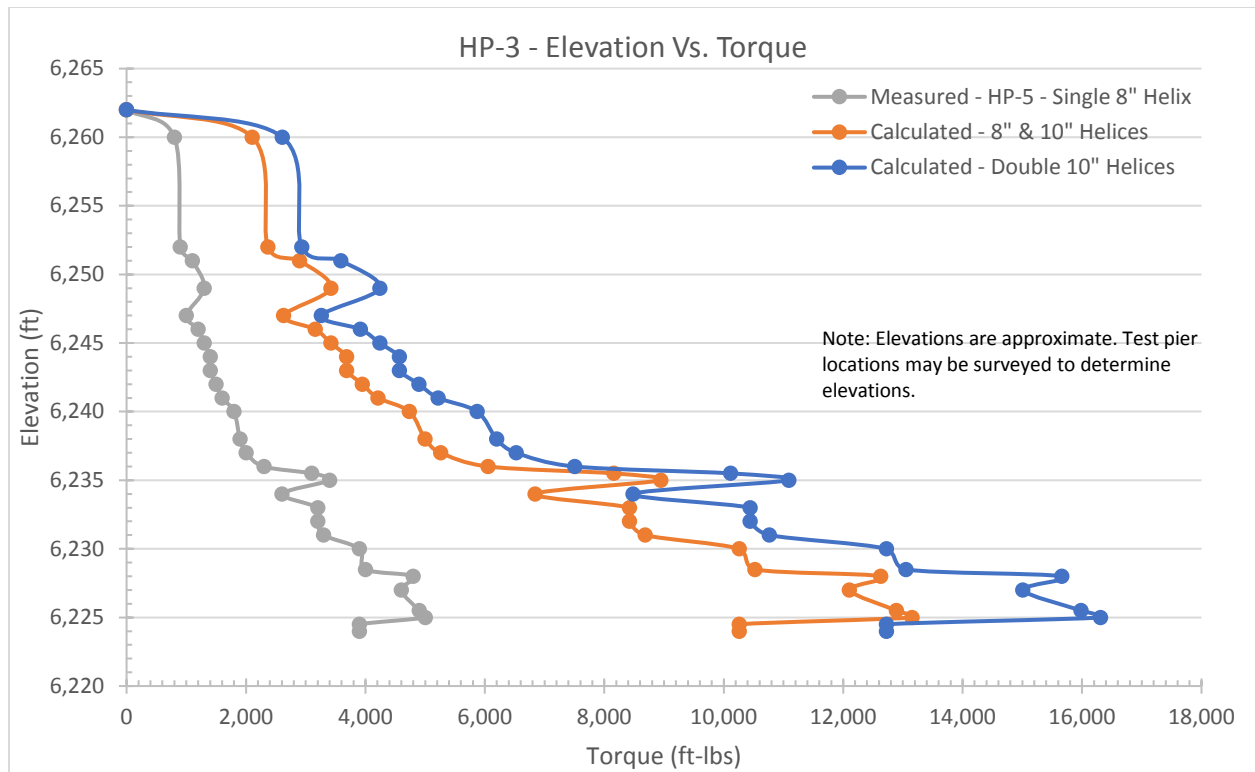
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PH: 307.733.5150
www.jorgeng.com

1/1

Test Helical Pier Observation Form										
Project Name: 984 Budge Drive						Project Number: 16092				
Date: 3/11-3/12/2019						Address: 984 Budge Drive				
Inspector: Harrison Carter						Contractor: FC Excavation				
Installation equipment: Digga 16 Powerhead						Product Manufacturer: Chance Helical Piers				
Lead Descriptions: 5-foot, 1 3/4-inch solid square shaft, with 8-inch and 10-inch helices										
Extension Descriptions: 5-foot 1 3/4-inch solid square shaft										
Couplings:										
Plates:										
Bolts and nuts:										
HP #	Lead Description	Extension Description			Uplift Test Performed	Installation Torque (ft/lbs)	Depth Torque Achieved (ft)	Depth of Refusal (ft)	"Stick Up" (ft)	Notes
		4	7	5						
1	5', Single 8" Helix			6	Yes	See attached plots	--	33.5	1.5	Intermittent grinding and smooth drilling
2	5', 8" and 10" helices			7	No	See attached plots	--	37.0	3.0	Intermittent grinding and smooth drilling
3	5', Single 8" Helix			1	No	N/A	--	7.0	3.0	Heavy Grinding
4	5', Single 8" Helix			1	No	N/A	--	8.0	2.0	Heavy Grinding
5	5', Single 8" Helix			7	Yes	See attached plots	38.0	--	2.0	Intermittent grinding and smooth drilling



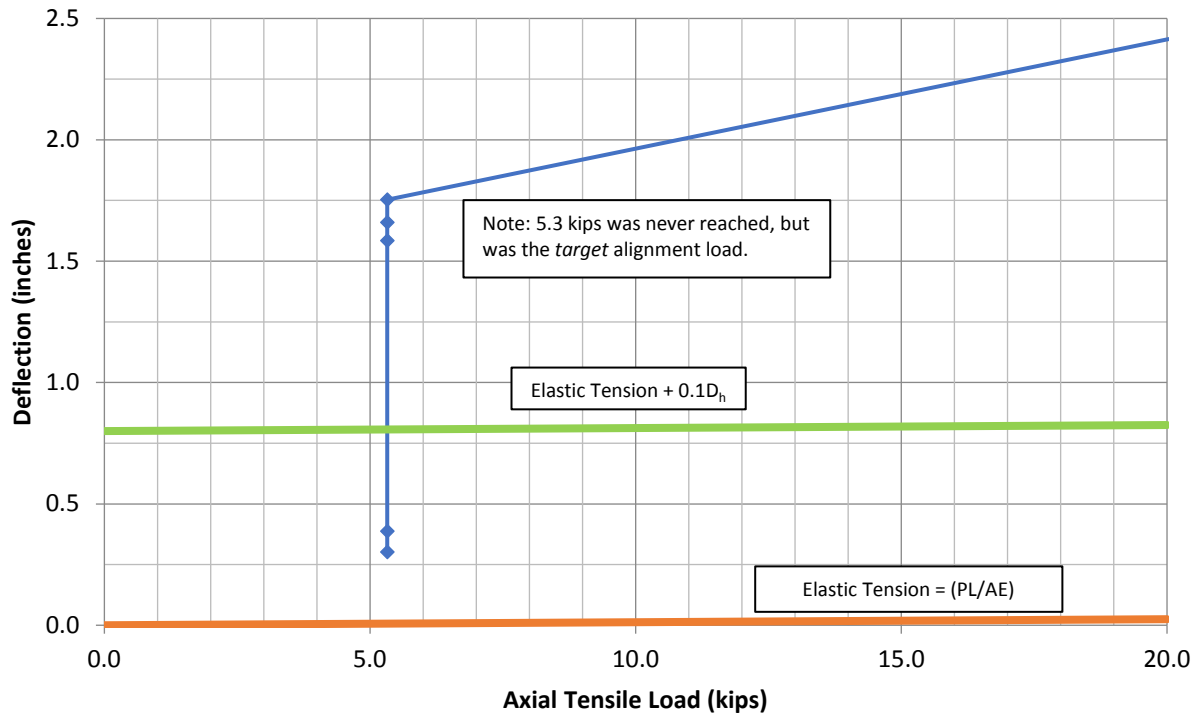


APPENDIX C:

Helical Pier Verification Test Results

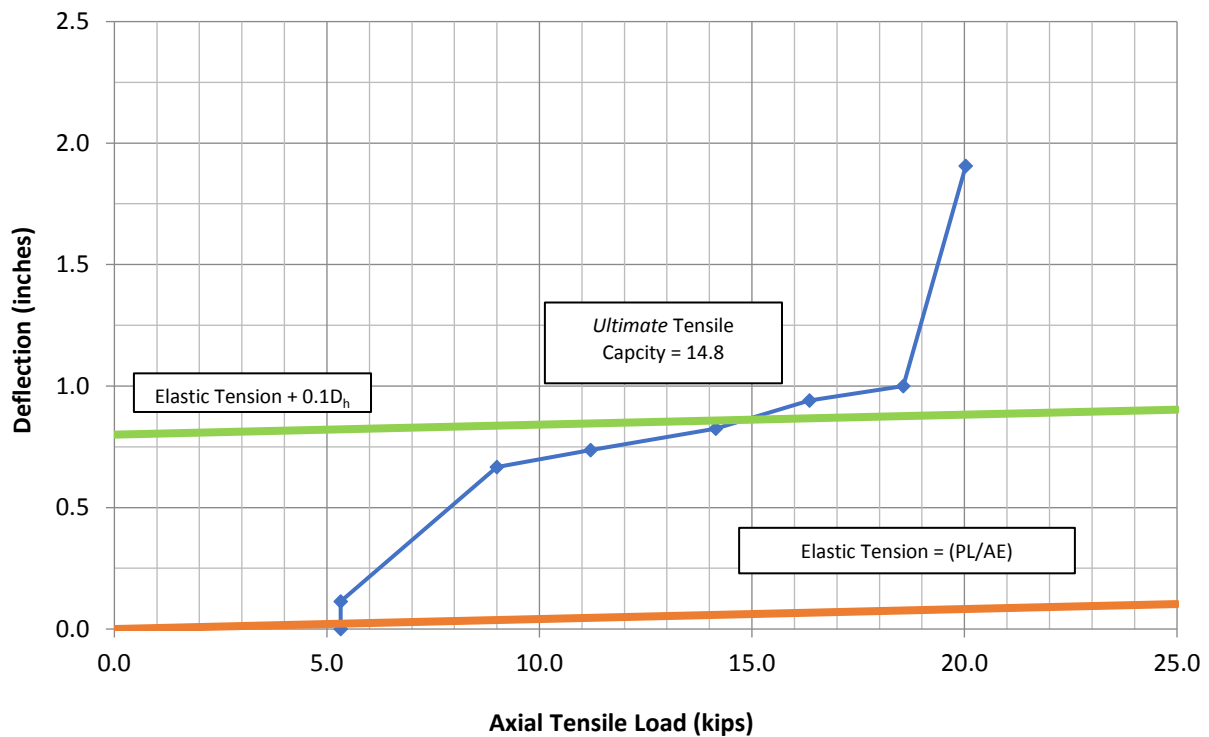
Tension Load Test: HP-1 - 984 Budge Drive

Date: 3/11/2019



Tension Load Test: HP-5 - 984 Budge Drive

Date: 3/12/2019



BY: AJ/JK

Date: 01/16/2020

Average Day Demand ¹

125 gpd

Maximum Day Demand ¹

340 gpd

Peak Hour Factor ³

4 PHF

WATER DEMAND						
	Occupancy Per Lot ⁴	Number of Lots ⁴	Total Occupancy ⁵	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Single Family Lot	5	5	28	3,500	9,520	26.4
Subtotal Housing				3,500	9,520	26.4
	Quantity	Unit	Average inch/day	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Irrigation System	16,000	SF	0.25	2,493	4,987	13.9
Subtotal Irrigation				2,493	4,987	13.9
	Building Size, SF	Building Type, IBC	Number of Sprinklers	Flow Per Sprinkler, gpm	Required Pressure, psi	Fire Sprinkler Flow ⁵
Fire Suppression	3,500	R3/4	2	15	60	30.0
Subtotal Fire Suppression						30.0
TOTAL WATER DEMAND				5,993	14,507	70

Maximum Day Demand ²

150 gpd

Average Daily Demand ²

60% gpd

Peak Hour Factor ³

4 PHF

SANITARY SEWER DEMAND						
	Bedrooms Per Lot	Number of Lots ⁴	Total Bedrooms ⁵	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Single Family Lot	4	5	22	1980	3300	9.2
TOTAL SANITARY SEWER DEMAND				1,980	3,300	9

Note:

¹ Water Demand based on daily rates from the WYDEQ CH 12, Section 8

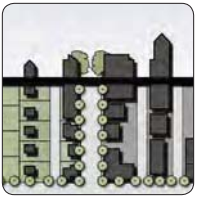
² Sewer Demand based on daily flow rates from the WYDEQ CH 25, Section 3, Table 1

³ Peak Hour Factor based on busiest hour occurring during the busiest quarter of the day

⁴ Occupancy/Bedroom count based on current development program

⁵ An ARU with 2 bedrooms was added for Lot 5

4.2: Northern Hillside



Village Form

This TRANSITIONAL Subarea must strike a delicate balance between allowing some mixed use and residential development while maintaining wildlife permeability and the natural form of the undeveloped hillsides. A key to successful future development will be to sensitively place development in harmony with the existing terrain in order to minimize land disturbance. Development intensity in this subarea should be less than that found within the adjacent Midtown Highway Corridor (Subarea 4.1). Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units blending into the natural surroundings. Smaller building footprints will be encouraged in order to provide adequate open and/or landscaped areas. A variety of residential types, including live/work, multifamily, and duplexes, may be appropriate in this area depending on the specific characteristics of a site and its existing topography. Low density single family housing may continue to be appropriate at the edges of this area, particularly when adjacent to existing undisturbed hillsides. Future development should address wildlife permeability and assist in guiding wildlife movement to future roadway crossings.



SECTION 6 – APPLICATION MATERIALS

- 6.1 Applications
- 6.2 Quitclaim Deed
- 6.3 Letter of Authorization
 - 6.4 Title Report
 - 6.5 Plat 1051
- 6.6 Pre-application Conference Checklist



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

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

PROJECT.

Name/Description: 984 Budge Subdivision
Physical Address: 984 Budge Drive, Jackson, WY 83001
Lot, Subdivision: Lot 1, Crystal Valley Addition PIDN: 22-41-16-32-1-07-001

PROPERTY OWNER.

Name: Bluffs Development Group, LLC Phone: _____
Mailing Address: PO Box 551, Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Jorgensen Associates, Inc. Phone: 307-733-5150
Mailing Address: PO Box 9550 ZIP: 83002
E-mail: bschulte@jorgeng.com

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
____ 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 #: P19-251 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?

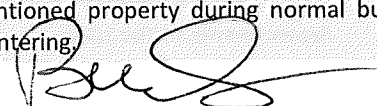
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Brendan Schulte

Name Printed

1/16/2020

Date

Senior Project Manager

Title



*First American Title
Insurance Company*

WARRANTY DEED

Jody R. Burkes and Linda S. Burkes, duly acting as Trustees of the Amended and Restated Burkes Family Trust created u/t/a dated January 1, 2014, of Teton County, Wyoming, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY AND WARRANT unto **Bluffs Development Group, LLC**, a Wyoming limited liability company, P.O. Box 551, Jackson, Wyoming 83001, GRANTEE, the following-described property situated in the County of Teton, State of Wyoming, to-wit:

Lot 1 of Crystal Valley Addition to the Town of Jackson, Teton County, Wyoming, according to Plat No. 1051 recorded June 24, 2002 with the Clerk of Teton County, Wyoming,

Parcel Identification No. 22-41-16-32-1-07-001

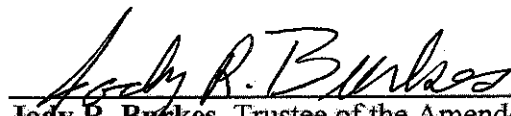
including and together with all and singular the tenements, hereditaments, appurtenances and improvements or thereunto belonging and any rights of grantor to minerals thereunder, but subject to taxes, assessments, covenants, restrictions, reservations, easements and rights-of-way of sight and/or record,

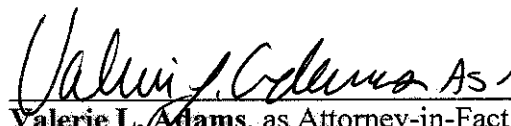
hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, for purposes of this conveyance.

WITNESS the due execution and delivery of this instrument effective as of the 16th day of June, 2017.

Released	☒
Indexed	☒
Abstracted	☒
Scanned	☒

GRANTOR: BURKES, JODY R ET AL TRUSTEE
GRANTEE: BLUFFS DEVELOPMENT GROUP LLC
Doc 0929996 bk 947 pg 488-489 Filed At 14:58 ON 06/19/17
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Smith Deputy

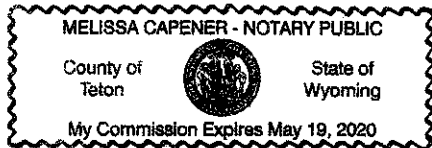

Jody R. Burkes, Trustee of the Amended
and Restated Burkes Family Trust u/t/a
dated 1/1/2014


Valerie L. Adams, as Attorney-in-Fact
for Linda S. Burkes, Trustee of the Amended
and Restated Burkes Family Trust u/t/a
dated 1/1/2014

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by **Jody R. Burkes, duly acting as Trustee of the Amended and Restated Burkes Family Trust u/t/a dated January 1, 2014**, this 14th day of June, 2017.

WITNESS my hand and official seal.



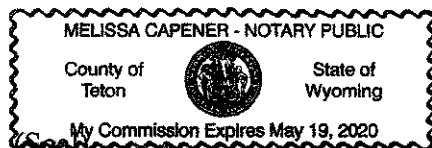
(Seal)

Melissa Capener
Notary Public
My Commission Expires: 5/19/20

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by **Valerie L. Adams, duly acting as Attorney-in-Fact for Linda S. Burkes, Trustee of the Amended and Restated Burkes Family Trust u/t/a dated January 1, 2014**, this 14th day of June, 2017.

WITNESS my hand and official seal.



(Seal)

Melissa Capener
Notary Public
My Commission Expires: 5/19/20

LETTER OF AUTHORIZATION

Bluffs Development Group, LLC

, "Owner" whose address is:

PO Box 551, Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Bluffs Development Group, LLC

, as the owner of property

more specifically legally described as: LOT 1, Crystal Valley Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, P.C.

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:

[Signature]

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: MANAGER

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

STATE OF Wyoming)

)SS.

COUNTY OF Teton)

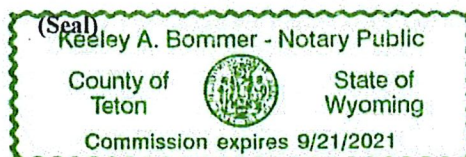
The foregoing instrument was acknowledged before me by STEFAN FODOR this 7th day of MARCH, 2001B

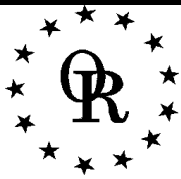
WITNESS my hand and official seal.

[Signature]

(Notary Public)

My commission expires:





Guarantee

SG 08011717

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN.

Old Republic National Title Insurance Company, a Florida corporation, herein called the Company
GUARANTEES

the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

IN WITNESS WHEREOF, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Jackson Hole Title & Escrow

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By

President

Attest

Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments 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.
- (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
- (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.

(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title

to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

- (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase.

Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase the indebtedness, the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

- (b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.
To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule A

File No.	Liability	Fee	Reference	Guarantee No.
713873JAC	\$1,000.00	\$250.00	Bluff's Development Group, LLC FROG	SG 08011717

1. Name of Assured: Jorgensen Associations, PC
2. Date of Guarantee: 02/04/2019 at 8:00 A.M.
3. The estate or interest in the land hereinafter described is: Fee Simple.
4. Title to said or estate or interest at the Date hereof is vested in:

Bluffs Development Group, LLC, a Wyoming limited liability company
5. The land referred to in this Guarantee is situated in the County of Teton, State of Wyoming and is described as follows:

Lot 1 of Crystal Valley Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 24, 2002 as Plat Number 1051.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-I Exceptions/Recorded Documents

File No.	Liability	Fee	Reference	Guarantee No.
713873JAC	\$1,000.00	\$250	Bluff's Development Group, LLC FROG 984 Budge Drive	SG 08011717

As of the Date of this Guarantee, the following exceptions reference all recorded documents which may affect title to the herein described land:

1. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Plat Number(s) 1051, records of Teton County, Wyoming.
2. Easement, including terms and conditions contained therein:
Granted By: Allen and Kayleen Gibson
Granted To: Lower Valley Power and Light, Inc.
For: Construction, operation and maintenance of electric lines and other incidental purposes
Recording Information: Book 11 of Mixed Records, Page 624
3. Terms and conditions of Grant of Easement from Jody R. Burkes and Linda Burkes to Elizabeth L. Kingwill appearing of record in Book 436 of Photo, Pages 579-582, records of Teton County, Wyoming.
4. Permanent Utility Easement:
Between: Bluffs Development Group, LLC, a Wyoming limited liability company
And: Town of Jackson
Recording Information: Doc 0956941
5. **Mortgage** dated January 9, 2019, to secure an original indebtedness of \$550,000.00, and any other amounts and/or obligations secured thereby.
Recorded: 01/10/19, as Doc 0963075
Mortgagor: Bluffs Development Group, LLC, a Wyoming limited liability company
Mortgagee: Wells Fargo Bank, National Association



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-II Informational Notes

File No.	Liability	Fee	Reference	Guarantee No.
713873JAC	\$1,000.00	\$250.00	Bluff's Development Group, LLC FROG	SG 08011717

The following is provided for informational purposes and is not part of the Assurances given under this Guarantee:

The Status of real property taxes is as follows:

Tax ID#	2018 Tax Status
OJ-005676	1st Half in the Amount of \$3,733.28 is PAID
	2nd Half in the Amount of \$3,733.28 is PAID

We recommend that the person responsible for closing this verify this tax information prior to closing.

*Real Estate Taxes are payable as follows

*If making one payment: Due on or before December 31.

*If making two payments: First half payable September 1 and delinquent November 10;
second half due March 1 and delinquent May 10.

The PIDN for this property appears to be: 22-41-16-32-1-07-001

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 accounts(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)
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Who we are	
Who is providing this notice?	Companies with an Old Republic Title names 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.
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Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • <i>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.</i>
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • <i>Old Republic Title doesn't jointly market.</i>

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				

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

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

PRE-APPLICATION MEETING BASICS.

PAP#: P19-251

Date of Conference: 12/06/2019

Planning Staff: Tyler Valentine

PROJECT.

Name/Description: 984 Budge Subdivision

Physical Address: 984 Budge Drive

Lot, Subdivision LOT 1, CRYSTAL VALLEY ADDITION PIDN: 22-41-16-32-1-07-001

Zoning District(s): Neighborhood Low Density-5 (NL-5)

Overlay(s): N/A

STAKEHOLDERS.

Applicant: Jorgensen Associates – Brendan Schulte

Owner: Bluffs Development Group, LLC

Agent: _____

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3 or 4) *This project will require the following applications:*

Application	Reason	Fee
Step #1: Development Plan	Required prior to all Subdivision Plats (Section 8.3.2)	\$2,500
Step #1: Hillside Conditional Use Permit (CUP)	Required for subdivision and development on lots with average cross slopes of 10% or greater (Section 5.4.1)	\$500
Step #2: Subdivision Plat	Required for lot split (Section 8.5.3)	\$1,000 plus review fees
Step #3: Design Review Committee (DRC)	Required for residential development of 3 units or greater per lot in NL-5 zone. May not apply to this project.	\$200
Step #4: Grading Pre-Application	Required prior to Building Permit for site disturbance greater than 3,000 sf or required at Town Engineer discretion.	\$150
Step #5: Building Permit	Required for all physical development.	TBD

MEETING ATTENDEES:

Name	Company	Phone/Email
Stefan Fodor	Fodor Law	307-733-2880
Brendan Schulte	Jorgensen Associates	307-733-5150
Tyler Valentine	Town of Jackson, Planning	307-733-0440 x1305
Aaron Japel	Jorgensen Associates	307-733-5150
Brian Lenz	Town of Jackson, Engineering	307-733-3079 x1410

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

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
n/a	n/a	n/a

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)/ Board of Adjustment (BOA)	Town Council
STEP #1 Development Plan Hillside CUP	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	Hearing within 60 days of PC Recommendation
STEP #2 Subdivision Plat	Within 14 days of Submittal		Hearing within 90 days of Sufficiency
STEP #3 DRC	None		
STEP #4 Grading Pre-application	None		
STEP #5 Building Permit	TBD		

GENERAL INFORMATION.

☒ *Required, If Checked.*

☐ *If not checked, review requirement with a Staff member to determine if necessary for your application.*

-Requirement

Notes

✓	Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	Required to be filled out and signed.
✓	Notarized Letter of Authorization. See Section 8.2.4.A for requirements. A template is established in the Administrative Manual.	Required if the applicant/representative is not the owner of the property.
✓	Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.
✓	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Review fees required with Subdivision Plat for surveyor and title review.
✓	Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Done by the Town Staff.
✓	Other information needed. All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.	Please visit TownofJackson.com for Development Plan & CUP submittal requirements.
✓	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	
✓	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	Required with Subdivision Plat only.
✓	Narrative description of the proposed development. Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.	Please visit TownofJackson.com for Development Plan & CUP submittal requirements.
N/A	Proposed Development Program. Please use the attached template established in the Administrative Manual.	
✓	Site Plan. Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.	Please show location of 30 foot private roadway easement with 20 foot paved road. This is crucial to determining structure setbacks. Gravel or dirt are not permitted materials for the road.
	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	
✓	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Optional for a Development Plan/CUP

- ✓ **Posted Notice.** See **Section 8.2.14.C.4** for Posted Notice requirements for all public hearings.
- ✓ **Digital Format.** All application submitted to the Town Planning Department must be submitted in digital format.

Requirements listed under each Article will be checked if required for the application.

- ✓ *Required, If Checked.*
- _____ *If not checked, this requirement is not applicable to your application.*

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: NL-5

Applicable LDR Section: 2.2.6

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

Requirement	Notes
✓ Structure Location and Mass (setbacks, height, FAR, etc.)	With Development Plan show size of each building envelop and allowed FAR per lot.
_____ Maximum Scale of Development (individual building size)	
✓ Design Review (Design Guidelines and Design Review Committee)	DRC is required for development of 3 units or more per lot.
✓ Site Development (Driveway and Access limits)	30 foot private roadway easement required.
✓ Landscaping (see Div. 5.5 for more information)	Required with Building Permit
✓ Fencing (see Sec. 5.1.2 for more information)	Required with Building Permit
N/A Environmental Standards (see Div. 5.1 and 5.2 for more information)	
• Natural Resource Buffers • Irrigation Ditch Setback • Natural Resource Overlay Standards	
✓ Scenic Standards (see Div. 5.3 for more information)	Lighting plan required with Building Permit
• Exterior Lighting • Scenic Resource Overlay (SRO) Standards	
✓ Natural Hazards to Avoid (see Div. 5.4 for more information)	Hillside CUP required for average cross slopes 10% and greater.
• Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	
N/A Signs (see Div. 5.6 for more information)	

☒	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)	R
	• Grading • Erosion Control • Stormwater Management	

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

Requirement	Notes
☒ Allowed Uses (see Div. 6.1 for more information)	
☒ Parking (see Div. 6.2 for more information)	
☒ Employee Housing (see Div. 6.3 for more information)	Applicant shall provide a housing mitigation plan at the time of building permit submittal.
☒ Maximum Scale of Use	
☒ Operational Standards (see Div. 6.4 for more information)	
• Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement	Notes:
☒ Allowed Subdivision and Development Options	
☐ Subdivision and Development Option Permits	

Additional Comments:

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement	Notes
☐ Division 7.1, Development Option Standards	
7.1.3 Urban Cluster Development 7.1.4 Mobile Home Park	
☒ Division 7.2, Subdivision Standards	
7.2.2 Standards Applicable to all Subdivision 7.2.3 Land Division Standards 7.2.4 Condominium and Townhouse Subdivisions	

✓	Division 7.5, Development Exaction Standards	Required to be paid at time of recording of plat.
	7.5.2. Park Exactions	
	7.5.3. School Exactions	
✓	Division 7.6, Transportation Facility Standards	As stated above, a 30 foot private roadway easement is required with a 20 foot wide paved road. Gravel or dirt are <u>not</u> permitted materials.
	7.6.2 Access to Roads, Streets and Highways	
	7.6.3 Streets, Alleys, and Easements	
	Division 7.7, Required Utilities	
	7.7.2 Potable Water Supply	
	7.7.3 Sanitary Sewer Systems	
	7.7.4 Irrigation Ditch Systems and Design	
	7.7.5 Other Utilities	
	7.7.6 Fuel Storage Tank	
	Division 7.8, Workforce Housing Incentive Program	

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

✓	Public Works/Town Engineer	✓	Police Department
✓	Building Official	✓	START Bus
✓	Town Attorney	✓	Jackson Hole Fire EMS
	Town Clerk	✓	Parks and Recreation Department
✓	Pathways Coordinator		Teton County School District #1
	Surveyor – for subdivision plat		Teton County Sheriff
	Title Company – for subdivision plat		Teton Conservation District
✓	Teton County Housing Authority		Wyoming Department of Game & Fish
	Teton County Weed & Pest		Wyoming Department of Transportation
	Teton County Planning		Wyoming Department of Environmental Quality
	Teton County Engineer		Army Corp of Engineers
	Teton County Assessor		Lower Valley Energy
	Integrated Solid Waste and Recycling		U.S. National Park Service
	Teton County Clerk		U.S. Forest Service
	Teton County Public Health		U.S. Fish and Wildlife
	Teton County Scenic Preserve Trust		Other (Teton County Historic Preservation Board)

Additional Comments:

- The Town has adopted private roadway standards that require a 30 foot wide roadway easement with a 20 foot wide paved road. Gravel, dirt or other similar materials are not permitted. Please provide a plan with the location of the 30 foot easement so that Planning can accurately define street setbacks for each lot.
- This request is for land division and it is unknown as to how much parking will be required for each lot. Please provide site plans that show a building envelop only.

- Please include slopes on at least one of the site plans.
- Fire has denied this initial site plan because there is no adequate turn-around. If these units are to be fire sprinklered, please make that known in the Development Plan. Language requiring fire sprinklering will be added to the recorded plat at time of subdivision.
- Units 2, 3, and 4 have parking located within the 5 foot side yard setback. Parking can be as close as 1' from a side property line if there are at least 3 units on that lot. Staff cannot approve this parking plan a presented.
- Please show compliance with minimum lot size. Also please show building envelop size and potential FAR for each lot.
- How will snow storage be addressed at the dead end? Town staff will not allow snow to be pushed downhill of the parking spaces. How will parking be plowed?
- The parking for Unit 6 does not seem practical. Let's discuss these. Problematic in winter. Will likely encourage guests to park behind them resulting in a line of cars in the road.
- Apartment Occupancy. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests

PLANNING

Project Number	P19-251	Applied	11/6/2019	STOL
Project Name	Pre-App - 984 Budge Drive	Approved		
Type	PREAPPLICATION	Closed		
Subtype	DEVELOPMENT OPTION PLAN	Expired		
Status	STAFF REVIEW	Status		

Applicant	Jorgensen Associates, P.C.	Owner	BLUFFS DEVELOPMENT GROUP, LLC
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Site Address	City	State	Zip
984 BUDGE DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CRYSTAL VALLEY ADDITION	22411632107001	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building Kelly Sluder (11/7/2019 11:50 AM KS) New homes will require to meet the building code at time of permitting.	APPROVED W/CONDITI	11/6/2019	11/27/2019	11/7/2019	
Fire Kathy Clay (11/18/2019 2:50 PM CLAY) This will become a subdivision. Provide fire department access notes and water supply notes for subdivision.	DENIED	11/6/2019	11/27/2019	11/18/2019	See notes
Joint Housing Dept Stacy Stoker (12/2/2019 10:04 AM SAS) A complete Housing Mitigation Plan is required to be submitted with any development plan. Required units shall meet the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations and must receive approval from the Housing Department. The Housing Department will work with the applicant to ensure required units meet the Livability Standards and to record restrictions on required units.	APPROVED W/CONDITI	11/6/2019	12/2/2019	12/2/2019	See notes
Legal Lea Colasuonno	NO COMMENT	11/6/2019	11/27/2019	11/14/2019	No comment at this time.
Parks and Rec Steve Ashworth (11/14/2019 9:18 AM STOL) No comments from Parks & Rec regarding P19-251, 984 Budge Dr.	NO COMMENT	11/6/2019	11/27/2019	11/14/2019	
Pathways Brian Schilling (11/26/2019 12:47 PM STOL) No comments from Pathways	NO COMMENT	11/6/2019	11/27/2019	11/26/2019	
Planning Tyler Valentine	APPROVED W/CONDITI	11/6/2019	11/27/2019	12/9/2019	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (12/9/2019 8:56 AM TV)					
- The Town has adopted private roadway standards that require a 30 foot wide roadway easement with a 20 foot wide paved road. Gravel, dirt or other similar materials are not permitted. Please provide a plan with the location of the 30 foot easement so that Planning can accurately define street setbacks for each lot. - This request is for land division and it is unknown as to how much parking will be required for each lot. Please provide site plans that show a building envelop only. - Please include slopes on at least one of the site plans. - Fire has denied this initial site plan because there is no adequate turn-around. If these units are to be fire sprinklered, please make that known in the Development Plan. Language requiring fire sprinklering will be added to the recorded plat at time of subdivision. - Units 2, 3, and 4 have parking located within the 5 foot side yard setback. Parking can be as close as 1' from a side property line if there are at least 3 units on that lot. Staff cannot approve this parking plan a presented. - Please show compliance with minimum lot size. Also please show building envelop size and potential FAR for each lot. - How will snow storage be addressed at the dead end? Town staff will not allow snow to be pushed downhill of the parking spaces. How will parking be plowed? - The parking for Unit 6 does not seem practical. Let's discuss these. Problematic in winter. Will likely encourage guests to park behind them resulting in a line of cars in the road. - Apartment Occupancy. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests					
Police Todd Smith	NO COMMENT	11/6/2019	11/27/2019	11/15/2019	
Public Works Brian Lenz	APPROVED W/CONDITI	11/6/2019	12/2/2019	12/13/2019	

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(12/13/2019 1:32 PM BTL)					
Pre-Ap Comments					
P19-251					
ADDRESS: 984 Budge Drive					
OWNER: Bluffs Development Group, LLC					
APPLICANT: Jorgensen Associates, Uriel					
12/13/2019					
Brian Lenz, 733-3079					
DATE OF SUBMITTAL: 11/6/2019					
DATE OF MATERIALS: Civil Plan 11/4/2019					
REVISION NO.: 00					

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

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

In addition to the required Town of Jackson submittal requirements, The Engineering Division 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).

TOJ CODE

A construction-staging narrative shall be submitted for review and approval with the Development Plan application.

Plans provided shall show all work to be completed within the Town's right-of-way.

Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

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.

LAND DEVELOPMENT REGULATIONS

Development shall comply with the physical development standards for its zoning.

5.1.2 Wildlife Friendly Fencing: Show location and height of fencing. No fencing is allowed within the right-of-way. Protect sight triangles at intersections.

5.1.1 Natural Resource Setback: Provide a plan that

5.4 NATURAL HAZARDS PROTECTION STANDARDS

5.4.1 Steep Slopes: For development in Hillside Areas, identify any unstable soils and show compliance with this section. At a minimum, provide a slope analysis, reconnaissance level soil and subsurface investigation. Provide a complete grading and drainage plan that meet the criteria of 5.4.1.C.6.d.

5.4.2 Unstable Soils: Identify any unstable soils and show compliance with this section.

5.4.3 Faults: Identify any unstable soils and show compliance with this section.

5.4.4 Floodplains: Identify and floodplains or floodways and show compliance with the municipal code and / or the LDRs.

5.5 LANDSCAPING STANDARDS

Provide a plan that complies with the LDRs and addresses erosion control and slope stability for Hillside Area developments .

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.1 Grading Permit Required: Provide information on how the application will comply with this section, including the Geotechnical Report.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
5.7.2 Grading Standards:					Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.
5.7.3 Erosion Control Standards:					Provide an erosion control plan that shows compliance with this section.
5.7.4 Stormwater Management Standards:					Provide an erosion control plan that shows compliance with this section.
6.2 PARKING AND LOADING STANDARDS					
6.2.2 Required Parking and Loading:					Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require delivers, show the proposed loading facilities.
6.2.5 Off-Street Parking and Loading Design Standards:					Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.
6.4 OPERATIONAL STANDARDS					
6.4.1 Outside Storage:					Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
6.4.3 Noise:					Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
6.4.4 Vibration:					Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
7.2 SUBDIVISION STANDARDS					
7.2.2 Standards Applicable to all Subdivisions					
7.2.2.A Subdivision Improvements:					
1.					Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including street light, signage, and markings.
2.					Provide a sanitary sewer wastewater plan.
3.					Provide a water supply plan.
4.					Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges.
5.					Provide an irrigation plan or statement.
6.					Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.
7.					Provide a plan for permanent reference monuments, property corners, etc.
8.					Permits are required prior to construction of development improvements.
9.					All improvement shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
10.					The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
7.6 TRANSPORTATION FACILITY STANDARDS					
7.6.2 Access to Roads, Streets and Highways:					Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.
7.6.3 Streets Alleys and Easements:					Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.
7.6.4 Street and Road Standards (section not used, for reference):					
1.					Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.
2.					For all pedestrian areas provide a plan that includes: dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
7.7 – REQUIRED UTILITIES					
7.7.2 Potable Water Supply:					
1.					Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, or other Town Engineer approved source.
2.					Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.
3.					Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
4.					Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.
5.					State whether the water system will be privately or publicly owned. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source.
2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.
3. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.
4. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.
5. State whether the sewer system will be privately or publicly owned.

7.7.4 Irrigation System:

1. Provide an irrigation plan when the system is for the entire development or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.
2. Show compliance with surface water rights (if applicable), irrigation surface water runoff, setbacks to ditches, and access to ditches.
3. Show compliance to standards for any alteration of an irrigation ditch.
4. A Wyoming Department of Transportation license is required for irrigation systems and landscaping located within the WYDOT right-of-way.

7.7.5 Other Utilities:

Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.

7.7.6 Fuel Storage Tanks:

Provide a plan showing any buried fuel storage tanks. All fuel storage tanks for private residential use, except for LP (liquid petroleum) gas and kerosene, shall be underground. All fuel tanks shall meet setbacks for accessory structures in the applicable zone, and no fuel may be buried within 50 feet from any stream, excluding irrigation ditches.

PROJECT SPECIFIC COMMENTS

This response is provided based on the application materials and materials shown at the Pre-Application meeting held 12/6/2019.

1. Provide a fire hydrant or other device suitable to provide scour velocities while flushing. Address runoff and erosion in the flushing area.
2. Based on the information provided no Subdivision Agreement is Required at this time.
3. If the private sewer line to the south across private properties is utilized for the development, provide the legal instruments that allow its use, any conditions of use, etc. Provide information on size, material, slopes, structures, cleanouts, solids retention, etc. to show compliance with current regulations and standards. If the sewer is not used provide information on any abandonment.
4. A zoning compliance verification is required to determine if the steep slopes are manmade. Provide historical photos, maps, surveys, etc. to support your request.
5. Show the new water main between budge drive and highway 22 with associated easements on the plans.
6. If just one lot is developed under the existing regulations for the lot provide all utility and grading information with the building permit.
7. A grading permit is required for the installation of the common utilities and services to the proposed lots.
8. A grading pre-application meeting is required for the installation of the utilities, and as required by the LDRs for the single family home developments.
9. A gravity sewer connecting in Budge Drive would require more detailed review. Consideration for the road being paved within the last five years may require pavement reclamation larger than a typical trench reclamation.
10. Verify with building official for helical piers and geotechnical report being sufficient to meet the requirements of IRC 403.1.7.4.
11. A geotechnical report is required for sites with existing slopes greater than 25% or per Town Engineer Commensurate with the degree of hazard and including a Stability Evaluation or Analysis for Pre and Post Development conditions considering internal, local, and global stability to the degree that the project influences the area. The report must address the stability of each lot as proposed for

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
development minimizing or eliminating the need for detailed investigation, review, and analysis with each individual building permit application. Currently, the Hillside areas and steep slope standards are under review for updating. Standards in place at the time of application for permit will be applicable.					
12. Utility easements for private water and sewer mains must be a minimum of 20 feet with at least 10 feet on either side of the utility. Utilities shall be installed to meet standard separation distances.					
13. Show plans for relocation of existing overhead power and communication utilities. Depending on pay structure, scope, and timing this may trigger a subdivision improvement agreement.					
.....					
START		11/6/2019	11/27/2019		
Darren Brugmann					
.....					



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MARCH 13, 2020
MEETING DATE: MARCH 18, 2020

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: PAUL ANTHONY
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P20-025:** DEVELOPMENT PLAN TO DEVELOP AN 8-UNIT APARTMENT BUILDING AT 445 VINE STREET

APPLICANT: KEN RIZOTTI – HR28 LLC

STATEMENT/PURPOSE

The applicant is requesting approval of a Development Plan for an 8-unit apartment building of residential units for the property located at 445 Vine Street. Upon Building Permit approval the applicant intends to apply for a Townhouse/Condominium Subdivision Plat.

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan

LOCATION

The property is located at 445 Vine Street, legally known as LOT 1, BLK. 3, MEADOWLAND. An aerial photo and zoning map are shown below:



BACKGROUND/ALTERNATIVES

The applicant's property is a 0.19 acre parcel (8,276 sf) with frontage on Vine Street and access from the alley located between East Kelly Avenue and East Karns Avenue. It is zoned Neighborhood Medium Density – 2 (NM-2) and currently contains a mobile home unit. The property is surrounded by NM-2 zoning to the north, south, and west. Across Vine Street to the east are Snow King Mountain Resort properties zoned Planned Resort – Snow King (PR-SK).

- The property previously contained an 820 sf home that was demolished in 2017 following a fire.
- The applicant held a Pre-Application meeting for the Development Plan on December 5, 2019.
- The applicant appeared before the Design Review Committee on January 8, 2020 and received a recommendation of approval from the DRC to the Planning Director without conditions.

PROJECT DESCRIPTION

The applicant intends to build an 8 unit, two-story apartment building with six (6) 447/448 sf one-bedroom units, and two (2) 898 sf two-bedroom units. The applicant intends to utilize the Workforce Housing Floor Area Bonus, commonly referred to as the 2:1 Bonus (Sec. 7.8.4), to add an additional 1,344 sf of floor area (3 units) beyond the base FAR limit of 3,247.4 sf. Per the Workforce Housing Floor Area Bonus rules, one of these units will have a workforce housing deed restriction while the other two will be market units. The proposed building will contain a total of 6,724 sf of gross floor area with 4,484 sf of above ground habitable floor area and 2,240 sf of unfinished basement for tenant storage space. Vehicular access to the building is taken from the alley with surface parking abutting the alley.

STAFF ANALYSIS

Development Plan Review

The purpose of a Development Plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents. This project requires a Development Plan because the threshold for a Development Plan in the NM-2 zone is any development between 5-15 units. Staff finds that the information submitted by the applicant to be appropriate for reviewing the proposed development.

Conformance with the Comprehensive Plan

This site is located in Character District 3: Town Residential Core, Subarea 3.2: Core Residential. This is a *Transitional* area intended for redevelopment with predominantly 2-story (and some 3-story) single family and multifamily residential buildings. Due to its central location in the core of Town near employment and Complete Neighborhood amenities, the future character of this subarea will include some increased density and larger buildings compared to existing development. Multifamily structures will be predominantly found on larger residential lots and along mixed use corridors. The density and intensity found in areas containing multifamily structures may be greater than what is generally allowable in other areas. Parking should be minimized and screened from view as much as possible. Staff finds that the project is consistent with these goals but please see the section on Findings for Development Plans for staff's more detailed analysis on the project's conformance with the Comprehensive Plan.

Conformance with Other Applicable Regulations

Staff finds that the applicant complies with the dimensional standards in the NM-2 zone as shown in the table below and discussed further in this section.

	NM-2	Proposed	Complies?
FAR	0.4 base max (3247.4 sf) + 2:1 Workforce Bonus: Determined by proposal	0.38 base (3138.0 sf) + 2:1 Workforce Bonus: (1,344 sf)	Yes
LSR	.21 (1,738 sf) 70% within front 1/3 rd of lot	.28 (2,390 sf) >70% within 1/3 rd in front of lot	Yes
Plant Units	1/1000 sf of landscape area 1 per 12 parking spaces	1,738 SF = 1.74 plant units 10 parking spaces = 1 plant unit 3 plant units total	Yes
Minimum Lot Size	7,500 sf	8,276 sf	Yes
Height	35' ($\leq$ 3:12 roof pitch) 37' (4:12, 5:12) 39' ($\geq$ 6:12 roof pitch)	27' ($<$ 3:12 roof pitch)	Yes
Density	8 units max per apartment building	8 units	Yes
Parking	1/DU if $<$ 2 bedrooms and $<$ 500 sf; otherwise, 1.5/DU	(6) 1br units $<$ 500 sf: 6 spaces (2) 2br units $>$ 500 sf: 3 spaces 10 spaces proposed	Yes
Primary Street Setback (Vine)	20'	20'	Yes
Secondary Street Setback (Alley)	10'	25'-3"	Yes
Side Setback (south)	10'	10'	Yes
Side Setback (west)	10'	10'	Yes

Landscaping

There is a .21 Landscape Surface Ratio (LSR) requirement in the NM-2 zone. Additionally, multifamily development is required to provide 70% of the necessary landscaping within the front 1/3rd of the lot. The applicant has met this requirement by providing 1,574 sf of landscaped area within the front third of the lot where 1,158 sf minimum is required. The applicant's narrative refers to the courtyard landscape area in the front of the development as 'public space', however the applicant has clarified in a written statement attached to this report that this is a mistake and that the landscaped area will not be open to the public and is instead intended solely for the benefit of the residents of the development. Comments in the Legal Department's departmental review regarding an easement over this portion of the site for the benefit of the public are not applicable in light of this clarification.

The applicant proposes 3 plant units, with the majority of plantings located in front of the building adjacent to Vine Street. Staff finds that the proposed plantings may help shield the surface parking located off the alley from Vine Street. Proposed plantings for the 3 plant unit requirement includes Colorado Spruce, Patmore Ash, and Quaking Aspen trees, as well as Maple, Serviceberry, Chokecherry, and Lilac shrubs.

Site Design

The proposed site plan is consistent with the goals of the NM-2 zone by providing medium density residential development promoting workforce housing with surface parking accessed from an alley. Street trees and planter boxes will further improve the street experience for residents and passersby.

Vehicular and Pedestrian Access/ Circulation/ Traffic

Vehicular access to the project will be provided by the existing east-west alley on the north side of the site. Tenants will park directly off the alley and back out onto the alley. The applicant has provided an ADA compatible disability space as well as 1 additional overflow or guest parking space.

The applicant has shown a sidewalk as part of their site plan, however the Planning Director has determined that a sidewalk is not required at this point in time due to the uncertain nature of future sidewalk improvements along Vine Street and right-of-way constraints imposed by neighboring properties to the north which could limit pedestrian connections. In lieu of building a sidewalk, staff has added a condition of approval that requires the applicant to bond for 125% of the cost of a sidewalk on the property until such time that the Town finalizes plans for pedestrian sidewalk improvements along Vine Street.

While the LDRs do not require a traffic impact analysis for this project (or any project unless it is associated with a Conditional Use or is located on a State Highway), the applicant has provided a trip generation report. The analysis concludes that the change from a single-family detached residential unit on site to an apartment use will increase A.M peak hour trip generation from 2 to 6 trips, and P.M. peak hour trip generation from 3 to 7 trips.

Trash Enclosures/ Snow Storage

The applicant has indicated the general location of a trash and recycling enclosure on the plans, however all dimensions and setbacks will be assessed at the time of Building Permit submittal. The applicant has demonstrated the location for snow storage on the plans (on the northwest portion of the site adjacent to parking) which meet the 2.5% of site area requirement. While this area is landscaped, it consists solely of turf grass and no trees or shrubs are proposed within this snow storage area.

Affordable Workforce Housing

Sec. 6.3.2.A.1 in the LDRs allows properties to get an affordable housing credit for any uses on the site established from December 19, 1995 to the present. Essentially, whichever uses generate the highest mitigation requirement during this period create a credit of equal value that can be used to offset the housing requirement of new development or redevelopment on the same site. Mobile homes are exempt from affordable workforce housing mitigation, however the property does have credit for the 820 sf detached single family home that used to be on the property which is deducted from the requirement for the new development.

The below table provides a summary of the affordable housing mitigation plan. Additional detail is provided after the table.

Affordable Housing Mitigation Summary

Mitigation Requirement (Base 0.4 FAR)	Mitigation Requirement (2:1 Workforce FAR Bonus)
<i>Proposed: 3,140 sf</i> - Three (3) 1br units - 448 sf ea. - Two (2) 2br units – 898 sf Credit: 820 sf detached single family home Requirement: 0.084 deed-restricted units Fee-in-lieu amount: \$17,452.91 Complies. Affordable Housing Mitigation fee-in-lieu will be due prior to issuance of Building Permit	<i>Proposed: 1,346 sf</i> - Two (2) 1br units - 448 sf of Market housing - One (1) 1br unit - 448 sf of Workforce Deed Restricted housing Requirement @ 2:1 = 896 sf (Market) : 448 sf (Workforce) Complies.

In addition to the base FAR, applicants in the NM-2 zone have the option to increase residential development potential by using the Workforce Housing FAR Bonus in Section 7.8.4. In summary, this bonus allows developers to add 2 sf of market residential floor area to a project for every 1 sf of deed-restricted workforce housing they provide. The deed-restriction required for this option is a Workforce ownership or rental restriction that has no income limits or initial sales price caps (see below summary for major terms of this deed restriction).

Any bonus floor area allowed by the bonus tool must comply with all regular zoning requirements for setbacks, height, parking, etc. — i.e., all bonus floor area must fit in the “box” defined by the zone’s dimensional standards without the need for variances or administrative adjustments. The purpose of the 2:1 tool is to encourage the market to build deed-restricted workforce housing in desired locations without any taxpayer subsidy. All workforce units will be required to meet the Housing Department’s livability standards (e.g., storage, outdoor space, etc.).

The applicant will be required to record a Workforce Ownership deed restriction prior to Certificate of Occupancy for the units. Below is a summary of the primary terms of the Workforce Ownership deed restriction:

- Initial sales price:* Set by owner with no restrictions
- Subsequent sales price:* Limited to 2.5% annual appreciation
- Income restriction:* None
- Ownership of real estate:* Not within 150 miles of Teton County
- Employment:* Average of 30 hrs/wk and 75% of income from local business
- Occupancy requirement:* 10 month / year minimum

Development Exactions

The applicant intends to subdivide the property at a later date as a Condominium/Townhouse Plat. The proposed project includes 8 units. Each unit, therefore, will generate demand for schools and parks that must be mitigated according to Division 7.5: Development Exactions Standards. Staff has calculated the requirement for (6) one-bedroom units and (2) two-bedroom units in the amount of \$13,500 for park

exactions and \$12,000 for school exactions. The final school and park exactions will be due at the time of subdivision plat approval.

STAFF FINDINGS

Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

This site is located Character District 3: Town Residential Core, Subarea 3.2: Core Residential of the 2012 Comprehensive Plan. The following is the vision for Subarea 3.2:

Sub-area 3.2 Core Residential: This residential, TRANSITIONAL Subarea is currently made up of a variety of single family and multifamily residential types, with some existing larger residential developments and non-conforming commercial uses. Redevelopment, revitalization and reinvestment are highly desired in this subarea. Due to its central location in the core of Town near employment and Complete Neighborhood amenities, the future character of this subarea will include some increased density and larger buildings than in East Jackson (Subarea 3.1).

In addition, to the development pattern described for East Jackson (Subarea 3.1), multifamily residential uses will be encouraged in order to replace existing commercial uses and to blend the borders of the Town Commercial Core (District 2) with the Town Residential Core (District 3). Multifamily structures will be predominantly found on larger residential lots and along mixed use corridors. The size and scale of multifamily structures will be predominantly two stories with three stories considered in specific cases with proper design. The density and intensity found in areas containing multifamily structures may be greater than what is generally allowable in other areas. For these larger structures, the dominant building mass should be located near the street and be broken into multiple smaller buildings when possible. Parking should be minimized and screened from view as much as possible. In areas where office uses currently exist, consideration should be given to allow a mix of office and residential uses. Future mixed use office development should be of the same bulk, scale and intensity of the residential uses.

Complies. The proposed project meets the general purpose and goals of Subarea 3.2. as the density and scale are appropriate for this location. In addition, the DRC has reviewed this project and approved it for Development Plan with positive comments regarding the site design, landscape courtyard, and architectural style. Finally, the applicant's use of the 2:1 Workforce Bonus meets the Comprehensive Plan's goals of creating deed-restricted workforce housing in locations close to jobs, services, and transit.

In addition, Staff has analyzed this application for consistency with the Policy Objectives of Character District 3: Town Residential Core as follows:

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 apartment units are identified as a desired type of housing according the Subarea 3.2 description. In addition, the project will result in one Workforce deed-restricted unit.

Policy 4.3.a Preserve and enhance stable subareas.

Not applicable. Subarea 3.2 is a transitional subarea.

Policy 4.3.b Create and develop transitional subareas.

Complies. The proposed development meets the intent and desired characteristics for multifamily residential development in this transitional subarea.

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

Complies. Staff finds the Development Plan proposes improvements that enhance the built environment and provide additional landscaping along the streetscape which make the Vine streetscape more aesthetically pleasing.

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. In addition, this project will result in one Workforce deed restricted unit as a result of the 2:1 Bonus floor area.

Policy 5.3.b Preserve existing workforce housing stock.

Not applicable. The existing mobile home is being removed but will be replaced with 8 residential units.

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

Complies. The proposal will add density near START bus stops.

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

Not applicable.

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 an 8-unit subdivision will not have a significant impact on other

public facilities and services as the development does not expand the anticipated growth within the NM-2 zone based upon allowable lot size and density.

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

Complies. The applicant appeared before the DRC and received a recommendation of approval to the Planning Director without any additional conditions.

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.

[PUBLIC COMMENT](#)

The Planning Department has received a series of comment letters with various concerns about the number of units, parking, noise, and impact to the existing neighborhood character. The Planning Department has also received a series of letters in support of the project from members of the community. The letters are attached to this staff report.

[LEGAL REVIEW](#)

Ongoing as required.

[ATTACHMENTS](#)

Applicant Submittal
Clarification from Applicant on Courtyard Space
Housing Mitigation Plan Calculations by Staff
Revised Floor Plan Calculations for 2:1 Housing Allocation
Departmental Reviews
Public Comment Letters

[RECOMMENDATIONS/ CONDITIONS OF APPROVAL](#)

The Planning Director recommends **approval** of a Development Plan (P20-025) for an 8-unit residential building for the property located at 445 Vine Street, subject to the department reviews and the following condition of approval:

1. The applicant shall provide a bond in the amount of 125% of the estimated cost of sidewalk improvements on the property.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and made by the applicant for a **Development Plan** (Item P20-025), I move to make findings 1-6 in Section 8.3.2.C of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with relevant LDRs & Town Ordinances; 6) Conformance with past permits & approvals, and to **recommend approval** to the Town Council of a Development Plan for an 8-unit residential building for the property located at 445 Vine Street, legally known as LOT 1, BLK. 3, MEADOWLAND, subject to the departmental reviews as provided in the staff report dated March 13, 2020, and the following condition of approval:

1. The applicant shall provide a bond in the amount of 125% of the estimated cost of sidewalk improvements on the property.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
 Application #s _____

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

PROJECT.

Name/Description: Corner of Vine
 Physical Address: 445 Vine St, Jackson, WY 83001
 Lot, Subdivision: Lot 1, BLK 3, Meadowland PIDN: 22-41-16-34-2-33-001

PROPERTY OWNER.

Name: Vine 45, LLC (Jamie Farmer, Manager) Phone: _____
 Mailing Address: PO Box 1325, Jackson, WY 83001 ZIP: _____
 E-mail: _____

APPLICANT/AGENT.

Name: Kenneth Rizzotti, HR28 LLC Phone: 307-413-2294
 Mailing Address: PO Box 1630, Wilson, WY ZIP: 83014
 E-mail: krizzotti@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
_____ Basic Use	_____ Sketch Plan	_____ Formal Interpretation
_____ Conditional Use	☒ Development Plan	_____ Zoning Compliance Verification
_____ Special Use	_____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	_____ LDR Text Amendment
_____ Administrative Adjustment	_____ Subdivision Plat	_____ Map Amendment
_____ Variance	_____ Boundary Adjustment (replat)	Miscellaneous
_____ Beneficial Use Determination	_____ Boundary Adjustment (no plat)	_____ Other: _____
_____ Appeal of an Admin. Decision	_____ Development Option Plan	_____ Environmental Analysis

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

Pre-application Conference #: P19-259 Environmental Analysis #: N/A
Original Permit #: N/A 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?

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

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

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

Ken Rizzotti
Signature of Property Owner or Authorized Applicant/Agent
Kenneth Rizzotti
Name Printed

2/10/2020
Date
Manager HR28 LLC
Title

Corner of Vine

TOWN OF JACKSON DEVELOPMENT PLAN

FEBRUARY 07, 2020



TABLE OF CONTENTS

Architectural Narrative

Housing Mitigation Calculator

Engineering Report

Landscape Drawings

Civil Drawings

Architectural Drawings

Corner of Vine
Development Plan Architectural Narrative
445 Vine St

Concept Statement

The Corner of Vine project at 445 Vine Street is a proposal for the design and development of an 8 unit, two-story condominium project, with an unfinished basement for unit storage and mechanical space. Currently, the site holds an aging mobile home on a mostly open lot with unnatural berms where dirt and various unused automobile parts have been dumped. The building design will put emphasis on clean lines and simplistic building form. The building will present in natural materials, finished in natural colors (wood and metal siding), pursuing the commonly defined "mountain modern" aesthetic. This design will allow the building to blend with the structures common in the area and the remainder of the Town of Jackson. Supplementary to the architecture, strong consideration will be given to the location of additional planting which will "soften" the building's physical and visual presence. Each unit will have a private balcony or patio. All parking will be open parking along the alley with an emphasis on screening from Vine St.

Workforce housing has historically been a very challenging proposition in the Town of Jackson. The county goal according to the "Jackson/Teton County Workforce Housing Action Plan Executive Summary, November 2015" is to ensure that at least 65% of the workforce live locally. Due to this, the development team has prioritized high quality residences both at market and as deed restricted use.

Development Plan Findings for Approval

1. Jackson Comprehensive Plan: The Jackson Comprehensive Plan specifically highlights a need for responsible growth management as well as local work force housing. The site for the project was chosen in the NM-2 zone in order to fulfill the purpose of providing higher density housing to this zone. These NM-2 zones have been designated as areas of higher density housing to meet the comprehensive plan goals of allowing the Town of Jackson to remain the Heart of the Region. As part of the responsible growth management, this site is outside of the Natural and Scenic Resource Overlays and is engrained in a decidedly urban context, surrounded by roads, residences, storage buildings, offices, and sites of ongoing construction. The proposed development is within the maximum allowable number of units and is directly adjacent to an existing project of a similar program to the South. The project aims to create an elevated off street "mini" park area for both residents and passing pedestrians. In addition to meeting the goal of responsible growth outside of habitats, scenery, and open areas, this project aims to fill the growing void of what can be deemed affordable housing for the local workforce of Jackson. The units proposed here will offer those working in Jackson the opportunity to purchase entry level property at a high level of quality which is very unique to our town today.
2. This site is not in the NRO or SRO.
3. Refer to the Engineering Report for an analysis of this project's impact on public facilities and services.
4. This project follows the Town of Jackson Design Guidelines and has been recommended for approval by the DRC. See the Design Guideline Narrative below.
5. This project follows all standards of the applicable LDRs and Town Ordinances as illustrated in the attached drawings.
6. This project has met all prior approvals required before Development Plan Submission.

Design Guideline Narrative, recommended for approval by the Town of Jackson DRC

A. Public Space

Use: The proposed development will offer an enhanced pedestrian experience along Vine St. A new sidewalk with street trees will create an overhead canopy under which tenants and public can travel. Among the trees will be planters and underlit benches that utilize the unique geometry of the property to create a new outdoor space along Vine St. Each tenant space will have a private balcony and patio which will facilitate the engagement of the interior of the building with the exterior. These balconies will also serve as design elements to break up and provide additional rhythm to the building façade.

Location: Public space is located on the East side of the building where it is out of the shadow of surrounding buildings and is able to take advantage of southern sun exposure through the tree canopy. Adjacency of this space to Vine St provides a subtle, logical, and engaging buffer between private residences and the public street.

Connections: Entry to the private residences will be on a direct, yet buffered, path from the new Vine St sidewalk. Phil Baux Park, Snow King Mountain Resort and a Start Bus Stop are located 2 blocks to the south, and Mike Yokel Park is located with another Start Bus Stop is 4 blocks to the northeast. The project team has considered the development's proximity to the pedestrian system of the town of Jackson and has put emphasis on its connection to the immediate surroundings.

Scale + Variety: The public space proposed is appropriate for the scale of the development. The space responds to the scale and the size of the immediately adjacent buildings and their respective outdoor spaces.

Screening: New street trees will provide screening of the proposed building and parking areas. Layering of planters and benches will provide additional separation between the public and private spaces, as well as define an eased transition from ground to building.

B. Composition

Composition, Proportion + Rhythm: Purposeful transitions of material on the exterior facades create rhythm at visual interest at the building footprint. Balconies extending from these facades provide additional 3-dimensional layering as well as a means to break up the length and height of the façades. At the North elevation, the balcony extends 2' further to provide additional cover for automobile parking and to make the distinction between building and parking less harsh. Building and balcony heights provide appropriate scale for pedestrian friendly travel.

Entry and Sense of Place: The set back and proposed public space at Vine St offer a sense of procession from Vine St to the covered entries on the lower level. An ornamental stair to the upper level lives along this procession and is covered from above by the tectonic, exposed rafter, roof overhang.

Adjacent Buildings: Surrounding buildings on Vine St, Kelly Ave, and Karns Ave are two-story structures. The proposed development recognizes and responds to its surroundings as a two-story building. Directly similar in height and scale to the surrounding homes and apartment buildings.

C. Massing

Mass + Height: The proposed building mass and height are similar to the adjoined buildings. The development team elected to design a two-story building rather than a three-story building to better relate with its surrounds and to not overwhelm the building's neighbors. Landscaping, balconies, and canopies provide human scale elements to break up the building's façade and facilitate pedestrian use.

Additive + Subtractive Massing: While the building footprint is designed to be rectangular in order to adhere to the proposed off-site fabrication process, the apparent building mass is extended by exterior balconies which jog in and out along the building's façade. Material layering and transitions create visual interest while reducing the perceived scale of the building.

Volume Complexity: Volume complexity is achieved with balconies, overhangs and material transitions as outlined above. The proposed structure is similar in scale to its surrounding and on a respectively smaller lot, therefore reducing the building footprint was not satisfactory to its intended use. Therefore, the design took the approach of building the volume out over the building envelope and into the pedestrian setbacks as allowed by the Town of Jackson LDRs.

Roofs: The building will have a shed roof with a snow retention system.

D. Street Wall

As the proposed building is at a corner, the design team has chosen to step back the face of the building to the more regular geometry of the site in order to create a public space along Vine St. This creates a more regular building footprint, in line with the surrounding architecture.

E. Materials

Application of Materials: The chosen material palette is purposed to define certain building elements while providing a sense of layering and rhythm. Materials transition at openings, displaying a purposeful, well considered design. Outside of the building envelope, structural elements are rendered in the same dark color as the window frames thus further defining a conscious material that breaks the building façade.

Material Selection: The proposed exterior materials are natural cedar siding, bonderized steel paneling, and black painted or powder coated metal. All three materials compose a natural and wear resistant palette which is seen commonly in the Town of Jackson as well as Teton County.

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
Mobile Home	exempt		700	1	0.000

Existing Workforce Housing Credit 0.000

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
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * \ln(sf))) / 2.176$		448	5	0.065
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * \ln(sf))) / 2.176$		898	1	0.031
Workforce Housing Unit	exempt		898	1	0.000
Workforce Housing Unit	exempt		448	1	0.000

Affordable Workforce Housing Required: 0.096 units

Fee-in-Lieu Amount: \$ 20,004.32

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](#).

CORNER OF VINE PROJECT DEVELOPMENT PLAN SUBMITTAL ENGINEERING REPORT

Prepared by:



**Project: 20-001-01
February 2020**

ENGINEERING REPORT

Introduction

This engineering report provides the basis for design and addresses the engineering related issues for the proposed construction of a 6,720 plus square foot structure and the removal of one existing structure, a single wide trailer. 4,480 square feet of the proposed structure will be habitable spaces on the first and second floors. The basement will be 2,240 square feet of storage and mechanical area. The new structure will contain a mix of single and double bedroom apartments. The proposed building will contain six single bed units and two double bed units. The location of the proposed structure will be centered on the lot and will cover the area where the previous structure stood. The site is completely developed with one housing structure and a yard area / vehicle storage area. There are several existing buried utilities serving the property. Water and sanitary sewer facilities are provided to the property through Town of Jackson (TOJ) Systems. The level of detail includes the basic layout and general design elements. Design detail will advance as the plan moves into the construction permitting and construction phases of the project.

Soils and Groundwater Conditions

No geotechnical investigation or groundwater monitoring has been performed on the site.

Access and Parking

Access to the site will be provided from the alley between E. Kelly Ave and E. Karns Ave. The main entrances to the first story will be on the North side of the structure. A stair to access the second story units will be on the east side of the proposed structure. At this time there are no existing curbs along Vine Street or Alley way in the project area. Access will be adequately marked throughout the development. Parking for the development will occur within the site as indicated on the site plan. A total of 10 spaces will be provided. One parking spaces will be ADA compliant along with ADA access to the structure. Each single bed unit is less than 500 sf and thus requires 1 parking spaces for a total of six spaces. Each double bed unit requires 1.5 parking spaces for a total of 3 parking spaces. This comes to a required total of 9 spots with 10 provided.

The street frontage along Vine Street and the alley between E. Kelly Ave and E. Karns Ave will comply with the Town of Jackson LDR's. As stipulated a sidewalk will be installed along Vine Street, this side walk will meet Town of Jackson specifications. A traffic impact statement is included in the Appendix comparing the existing trip generations from the site to a proposed future amount. As stated in that report it is assumed the project will generate some additional trips to and from the site but this increase is fairly minimal.

Grading, Drainage, and Stormwater Management

Grading of the site will not alter the grades along Vine Street or the Alley way. Grades of the new curb and gutter will match the existing asphalt paving. Development of the site will leave 2050 SF of

pervious surface. Storm water will be collected on the roofs and walkways of the development and conveyed to storm water detention on site. All retainage will occur within the development. The limited area which is not to be covered with a structure, driveways or walkways will be graded with drains installed to convey runoff to the collection system. While the grading hasn't been finalized detention swales will be placed to the south and east of the proposed apartment building.

All existing stormwater runoff from the site either remains on site or sheet flows onto neighboring parcels and TOJ roadways. Based on TOJ regulations the proposed development is required to detain any additional runoff above and beyond the existing conditions. Preliminary stormwater calculations were performed and are included in the Appendix. Storm water will be collected on the roof of the new structure and various locations on the site and conveyed to on site storage and TOJ right of ways. Based on TOJ regulations which require the retention of any additional stormwater generated in the 100-yr storm event, as indicated in the calculations, a total of 52 cubic feet of storage would be required. This can easily be accommodated at various locations on the site. The calculations included in the Appendix along with grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops.

Water System

The site is currently supplied water from a one location connecting to TOJ water mains. At this time there are one separate water meter measuring water use to the site. There is currently an 8-inch water main in Vine Street.

To verify the existing water facilities are sized adequately, proposed water flows, both domestic and fire were estimated for the development. Current proposed programming values for the development were utilized for the estimates. Assumptions on use based on the proposed programming of the development are included in the Appendix along with flow projection calculations. Water demands were calculated using the AWWA M22 method and estimated to be 121 gpm based on the estimated fixture unit counts for the development. Based on water system modeling it is expected that adequate capacity is available from the Town's water system.

Due to the size and proposed use of the development, the structures will require automatic fire sprinkler systems. Fire flow requirements were calculated utilizing NFPA 13R, along with the proposed programming of the facility. Fire sprinkler flow requirements for the development sprinkler system are estimated to be 315 gpm. Water modeling has shown the pressure in the service main at the building to be 51.2 psi during fire flow conditions. While the water system within the building hasn't been finalized residual pressures are expected to remain above 30 psi throughout the building during max fire flows. Fire hydrants are located in on the corner of Vine Street and E. Karns Avenue and on the Corner of E. Kelley Avenue and Vine Street.

To conform with NFPA 13R requirements the following stipulations will be met per discussions with Kathy Clay. All smoke alarms will be UL217 rated. Smoke alarms in the storage area will be tied into

the fire alarm system. Fire Alarm system will include horn and strobes within each unit. These will be programmed to sound upon water flow and / or smoke alarm triggered in the basement storage area. Attic space shall have UL217 alarms installed if there are ignition sources including electrical work with the spaces.

Using the projected fire flow demands to the structures, the water service supplying the new large structure will need to be a 4-inch pipe up to the building where it will enter the building as the fire suppression line. Exterior to the structure a 2 ½" potable service line will connect with a shutoff valve exterior to the structure. The 4-inch service line will connect to the existing 8-inch water line in Vine Street.

Sewer System

As can be noted from the existing site drawing located in the Appendix, there is one existing TOJ sewer service which serves the property. There is an existing sewer main along the north side of the property in the alley way and another following along the east side of the property in Vine Street.

To size the proposed piping, the same assumed development programming was utilized as with the water system. Because there is little irrigation demand on the subject property, it can be assumed the water and sewer demands will be close to equal. Assuming minimum pipe slopes, a 4-inch gravity pipe would be adequate to serve the new proposed. Due to the depth of the structure and sewer requirements in the basement of the new large structure, a collection system within the development will be required to convey flow from the basement area to the TOJ system so that all sewage will flow by gravity. Sewer flows from the first and second floors will flow by gravity to the collection point. Flows generated in the basement will require pumping to the collection point. From the collection point sewer flows will flow by gravity to the sewer main in the alley way. These plans will be refined as the project plans are refined. This collection system will consist of a small lift system in the basement. From there it will convey flow to the TOJ collection system as indicated on the drawings. It is proposed that an existing 4-inch sewer service serving the existing structure would be abandoned at the main. The proposed utility plan indicates the changes to the sanitary sewer system.

Wire Utilities and Gas

Power and communication facilities are readily available throughout the area and to this specific location. There are several overhead and buried power and communication facilities surrounding the development. The electric and dry utilities will be connected on the west side of the proposed structure. Continued coordination will be required with the project team and utility providers as the design develops.

Refuse, Garbage, Trash, and Recycling

Refuse, garbage, trash, and recycling will be kept in covered containers at all times. All containers will be kept within enclosed structures as indicated on the proposed site plan. The refuse collection enclosure will be fenced. The designated enclosure is proposed on the west side of the structure and

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is indicated in the plan set. The enclosure design has not been finalized, but is intended to match the metal cladding on the main building.

Snow Storage

Total uncovered area of parking and access drives as indicated on the site plan is approximately 1500 square feet. The TOJ requires that area on the site be reserved for snow storage at a rate of 2.5% of the parking area. This results in 37.5 square feet of required storage area. The proposed snow storage area is located in the NE corner of the property directly east of the parking lot.

STORMWATER RUNOFF CALC'S

445 VINE STREET

20-001-01
1-22-20
NB

PRE-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)=	480	**50% of existing house roof area
C-VALUE =	0.9	
S =	30%	
L (ft) =	8	
tc (min) =	0.33	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

DRIVEWAY & HARDSCAPE CALCULATIONS

DRIVEWAY & HARDSCAPE	170	**50% of existing driveway & patio areas
C-VALUE =	0.9	
S =	5%	
L (ft) =	10	
tc (min) =	0.67	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

LANDSCAPING CALCULATIONS

LANDSCAPING AREA (FT^2)	7900	**south lot total area, minus above value	7900
C-VALUE =	0.3		
S =	2%		
L (ft) =	50		
tc (min) =	8.90	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)	

TOTAL SOUTH LOT AREA= 26166 SF

Total Time of Conc., Tc = 9.89 min (lawn, roof, & driveway)
Composite Cc = 0.35
Total Area, At = 8550 ft^2

TABLE 4920.B JACKSON IDF* CURVE DATA - 100-YR STORM EVENT

DURATION, Td (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Initial Flow Rate, Qi (cfs) = 0.16 cfs at tc= 12.11 min

$$Q_i = C_c * I * A_t / (43200)$$

where,

Composite Cc = 0.35
Intensity, I = 2.34 in/hr at Td = 12.11 min
Total Area, At = 8550 ft^2

STORMWATER RUNOFF CALC'S

445 VINE STREET

20-001-01
1-22-20
NB

POST-DEVELOPMENT

ROOF CALCULATIONS

ROOF AREA (FT^2)	4260	total roof area of new building on south lot
C-VALUE =	0.9	
S =	8%	
L (ft) =	42.833	
tc (min) =	1.16	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

DRIVEWAY & HARDSCAPE CALCULATIONS

DRIVEWAY & HARDSCAPE AREA (FT^2)	2240	2260+260+1067+184 (patios, and driveway)
C-VALUE =	0.9	
S =	5%	
L (ft) =	20	
tc (min) =	0.94	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

LAWN CALCULATIONS

2050

LAWN AREA (FT^2)	2050	2050
C-VALUE =	0.3	
S =	5%	
L (ft) =	20	
tc (min) =	3.77	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

TOTAL SOUTH LOT AREA= 26166 SF

Total Time of Conc., Tc = 5.87 min (roof, drive and lawn)
Composite Cc = 0.76
Total Area, At = 8550 ft^2

TABLE 4920.B

JACKSON IDF* CURVE DATA - 100-YR STORM EVENT

DURATION, Td (min)	INTENSITY, I (in/hr)
5	3
10	2.33
15	1.9
20	1.65
30	1.3
40	1.08
50	0.95
60	0.82
70	0.74
80	0.65
90	0.61
100	0.56
110	0.52
120	0.48

Final Flow Rate, Qf (cfs) = 0.40 cfs at tc = 14.73 min

$$Q_f = C_c * I * A_t / (43200)$$

where,

Composite Cc = 0.76
 Intensity, I = 2.69 in/hr at Td = 14.73 min
 Total Area, At = 8550 ft^2

EXISTING A.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
DETACHED RESIDENTIAL UNIT	210	1000	3	0.75	2.3
TOTAL					2

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

PROPOSED A.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	A.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220	4840	10	0.51	5.1
TOTAL					6

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

EXISTING P.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
DETACHED RESIDENTIAL UNIT	210	1000	3	1.01	3.0
TOTAL					3

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

PROPOSED P.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	GROSS SQ. FT. (1,000 SF)	ROOMS OR UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
APARTMENTS	220	4840	10	0.62	6.2
TOTAL					7

SOURCE:

TRIP GENERATION RATES TAKEN FROM
INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

Corner of Vine
Estimated Water Demands

20-001-01
 1/29/2020
 NB

Domestic Water Flows

Description of Improvements:

See attached sheet for anticipated fixture counts

Wastewater flows assumed to match domestic water demand due to minimal landscape areas

Estimating Domestic Max. Demand

*Calculations are based on methods outlined in the AWWA, "Sizing Water Service Lines and Meters" manual.

Domestic Water Demand for Facility Given Specified Fixtures Assume Average Residential Fixture Value (AWWA M2)

Fixture Type	Fixture Value Based on 35 psi at Meter Outlet	Number of Fixtures	Fixture Value
Bathtub	8	8	64
Combined Sink & Tray	3		0
Drinking Fountain (cooler)	1		0
Drinking Fountain (public)	2		0
Kitchen Sink (1/2" connection)	3		0
Kitchen Sink (3/4" connection)	7	8	56
Lavatory (3/8" connection)	2		0
Lavatory (1/2" connection)	4	8	32
Laundry Tray (1/2" connection)	3		0
Laundry Tray (3/4" connection)	7	8	56
Shower Head (shower only)	4	8	32
Service Sink (1/2" connection)	3		0
Service Sink (3/4" connection)	7	2	14
Urinal (pedestal flush valve)	35		0
Urinal (wall or stall)	12	0	0
Urinal (trough. 2-ft unit)	2		0
Wash Sink (each set of faucets)	4		0
Water Closet (flush valve)	35		0
Water Closet (tank type)	3	8	24
Dishwasher (1/2" connection)	5	0	0
Dishwasher (3/4" connection)	10	8	80
Washing Machine (1/2" connection)	5		0
Washing Machine (3/4" connection)	12	8	96
Washing Machine (1" connection)	25	0	0
Hose Connections 1/2" (wash down)	6		0
Hose Connections 3/4" (wash down)	10		0
Hose 1/2" (50ft length - wash down)	6	3	18
Hose 5/8" (50ft length - wash down)	9		0
Hose 3/4" (50ft length - wash down)	12		0
Irrigation	3		0
Total Fixture Units			472

Nelson Engineering
 Jackson, Wyoming

Corner of Vine
Estimated Water Demands

20-001-01

1/29/2020

NB

Base on Fixture Count of 666 using the upper line in Fig. 4.4 for a public building the estimated Maximum Water Demand is 105 gpm.

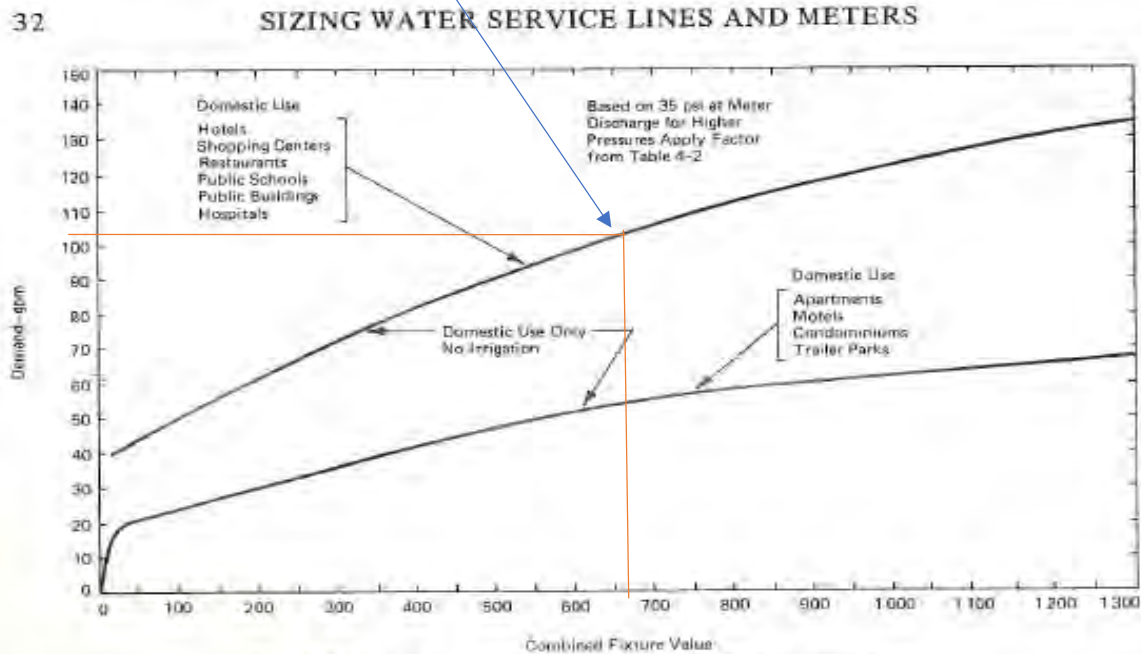
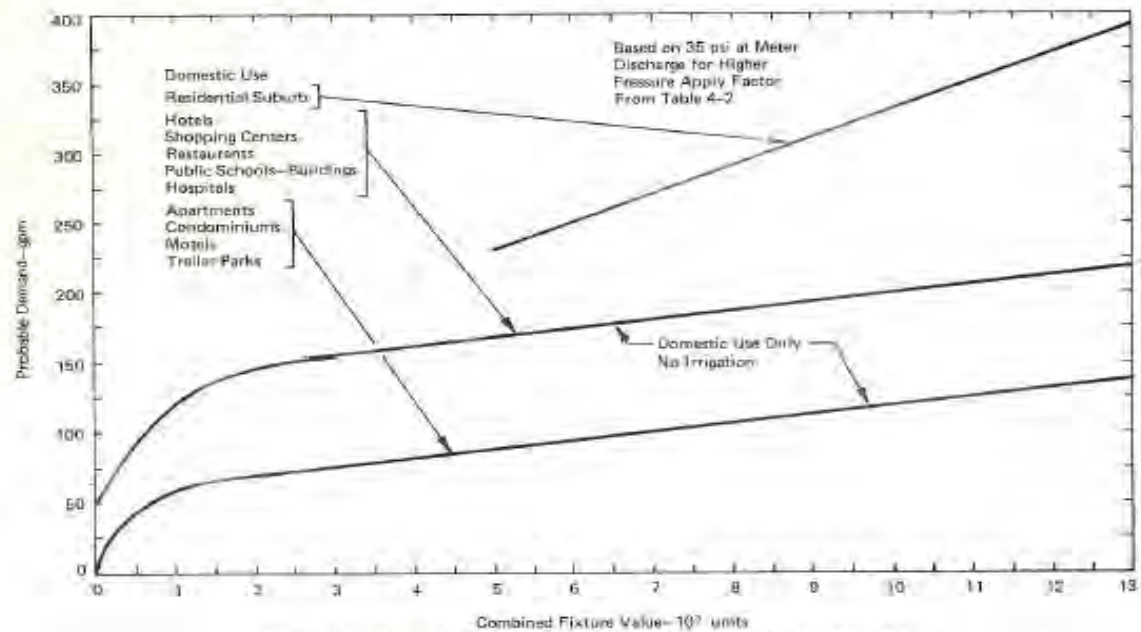


Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range



Nelson Engineering
 Jackson, Wyoming

Corner of Vine
Estimated Water Demands

20-001-01

1/29/2020

NB

Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

detailed lists of fixtures before estimates can be prepared. If the structure is in the planning stage, the mechanical engineer or architect is the best source of information, and, if construction is underway, the plumbing contractor or the building permits section of the city will have the information. Field trips by the estimator are often necessary to assist the customer as well as to properly assess the project when

Calculate Demands Based on Estimated System Pressure

Est. Max. Demand	105	gpm	
Pressures at Nearest Meter	51	psi	(Estimated)
Elevation at Meter	6261	ft	(Estimated)
F.F. of 2nd Floor	6273	ft	
Pressure at 2nd Floor	45.8	psi	

Table 4.2 (for pressures other than 35 psi)

Design Pressure	Factor
20	0.74
30	0.92
35	1
40	1.07
50	1.22
60	1.34
70	1.46
80	1.57
90	1.68
100	1.78

For Pressures Deviating from 35 psi

Est. Pressure (psi)

45.8

psi

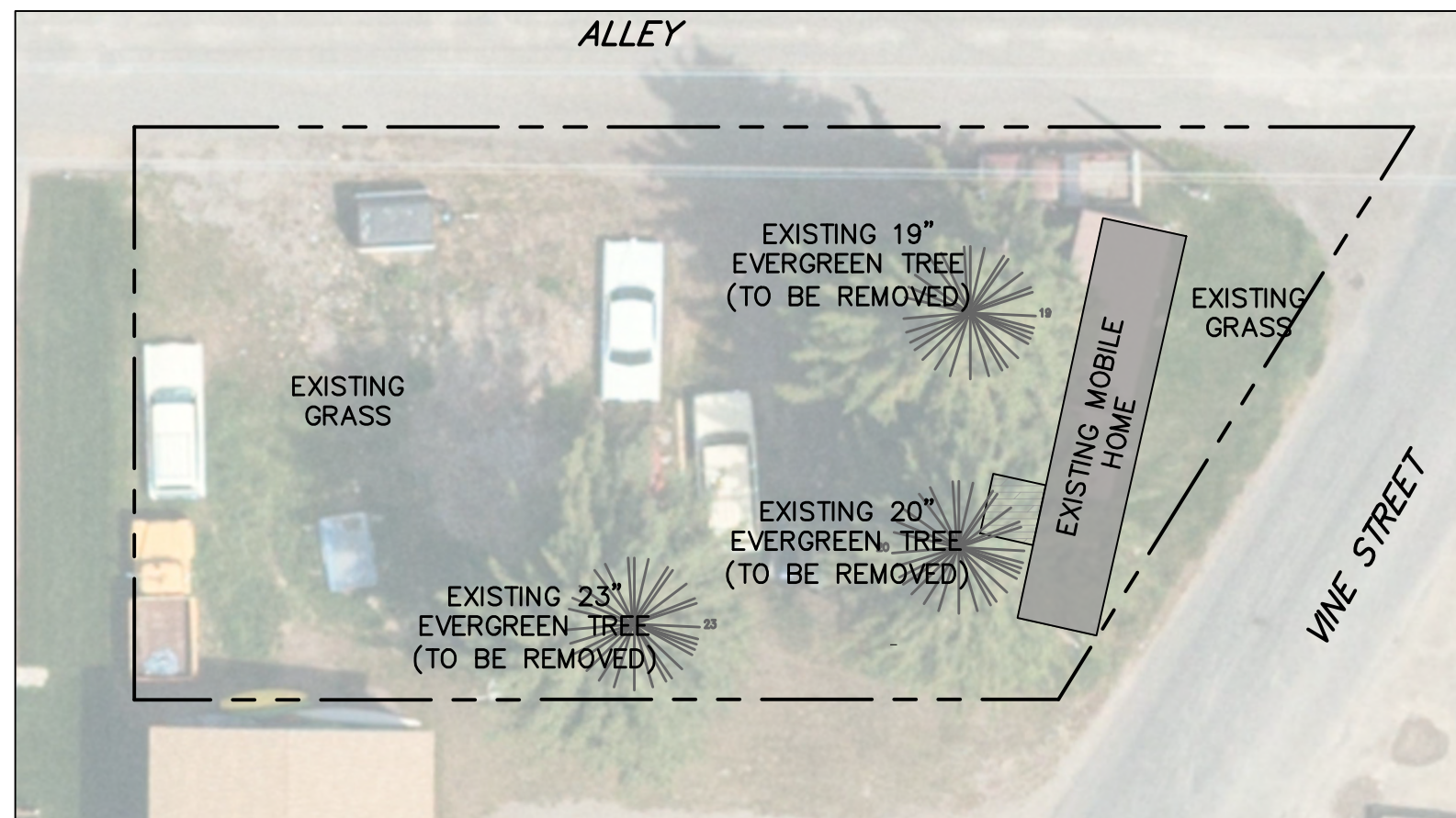
Demand @ Est Pressure

121.19

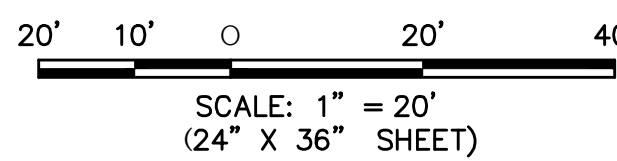
gpm

Max Demand/flow

Nelson Engineering
 Jackson, Wyoming



EXISTING VEGETATION MAP



PLANT SCHEDULE

<u>SYMBOL</u>	<u>QUANTITY</u>	<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>	<u>CONDITION</u>	<u>SIZE</u>	<u>COMMENT</u>
		<u>EVERGREEN TREES</u>				
CS	3	Picea pungens	Colorado Spruce	B&B	8' – 10' HEIGHT	GREEN VARIETY
		<u>DECIDUOUS TREES</u>				SLENDER HABIT
PA	2	Fraxinus pennsylvanica 'Patmore'	Patmore Ash	B&B	3" CALIPER	
QA	1	Populus tremuloides	Quaking Aspen	B&B	3" CALIPER	
		<u>LARGE SHRUBS / MULTI-STEM TREES</u>				
AM	2	Acer ginnala	Amur Maple	B&B	6' HT.	
SS	6	Amelanchier alnifolia	Saskatoon Serviceberry	CONTAINER	10 GAL.	
CC	3	Prunus virginiana	Common Chokecherry	CONTAINER	10 GAL.	
LI	3	Syringa presoniae "James McFarlane"	James McFarlane Lilac	CONTAINER	10 GAL.	
		<u>#5 CONTAINER SHRUBS</u>				
DN	6	Physocarpus opulifolius 'Nanus'	Dwarf Ninebark	CONTAINER	5 GAL.	
DI	7	Physocarpus opulifolius 'Diablo'	Diablo Ninebark	CONTAINER	5 GAL.	

PLANT UNIT CALCULATIONS

BASE SITE AREA =	8,276 SF (0.19 AC)
LANDSCAPE SURFACE RATIO (LSR) =	.21 MINIMUM REQUIRED
LANDSCAPE SURFACE AREA REQUIRED =	1,738 SF MINIMUM
LANDSCAPE SURFACE AREA PROVIDED =	2,390 SF

PLANT UNITS REQUIRED	
TOTAL LANDSCAPE AREA = 2,390 SF	2 PLANT UNITS
10 PARKING SPACES =	1 PLANT UNIT
TOTAL PLANT UNITS REQUIRED =	3 PLANT UNITS

<u>ALTERNATIVE</u>	<u>EVERGREEN</u>	<u>CANOPY</u>	<u>LG. SHRUB</u>	<u>#5 CONT. SHRUBS</u>
B	3	2	2	—
A	—	1	6	4
A	—	1	6	4
REQUIRED	3	4	14	8
CREDIT FOR BENCH		—1		
CREDIT FOR BIKE RACK		—1		
TOTAL REQ'D.	3	2	14	8
TOTAL PROVIDED	3	3	14	13

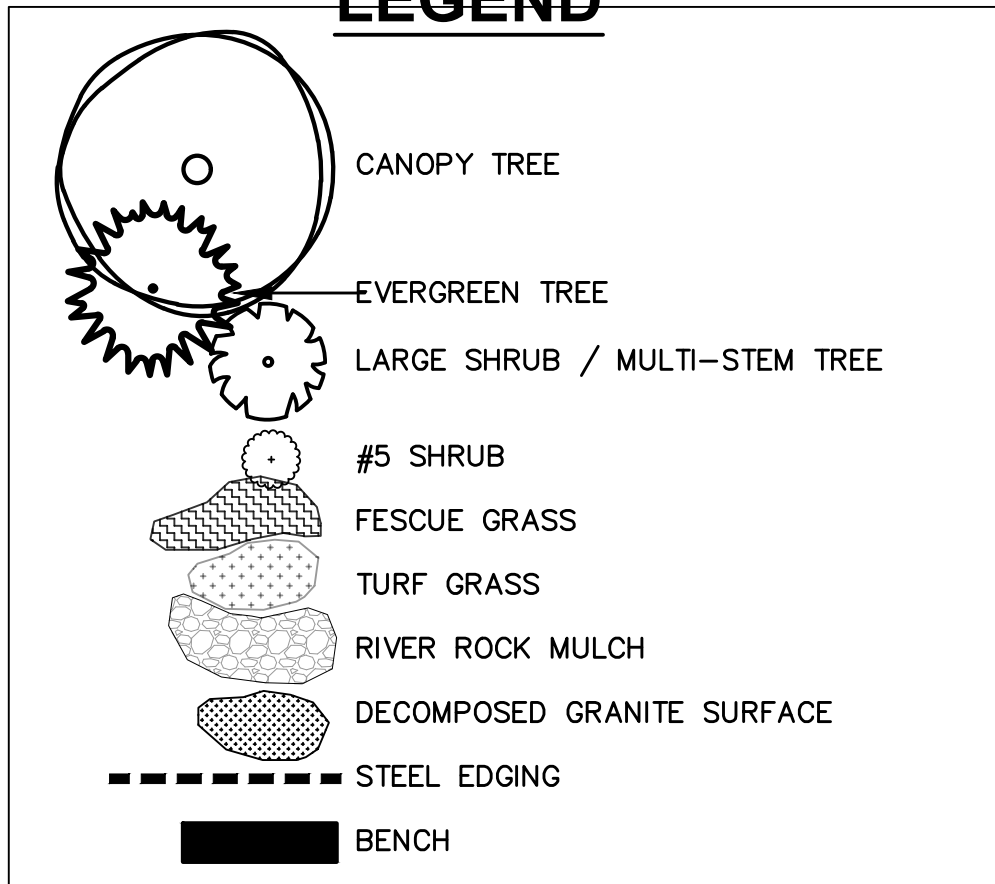
GENERAL LANDSCAPE NOTES:

1. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND MATERIALS.
2. SEE CIVIL PLANS FOR SITE LAYOUT, PAVING MATERIALS, GRADING, AND EROSION CONTROL.
3. THIS PLAN IS BASED ON THE EXISTING SITE SURVEY FOR KEN RIZZOTTI, LOT 1, BLK. 3, MEADOWLAND BY NELSON ENGINEERING, DATED 11-13-2019. AND THE SITE PLAN BY NELSON.
4. PROVIDE A MINIMUM OF 2" OF ORGANIC MULCH IN ALL PLANTING BEDS EXCEPT WHERE RIVER ROCK MULCH IS SHOWN.
5. PROVIDE A MINIMUM OF 18" OF SCREENED TOPSOIL IN ALL LANDSCAPE AREAS. SCARIFY AND LOOSEN EXISTING SUBGRADE PRIOR TO PLACING TOPSOIL.
6. PROVIDE WEED FABRIC UNDER ALL RIVER ROCK MULCH AREAS. DO NOT USE WEED FABRIC IN PERENNIAL BEDS.
7. ALL PLANT MATERIALS SHALL BE WARRANTED FOR A PERIOD OF 2 YEARS FROM SUBSTANTIAL COMPLETION.
8. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTORS SHALL NOTIFY THE UTILITY COMPANIES IN ADVANCE OF THEIR CONSTRUCTION OPERATION TO ENABLE THEM TO FIELD LOCATE THEIR UTILITIES.
9. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING UTILITIES AND REPORT FINDINGS TO THE OWNER PRIOR TO PROCEEDING WITH RELATED CONSTRUCTION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SATISFY THEMSELVES THAT ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, HAVE BEEN PROPERLY LOCATED. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AFFECTED BY THE PROSECUTION OF THIS CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE AFFECTED UTILITY COMPANY AND THE COORDINATION OF ALL WORK IN THE PROXIMITY OF THE UTILITIES.
10. THE CONTRACTOR SHALL CONTACT "ONE CALL" - 811 (PHONE 1-800-849-2476) FOR THE MARKING OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITY LINES SHOWN AND OTHER UTILITY LINES OTHERWISE LOCATED.

IRRIGATION NOTES:

1. THE CONTRACTOR SHALL PROVIDE ALL DESIGN, LABOR, MATERIALS, EQUIPMENT, AND SERVICES TO INSTALL A HIGH QUALITY, EFFICIENT, RELIABLE, AND MAINTAINABLE LANDSCAPE IRRIGATION SYSTEM CAPABLE OF PROVIDING SUPPLEMENTARY WATER FOR THE PROPOSED LANDSCAPE PLAN. ALL COMPONENTS SHALL BE MANUFACTURED BY A REPUTABLE MANUFACTURER AND SHALL BE SUITABLE FOR COMMERCIAL USE.
2. ALL WORK SHALL COMPLY WITH ALL ORDINANCES, REGULATIONS AND CODES OF AUTHORITIES HAVING JURISDICTION. BACKFLOW PREVENTION DEVICES SHALL BE FURNISHED AND INSTALLED AS REQUIRED BY LOCAL CODE.
3. SYSTEM DESIGN:
 - 3.1. THE CONTRACTOR SHALL DESIGN A 100 PERCENT COVERAGE IRRIGATION SYSTEM, INCLUDING COMPREHENSIVE ENGINEERING ANALYSIS BY A QUALIFIED IRRIGATION TECHNICIAN, USING PERFORMANCE REQUIREMENTS, SPECIFIED COMPONENTS, AND DESIGN CRITERIA INDICATED.
 - 3.2. EACH PLANT TYPE (FESCUE GRASS, TREES, SHRUBS AND PERENNIAL BEDS) SHALL BE SERVED BY SEPARATE ZONES TO ALLOW SPECIFIC WATERING SCHEDULES FOR EACH TYPE.
 - 3.3. ALL FESCUE AND TURF GRASS AREAS ARE TO BE SERVED BY FIXED SPRAY WITH HEAD TO HEAD COVERAGE. PROVIDE THE MINIMUM NUMBER OF ZONES REQUIRED FOR EFFICIENT FUNCTIONALITY WITH THE AVAILABLE PRESSURES AND FLOWS.
 - 3.4. ALL PROPOSED TREES AND SHRUBS SHALL BE SERVED BY A DRIP IRRIGATION SYSTEM.
4. WATER SUPPLY IS THE TOWN OF JACKSON MUNICIPAL WATER SYSTEM.

LEGEND



0 1/2 1

DRAWING IS TO SCALE
IF BAR MEASURES:

1" = FULL SCALE
1/2" = HALF SCALE

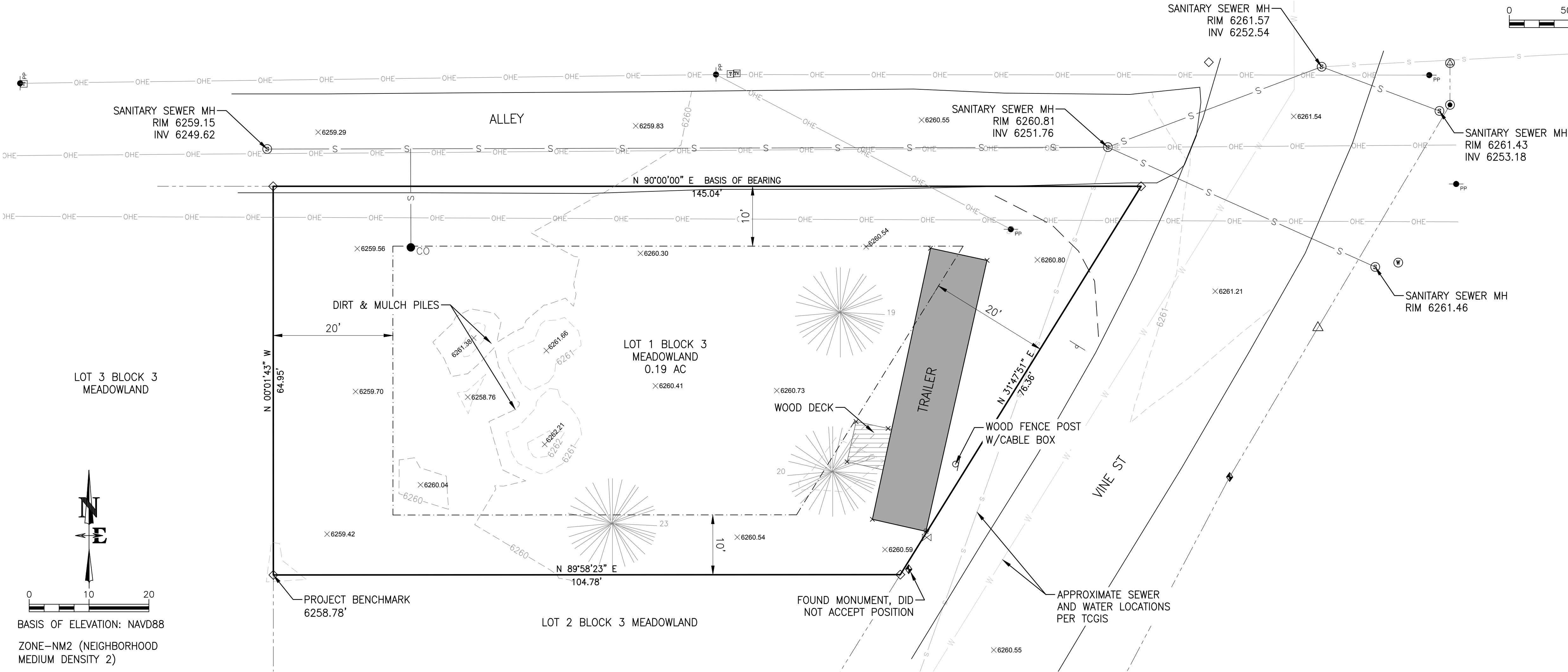
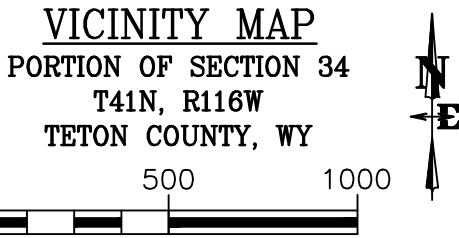
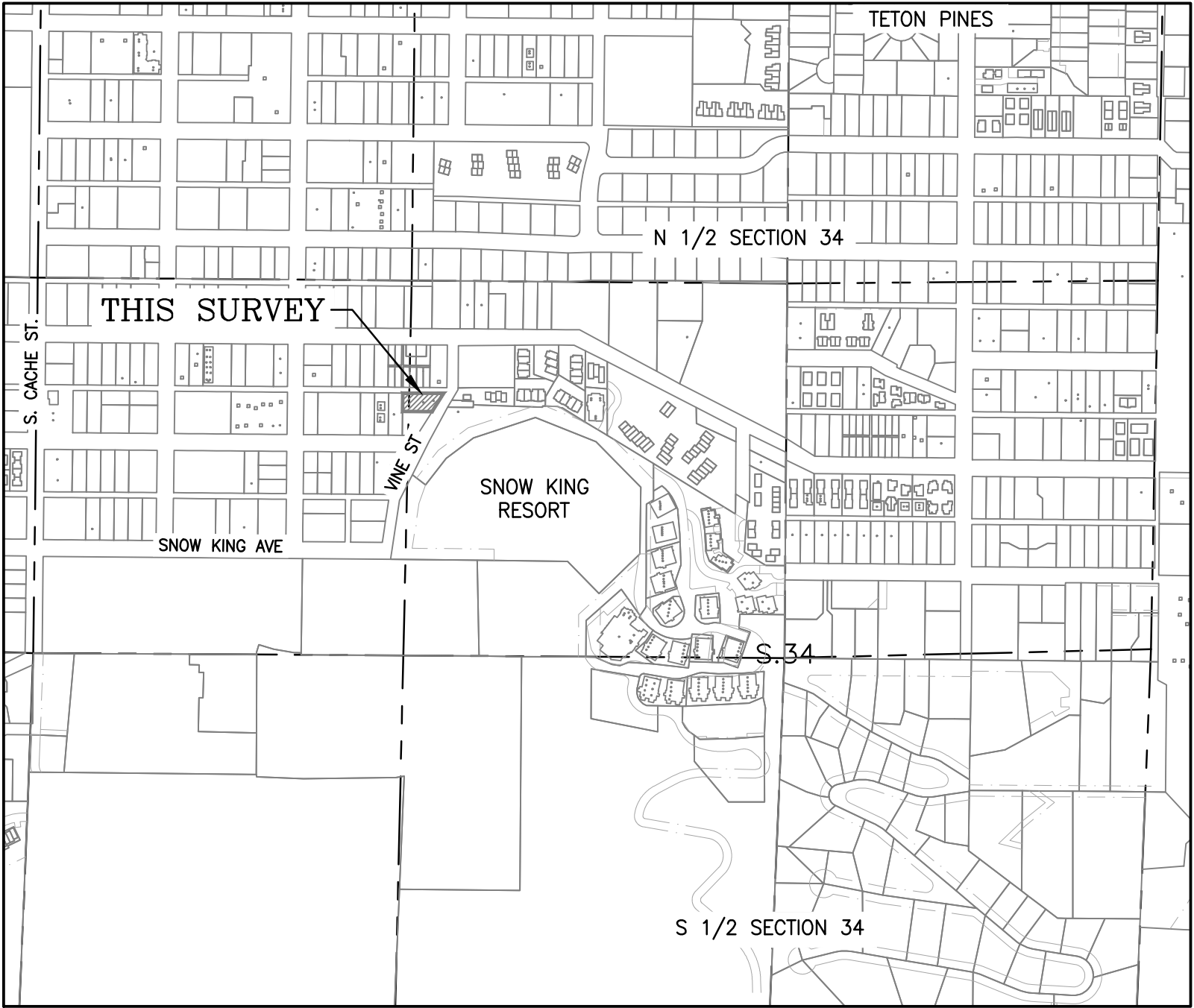
SHEET #

L1.1

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- LEGEND**

 - = PROPERTY LINE
 - - - - - = BUILDING SETBACKS
 - ===== = EDGE OF PAVEMENT
 - - - - - = EDGE OF GRAVEL
 - S — S — = SANITARY SEWER LINE
 - OHE — OHE — = OVERHEAD POWER
 - Ⓢ = SANITARY SEWER MANHOLE
 - CO = SANITARY SEWER CLEANOUT
 - Ⓜ = WATER MANHOLE
 - ⊗ = GAS VALVE
 - PP = POWER POLE
 - Ⓣ = TELEPHONE PEDESTAL
 - ⓉV = TV PEDESTAL
 - = SIGN
 - ◇ = FOUND REBAR
 - ⊗ = FOUND REBAR WITH CAP "NE PLS 578"
 - △ = FOUND REBAR WITH CAP "PLS 3831"
 - ⊙ = FOUND PK SHINER "PLS 3831"
 - ◆ = FOUND REBAR WITH CAP
 - ☼ = PINE TREE WITH DIAMETER



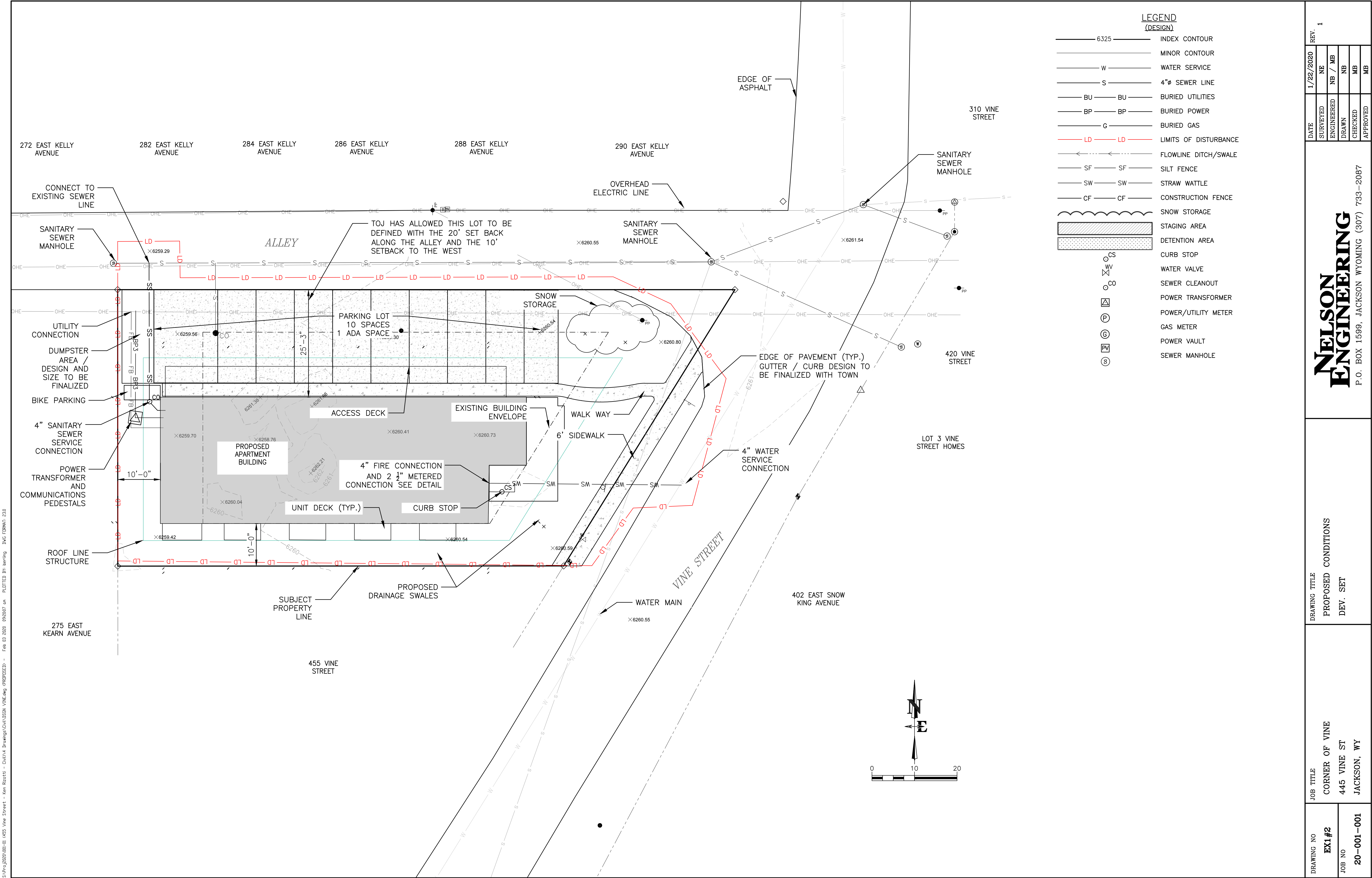
LOT 3 BLOCK 3
MEADOWLAND

LOT 1 BLOCK 3
MEADOWLAND
0.19 AC

LOT 2 BLOCK 3 MEADOWLAND

BASIS OF ELEVATION: NAVD88
ZONE—NM2 (NEIGHBORHOOD
MEDIUM DENSITY 2)
SETBACKS PER LDR 2.2.8:
FRONT: 20'
SIDES: 10'
REAR: 20'

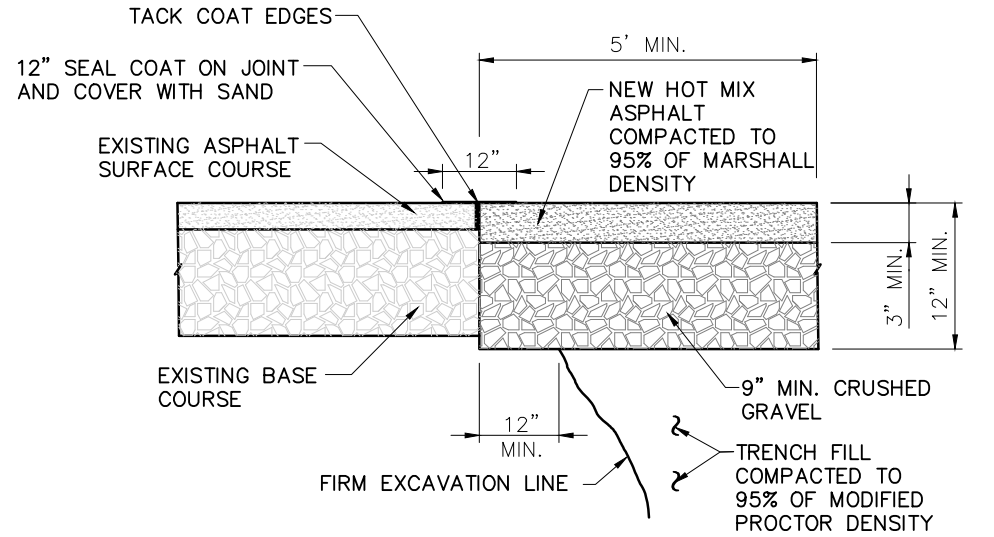
DRAWING NO	JOB TITLE	DRAWING TITLE		REV.			
		EX #1	EXISTING SITE SURVEY	DATE	1/22/2020	WYD	LR
JOB NO	CORNER OF VINE 445 VINE STREET JACKSON, WY	Nelson Engineering		ENGINEERED	—	WYD/BIG	—
19-359-01		P.O. BOX 1599, JACKSON WYOMING (307) 733-2087		DRAWN	—	CHECKED	—
				APPROVED	—	—	—



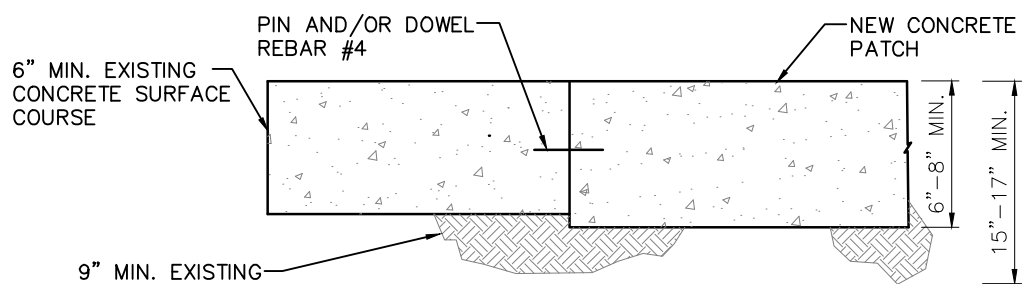
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DRAWING NO EX1#2		JOB TITLE CORNER OF VINE 445 VINE ST JACKSON, WY		DRAWING TITLE PROPOSED CONDITIONS DEV. SET	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 1/22/2020					REV 1
JOB NO 20-001-001						SURVEYED NE	ENGINEERED NB / MB	DRAWN NB	CHECKED MB	APPROVED MB	

S:\proj\B00001-01_435 Vine Street - Ken Rizzetti - Ken Rizzetti - C:\Users\KJ\Documents\Grading and Paving\22 X 34 - Jan 27 2020 04:17:06 pm PLOTTED BY: bering DWG FIRM: 230



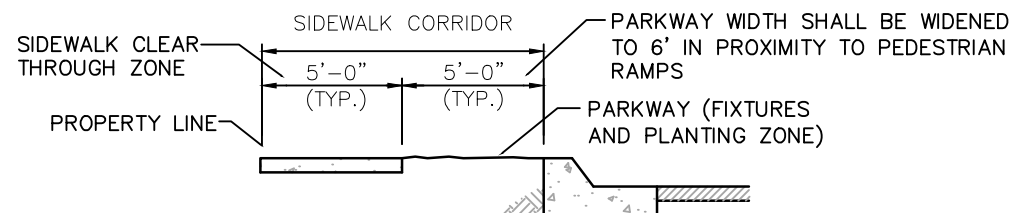
ASPHALT PATCH REPAIR DETAIL



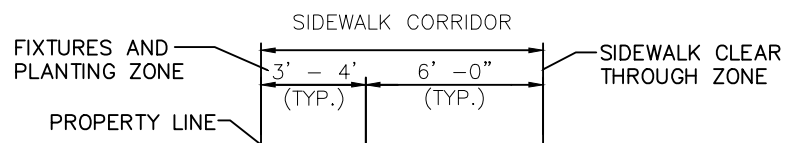
CONCRETE PATCH REPAIR DETAIL

- NOTES:
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
 2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
 3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

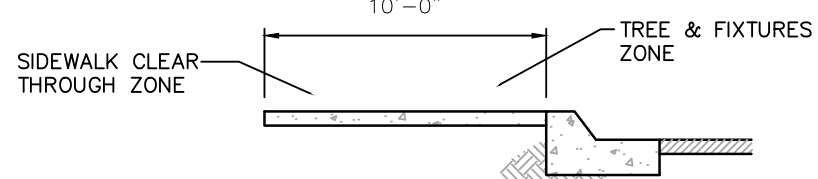
ST-118 PATCH REPAIR SECTION
TOJ STD DETAIL



DETACHED SIDEWALK
(SEE NOTE 5)



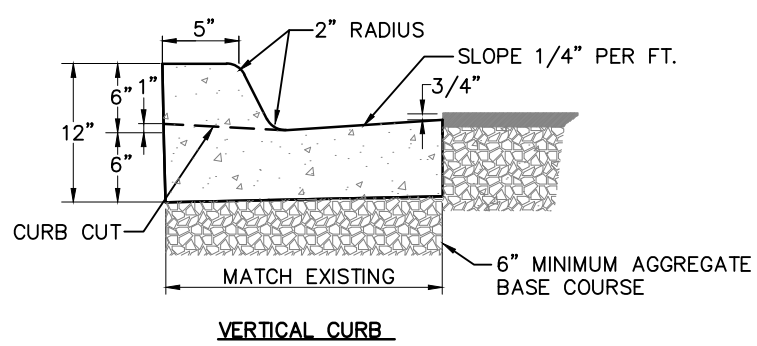
ATTACHED SIDEWALK
(NON-COMMERCIAL STREETS)
(SEE NOTE 4)



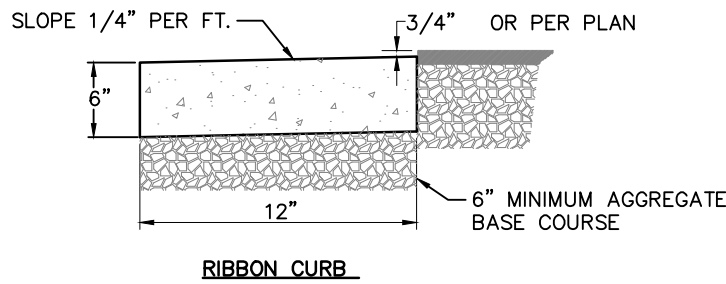
ATTACHED SIDEWALK
(COMMERCIAL STREETS)

- NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
 2. SIDEWALK, PEDESTRIAN RAMPS AND CURB & GUTTER CONSTRUCTION SHALL BE PER TOWN STANDARDS
 3. WITHIN THE TOWN'S BOARDWALK DISTRICT, BOARDWALK (RATHER THAN SIDEWALK) SHALL BE INSTALLED.
 4. MINIMUM CLEARANCE AROUND ALL OBSTRUCTIONS SHALL BE 5'-0"
 5. ON NON-COMMERCIAL STREETS DETACHED SIDEWALK SHALL BE THE PREFERRED OPTION. IN ORDER TO MAINTAIN THE CLEAR THROUGH ZONE, THE FIXTURES ZONE SHALL BE WHERE FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, AND OTHER SUCH OBSTRUCTIONS ARE LOCATED.

ST-128 SIDEWALK CORRIDOR
TOJ STD DETAIL



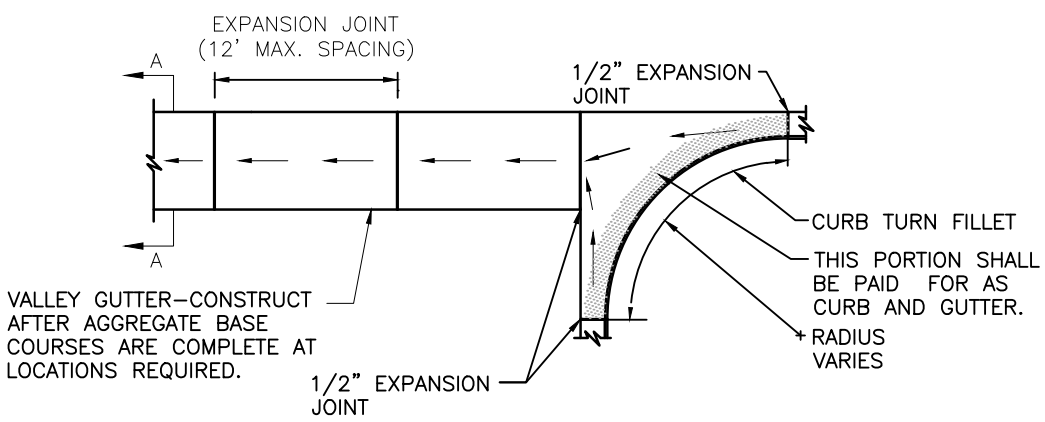
VERTICAL CURB



RIBBON CURB

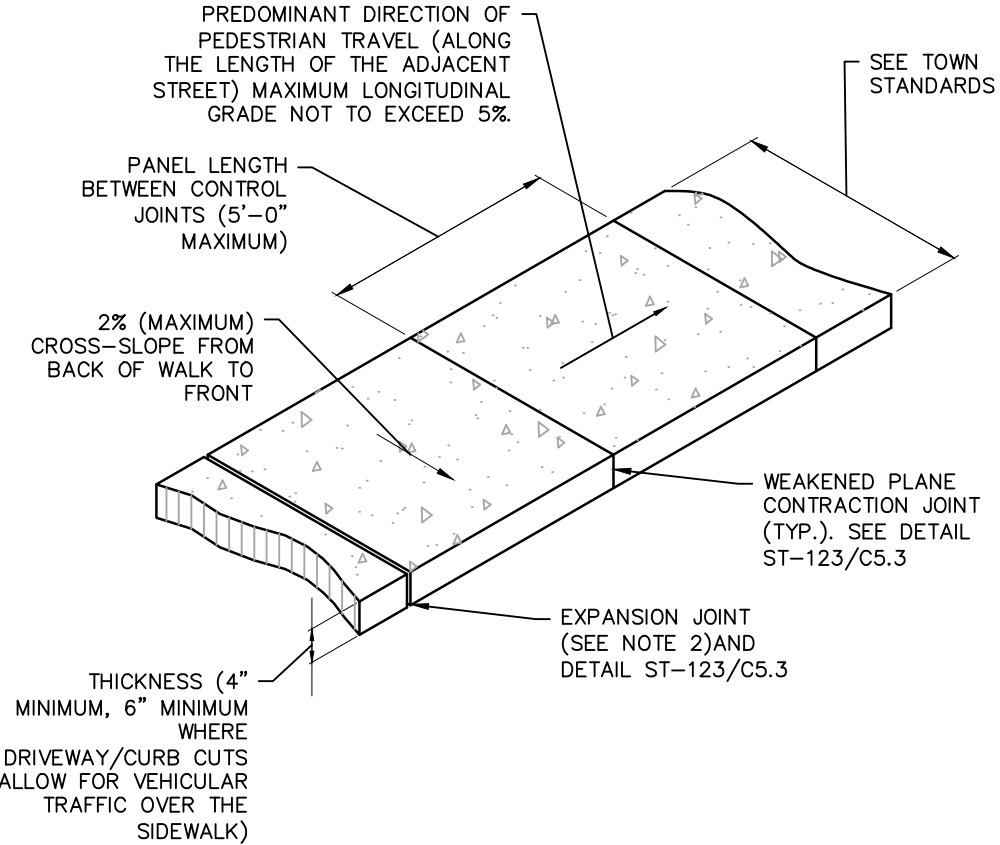
- NOTES:
1. CURBS SHALL CONFORM TO WPVSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 03304, PART 2.07.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
 4. ROLL CURB SHALL NOT BE ALLOWED.

ST-110 CURB SECTION DETAIL
TOJ STD DETAIL



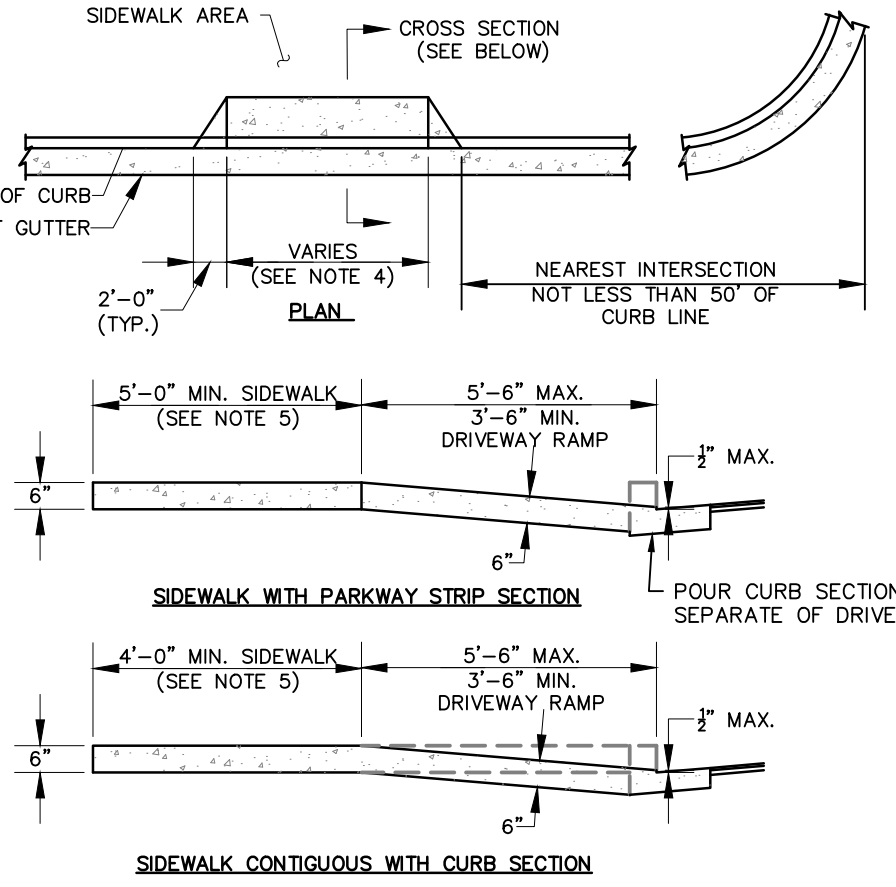
- NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPVSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 03304, PART 2.08.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
 4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

ST-109 VALLEY GUTTER & CURB TURN FILLET
TOJ STD DETAIL



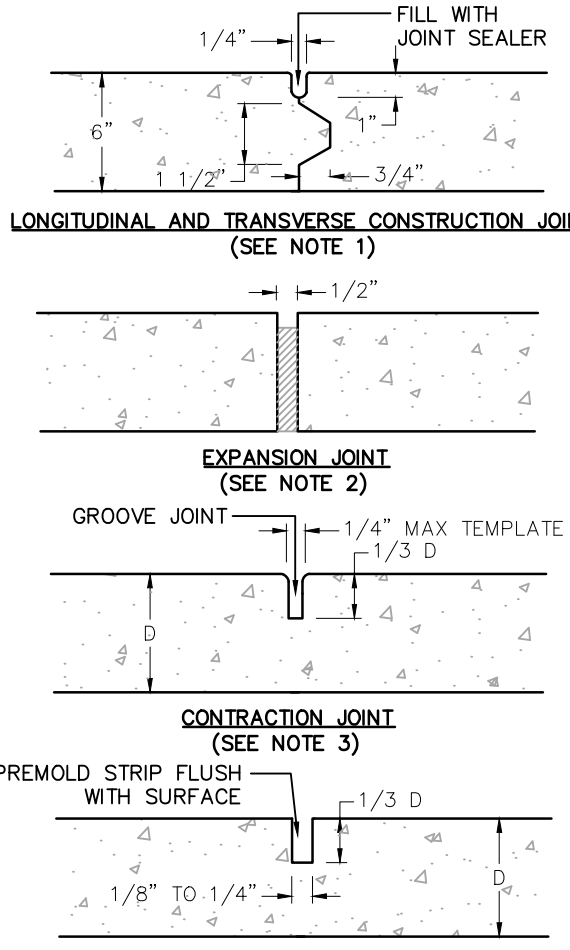
- NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPVSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 03304, PART 2.07.
 2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPVSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER)
 3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
 4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
 5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03.

ST-123 CONCRETE SIDEWALK
TOJ STD DETAIL



- NOTES:
1. DRIVEWAYS AND CURB CUT SHALL BE INSTALLED TO CONFORM WITH ALL APPLICABLE ADA STANDARD REQUIREMENTS.
 2. CONCRETE DRIVEWAY RAMPS/CURB CUTS AND ASSOCIATED ADJACENT SIDEWALK SHALL CONFORM TO WPVSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPVSS SECTION 03304, PART 2.07.
 3. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPVSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPVSS SECTION 02231, PART 3.03.
 4. THE FLAT BOTTOM WIDTH DIMENSION OF CURB CUTS SHALL NOT EXCEED THE DIMENSIONS SET FORTH IN THE TOWN LAND DEVELOPMENT REGULATIONS.
 5. THE ENTIRE SIDEWALK AND RAMP SHALL BE DEPRESSED AND INSTALLED AT A MAXIMUM CROSS-SLOPE OF 2% LONGITUDINAL SLOPE (ALONG THE SIDEWALK) AT EACH END OF THE DEPRESSED SECTION SHALL NOT BE STEEPER THAN 1:12.
 6. SIDEWALK CONSTRUCTION SHALL BE PER TOWN STANDARDS.

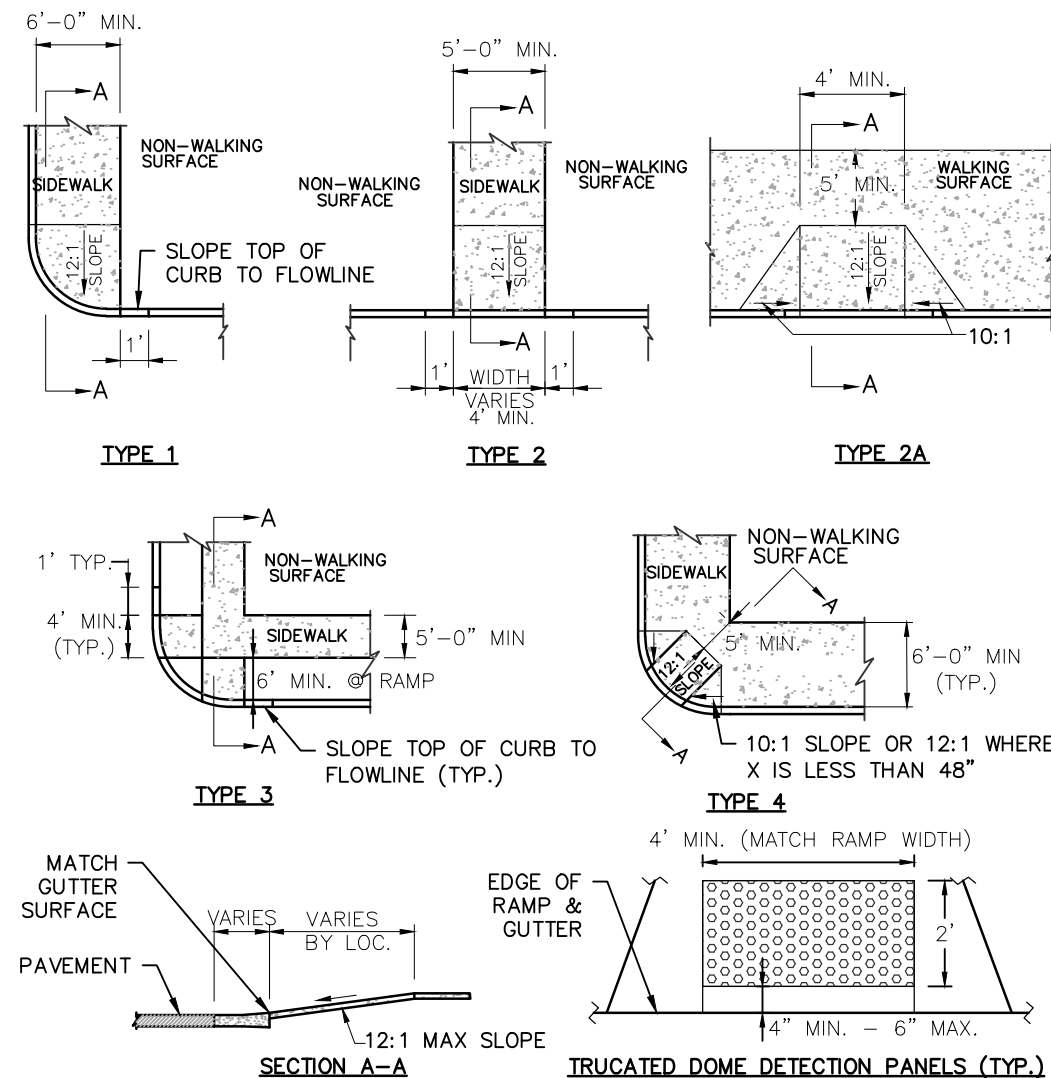
ST-113 DRIVEWAY CURB CUT
TOJ STD DETAIL



SAWED OR PREMOLED STRIP LONGITUDINAL OR TRANSVERSE JOINT

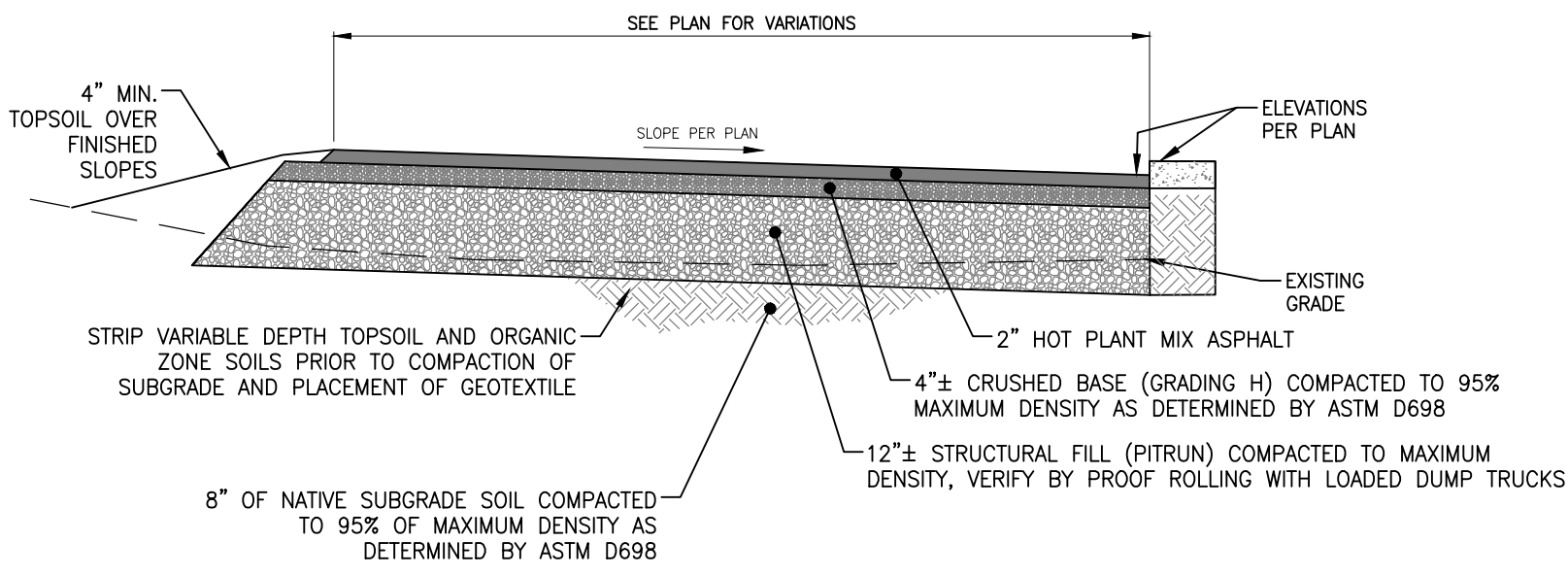
- NOTE:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
 2. 1/2" PREMOLED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
 3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
 4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

ST-123 PAVING & CONCRETE JOINT DETAILS
TOJ STD DETAIL

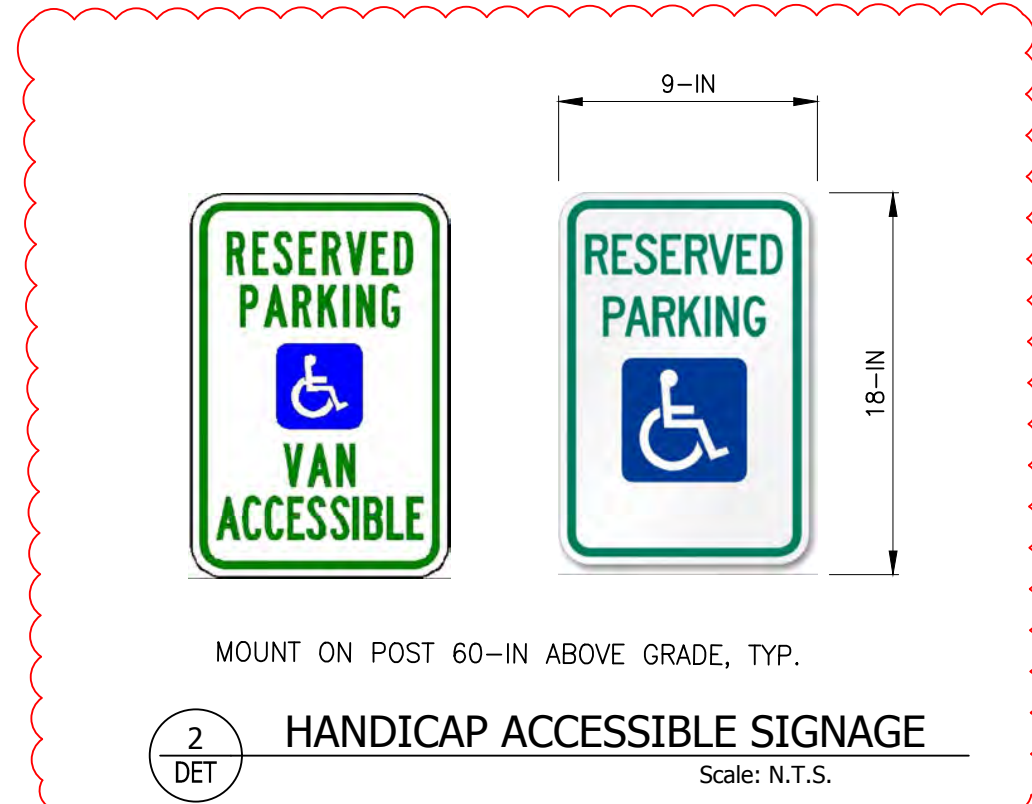


- NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
 2. LIP AT GUTTER TO BE NO MORE THAN 1/4" HIGH.
 3. CONCRETE TO BE A BROOM FINISH.
 4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY T.O.J.)

ST-112 PEDESTRIAN RAMPS
TOJ STD DETAIL



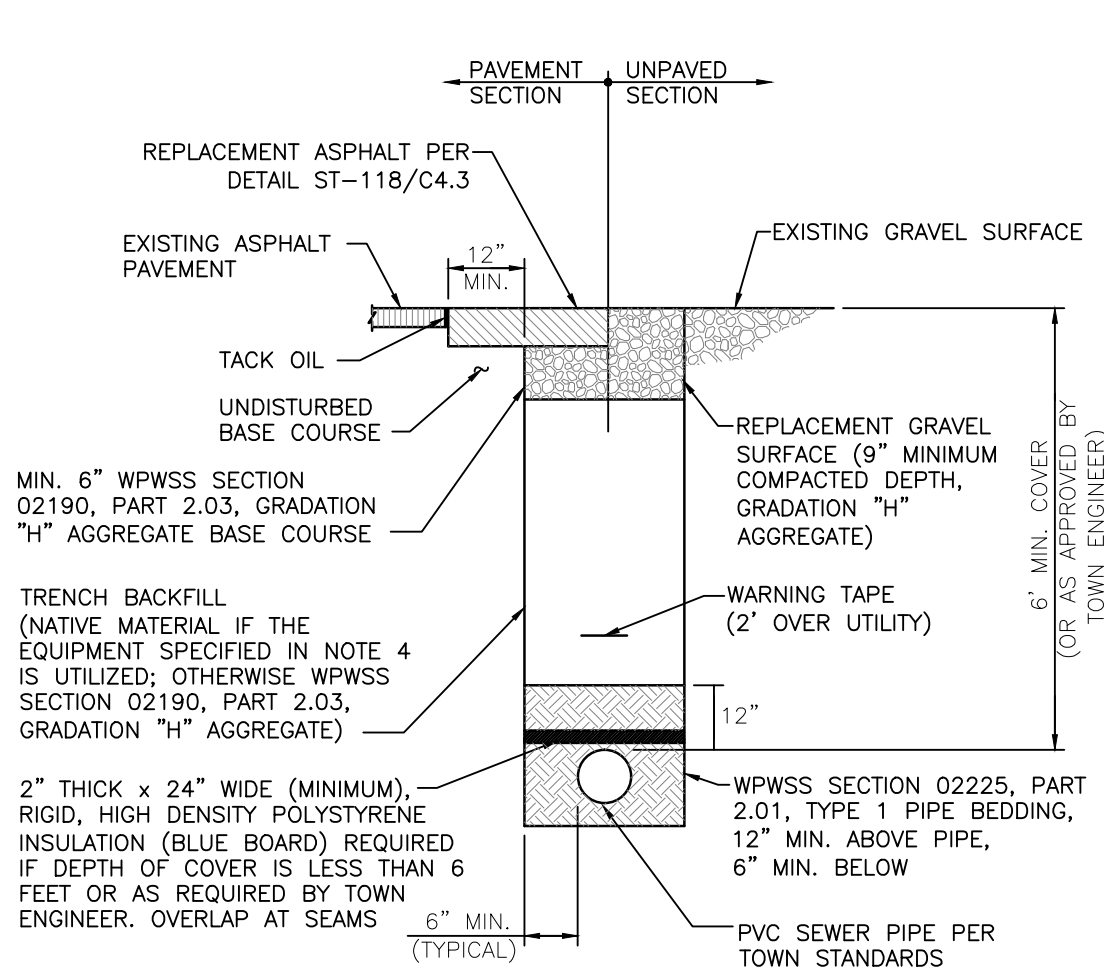
1 TYPICAL ASPHALT PARKING SECTION
Scale: N.T.S.



2 HANDICAP ACCESSIBLE SIGNAGE
Scale: N.T.S.

DRAWING NO DETAILES		JOB TITLE CORNER OF VINE 445 VINE ST JACKSON, WY	DRAWING TITLE GRADING DETAILS DEV. SET	NELSON ENGINEERING P. O. BOX 1599, JACKSON WYOMING (307) 733-2087					REV. 1
JOB NO 20-001-001				DATE 1/27/2020	SURVEYED	NE			
				ENGINEERED	NB / MB				
				DRAWN	NB				
		CHECKED	MB						
		APPROVED	MB						

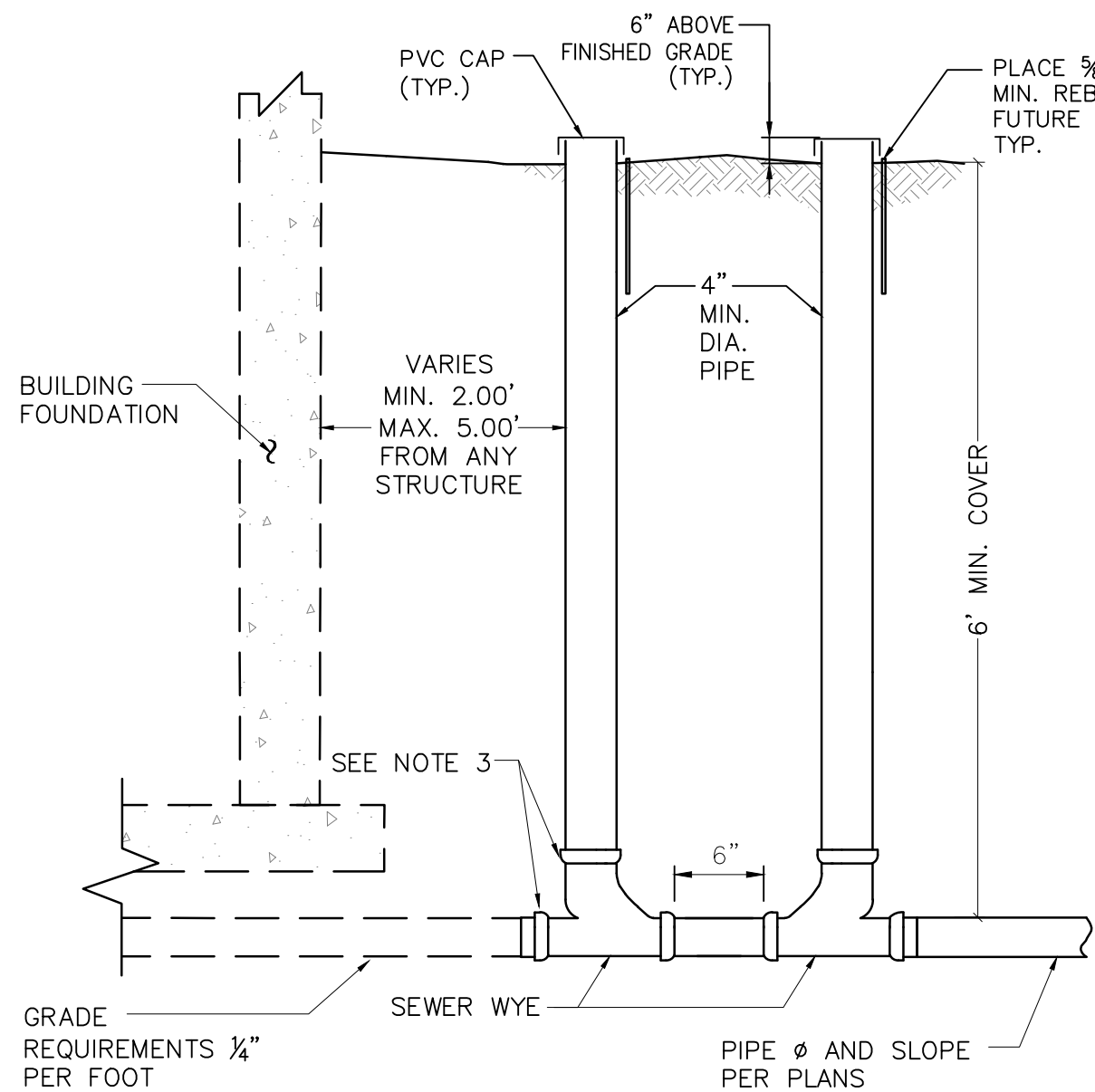
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087



- NOTES:
- TRENCH BACKFILL BELOW THE SURFACE SHALL BE COMPACTED TO 96% STANDARD PROCTOR DENSITY
 - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPSS SECTION 02231, PART 3.03.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WOSHA) REGULATIONS.

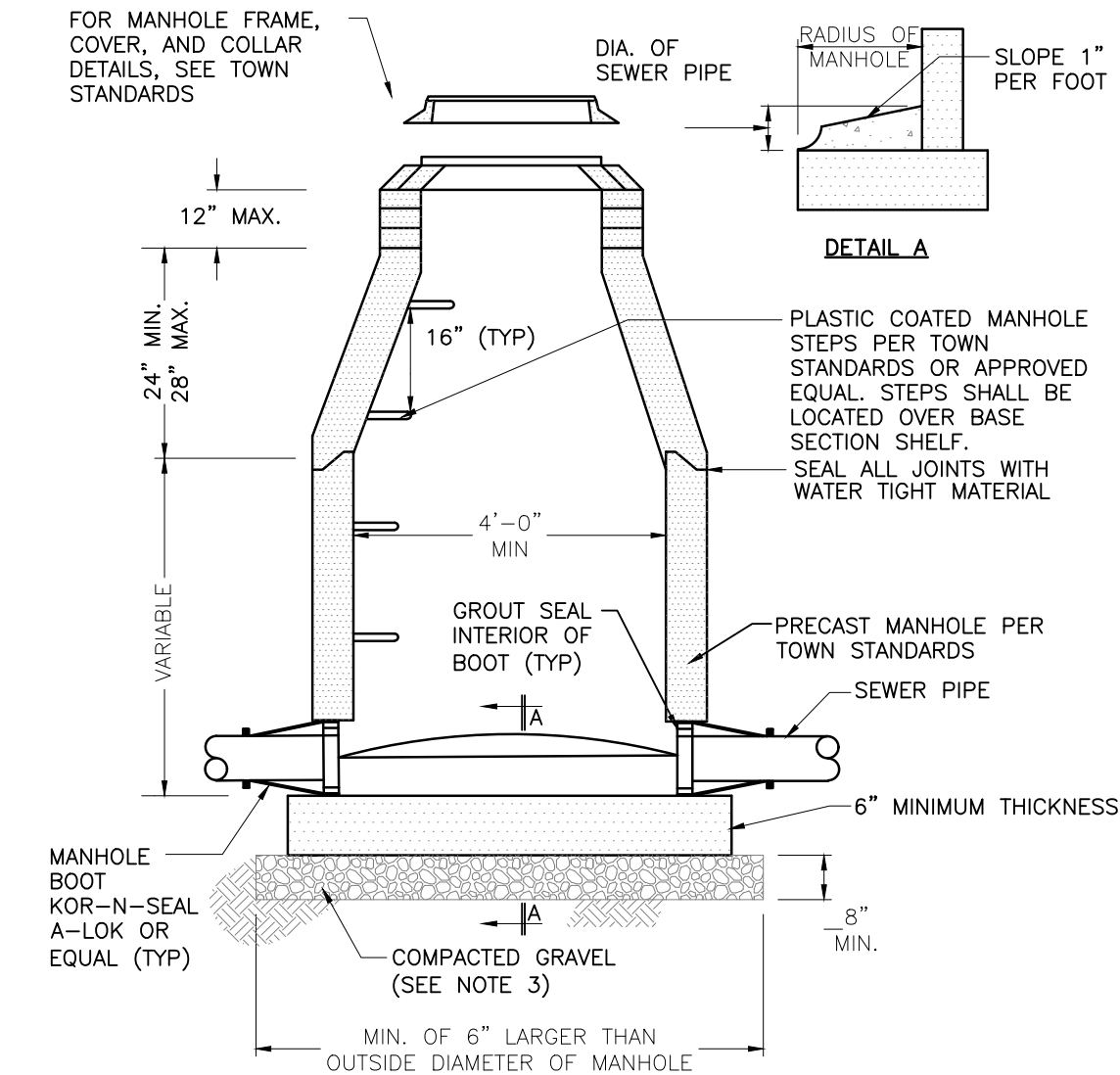
NOTES: ALL BACKFILL COMPACTION THIS PROJECT SHALL MEET T.O.J. REQUIREMENTS FOR WORK WITHIN STREETS.

SS-100 DET SEWER MAIN & SERVICE TRENCH DETAIL



- NOTES:
- PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
 - INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 - ALL PVC FITTINGS SHALL MEET ASTM D2665 SPECIFICATIONS.

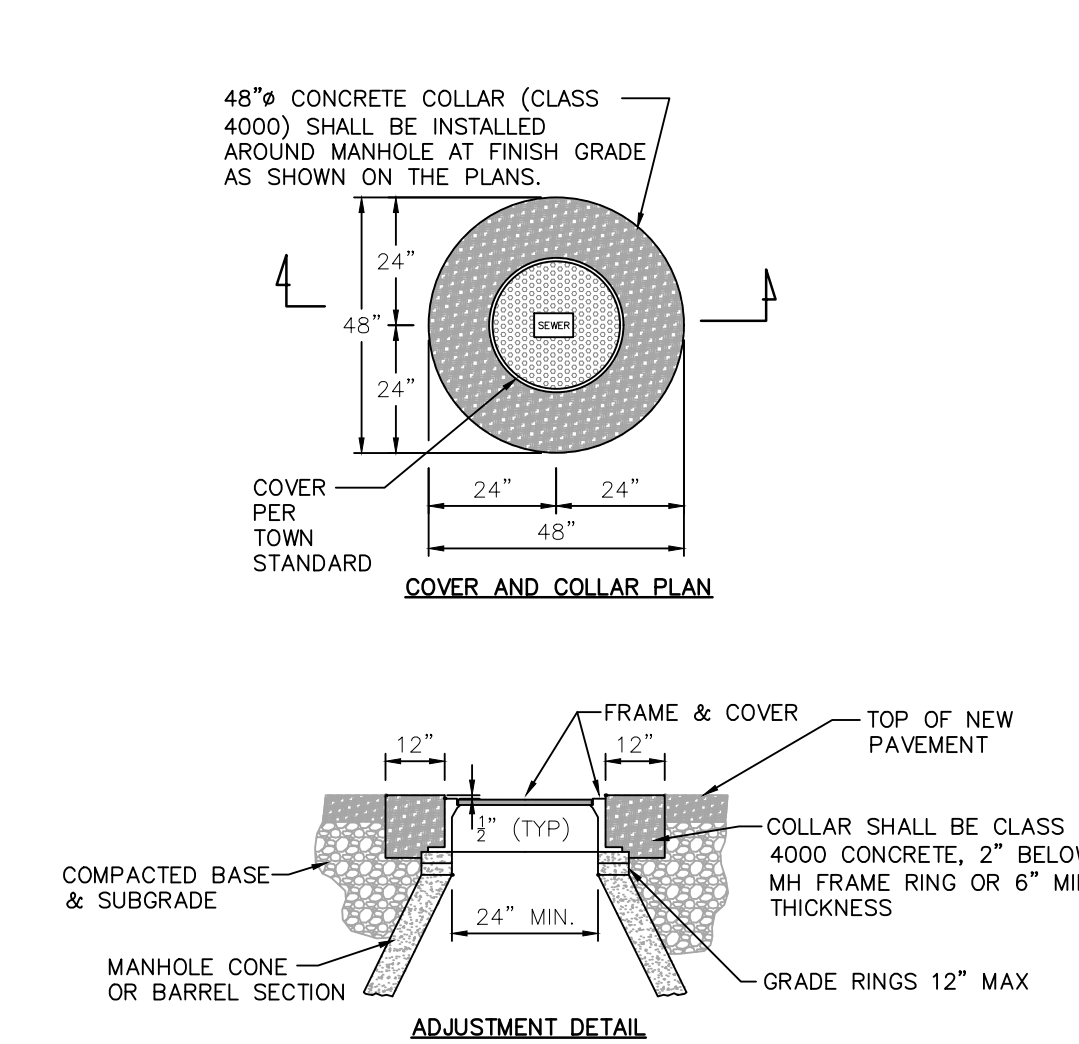
SS-114 DET SERVICE LATERAL BUILDING CLEANOUT



- NOTES:
- DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
 - BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
 - GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPSS SECTION 02231, PART 3.03.
 - ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
 - TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.
 - MH FRAME AND COVER SHALL BE D+L A-1055 OR EQUIVALENT.

SS-102 DET SANITARY SEWER MANHOLE

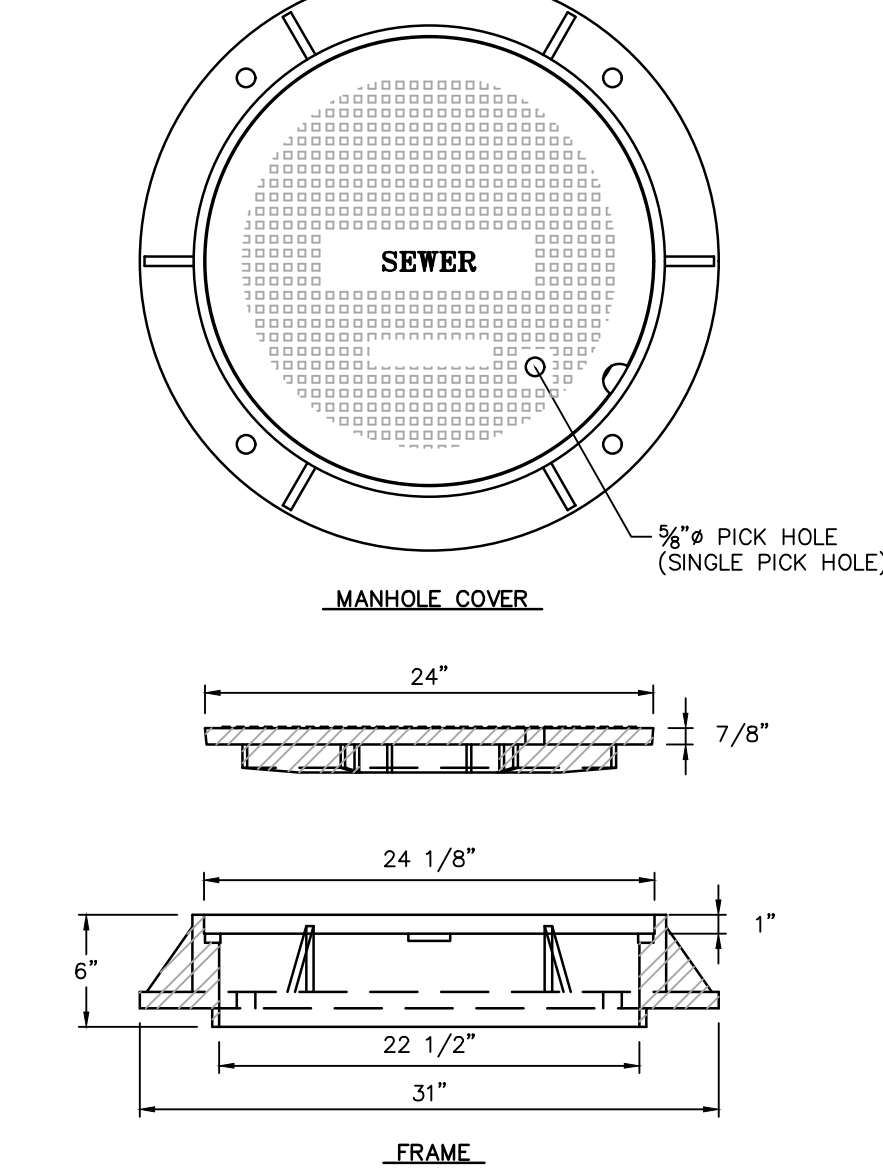
TOJ STD DETAIL



- NOTES:
- ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
 - IF MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANIATRY SEWER DETAIL SS-110.

SS-109 DET MANHOLE COLLAR & ADJUSTMENT DETAIL

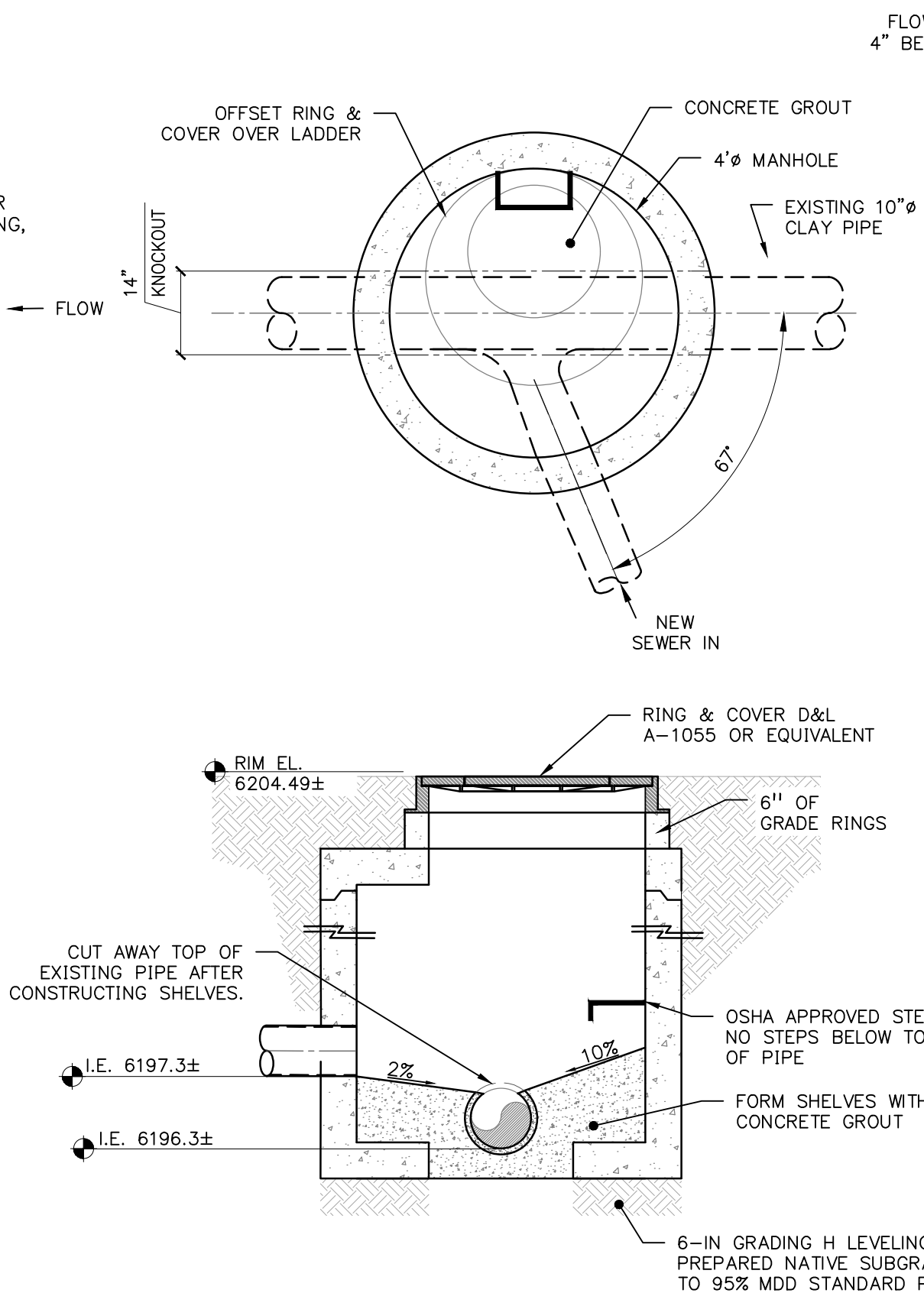
TOJ STD DETAIL



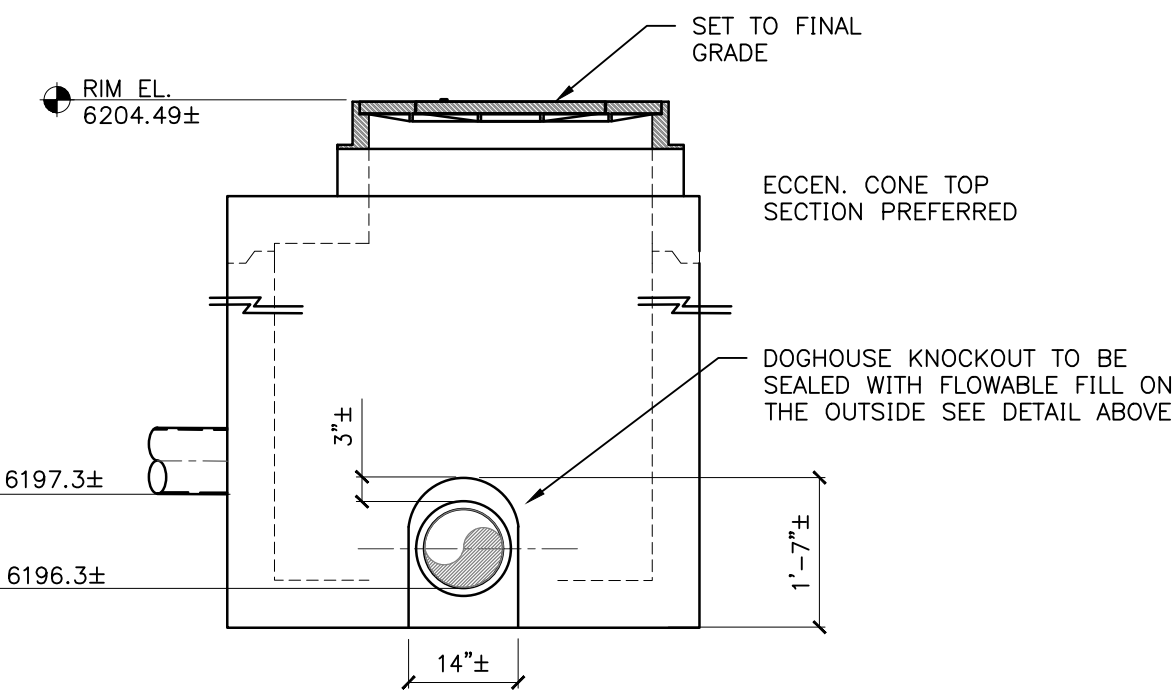
- NOTES:
- MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE.
 - GREY IRON CONFORMS TO ASTM A-48, CLASS 35B. MEETS H-20 WHEEL LOAD.

SS-108 DET MANHOLE FRAME AND COVER DETAIL

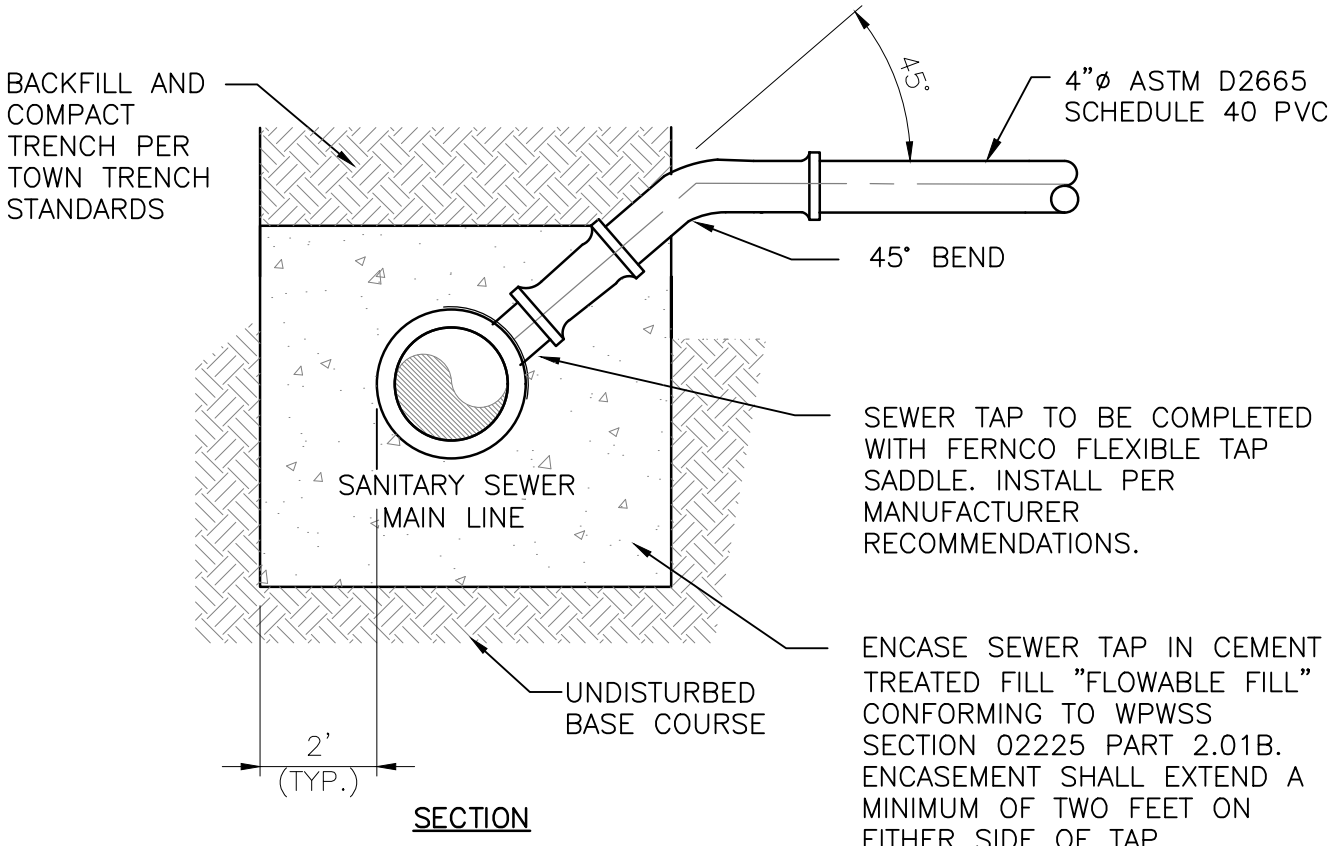
TOJ STD DETAIL



1 DET DOGHOUSE MANHOLE DETAIL



NOTE: PROVIDE EXPLORATORY EXCAVATION TO VERIFY PIPE MATERIAL AND ELEVATION PRIOR TO ORDERING MANHOLE

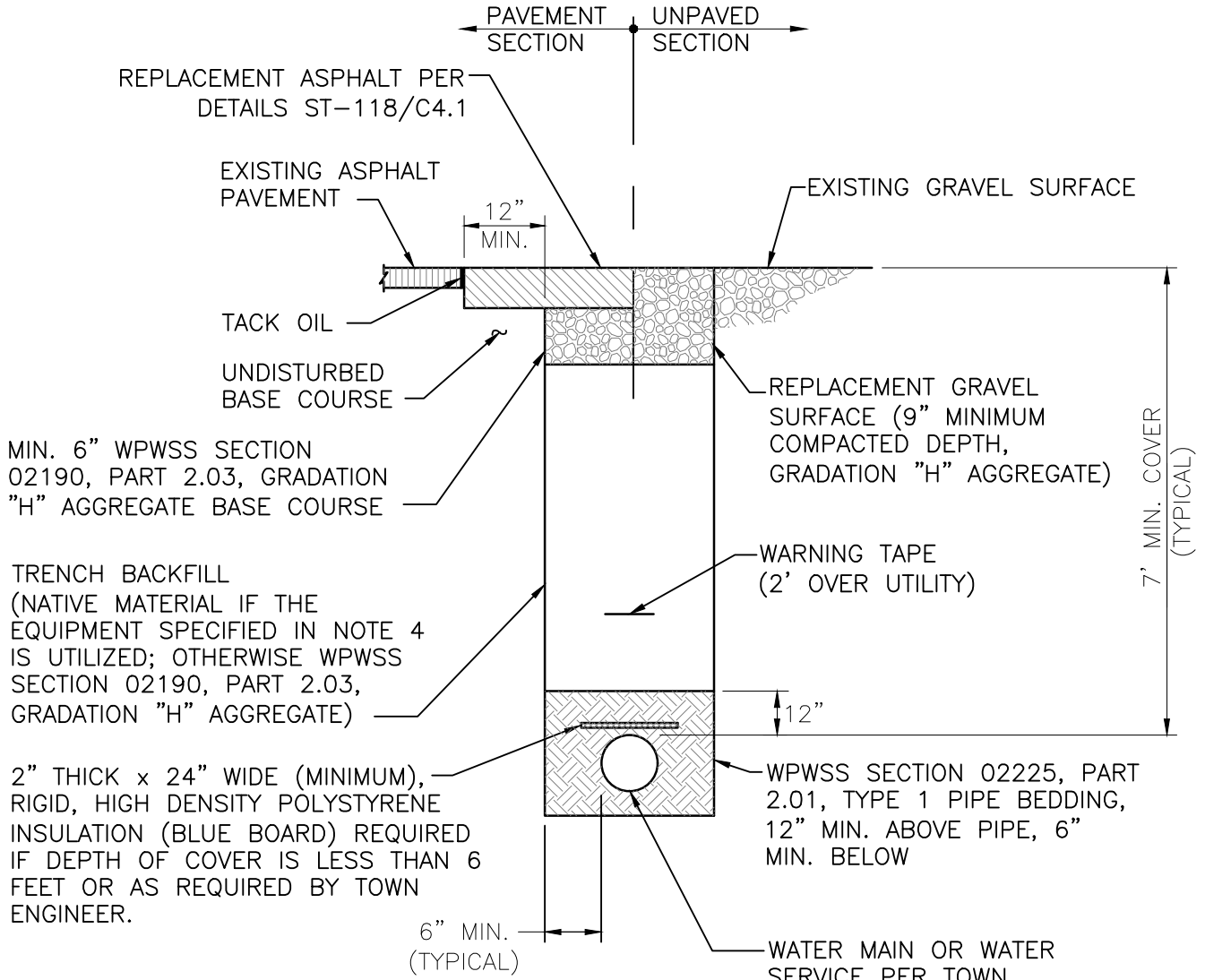


SS-115 DET SEWER MAIN TAPPING

DRAWING NO		JOB TITLE		DRAWING TITLE		DATE		REV.	
DETAILS		CORNER OF VINE		SANITARY SEWER DETAILS		1/27/2020		1	
JOB NO		445 VINE ST JACKSON, WY		DEV. SET		SURVEYED		NE	
20-001-001						ENGINEERED		NB / MB	
						DRAWN		NB	
						CHECKED		MB	
						APPROVED		MB	

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

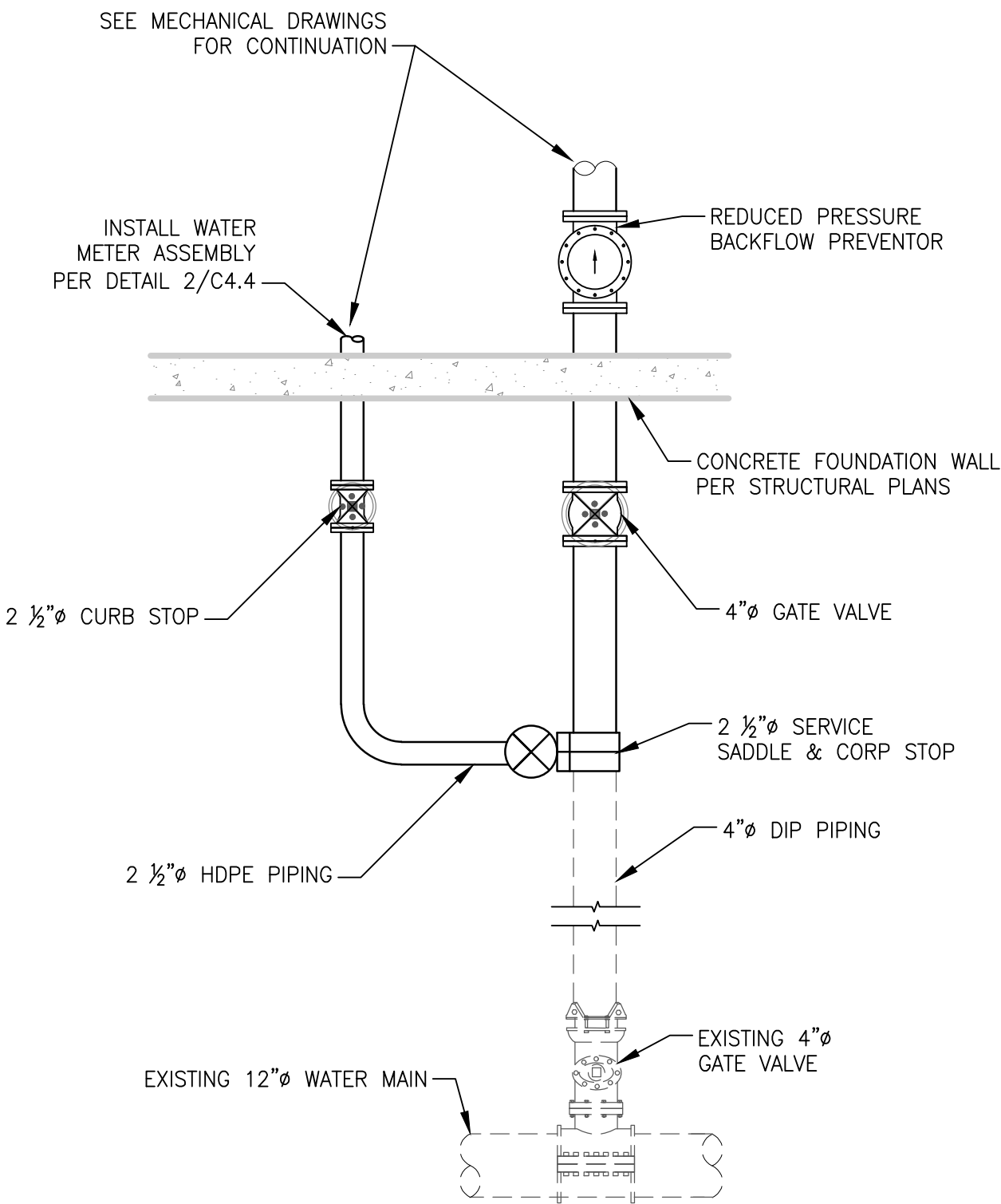
S:\proj\B00001-01_435 Vine Street - Ken Rietzli - Civil\4 Drawings\Utilities\DWG WATER AND DRY UTIL 22 X 34 - Jan 28 2020 02:50:55 pm PLOTTED BY: herring DWG FORMAT: 230



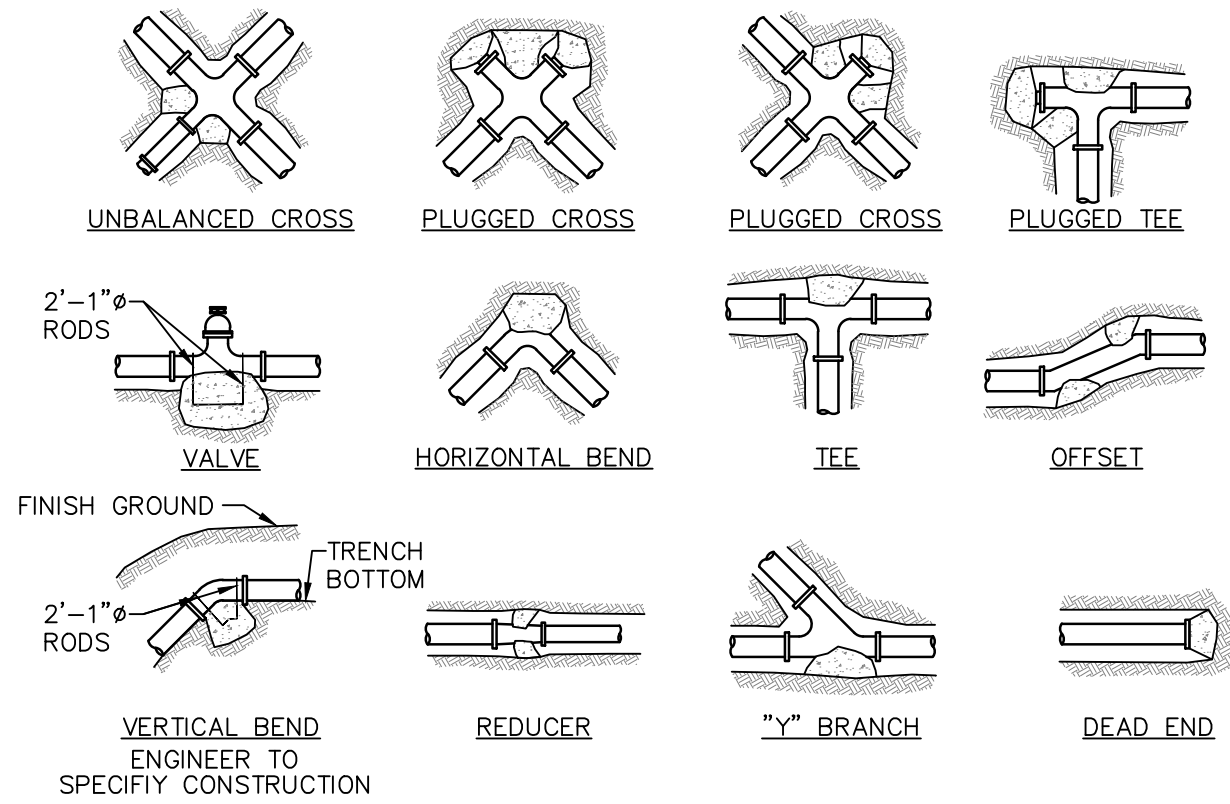
- NOTES:
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPSS SECTION 02231, PART 3.03.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

W-100 DET WATER MAIN AND SERVICE LINE TRENCH

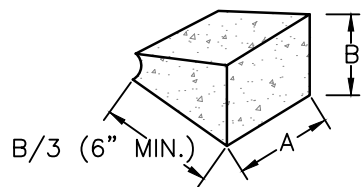
TOJ STD DETAIL



1 DET WATER SERVICE CONNECTION DETAIL



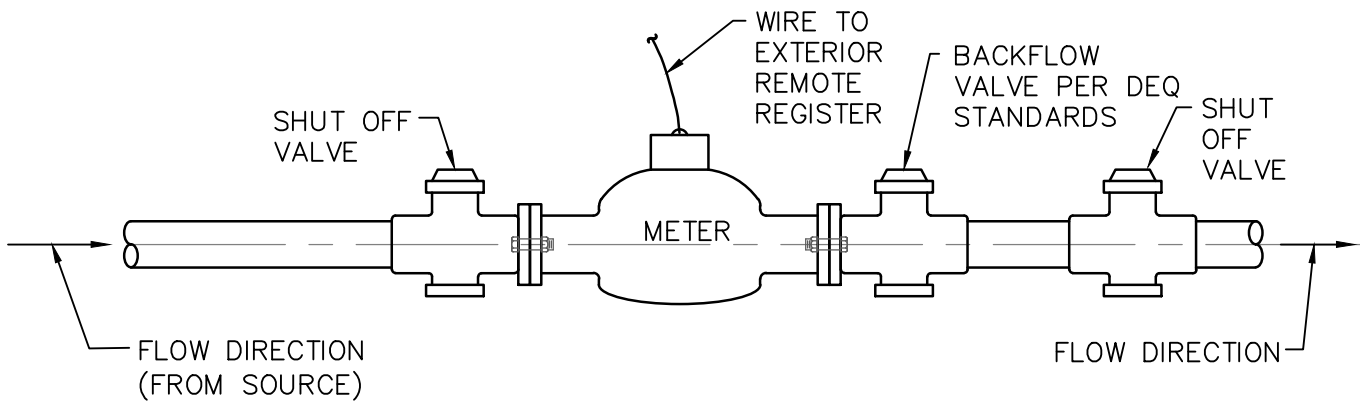
MINIMUM DIMENSIONS FOR THRUST BLOCKING											
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS		
	A	B	A	B	A	B	A	B	A	B	
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"	
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"	
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"	
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"	
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"	
14"	5'-5"	3'-10"	6'-8"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"	
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"	
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"	
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"	



- NOTES:
- SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK.
 - ALL BLOCKING SHALL BEAR AGAINST UNDISTURBED MATERIAL.
 - DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
 - 4 MIL POLYETHYLENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE.

W-111 DET THRUST BLOCK DETAILS

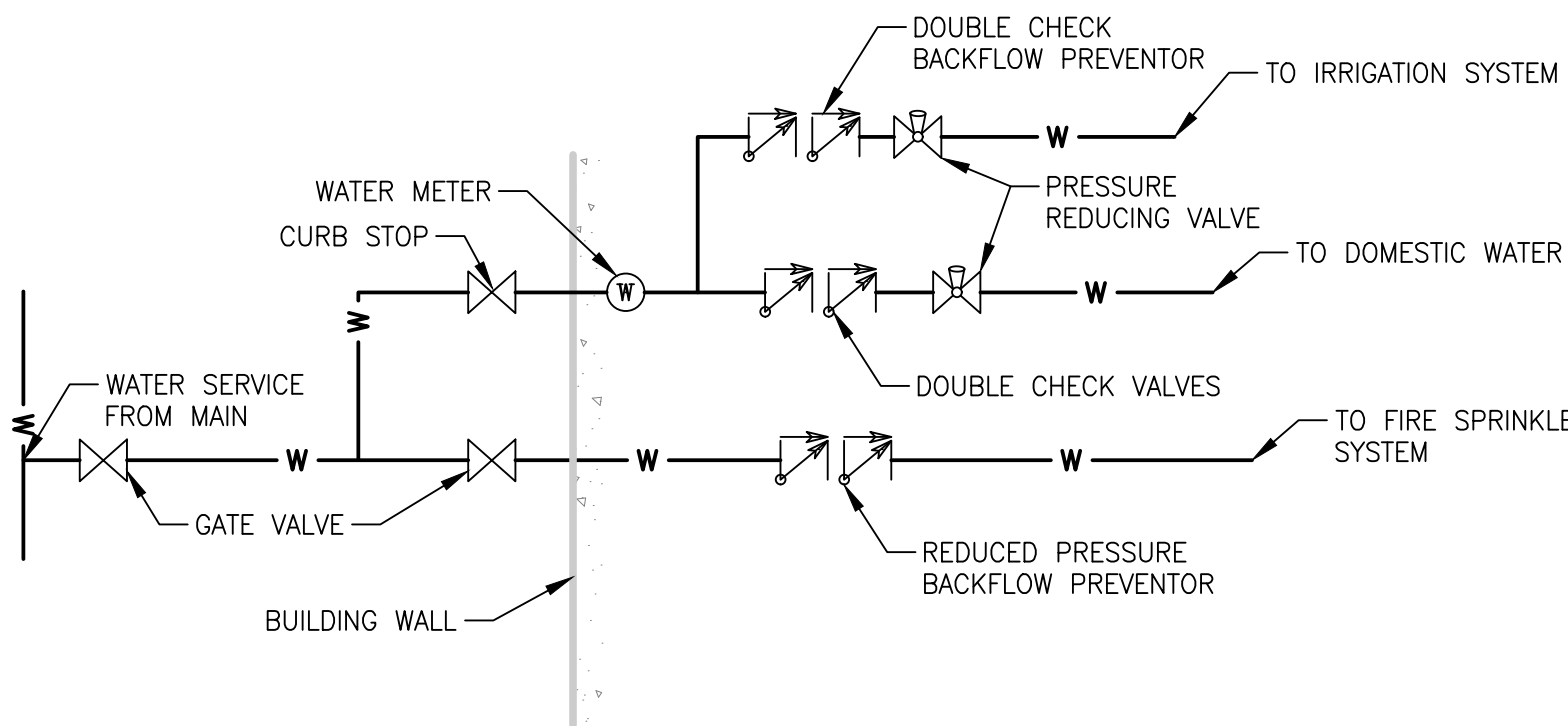
TOJ STD DETAIL



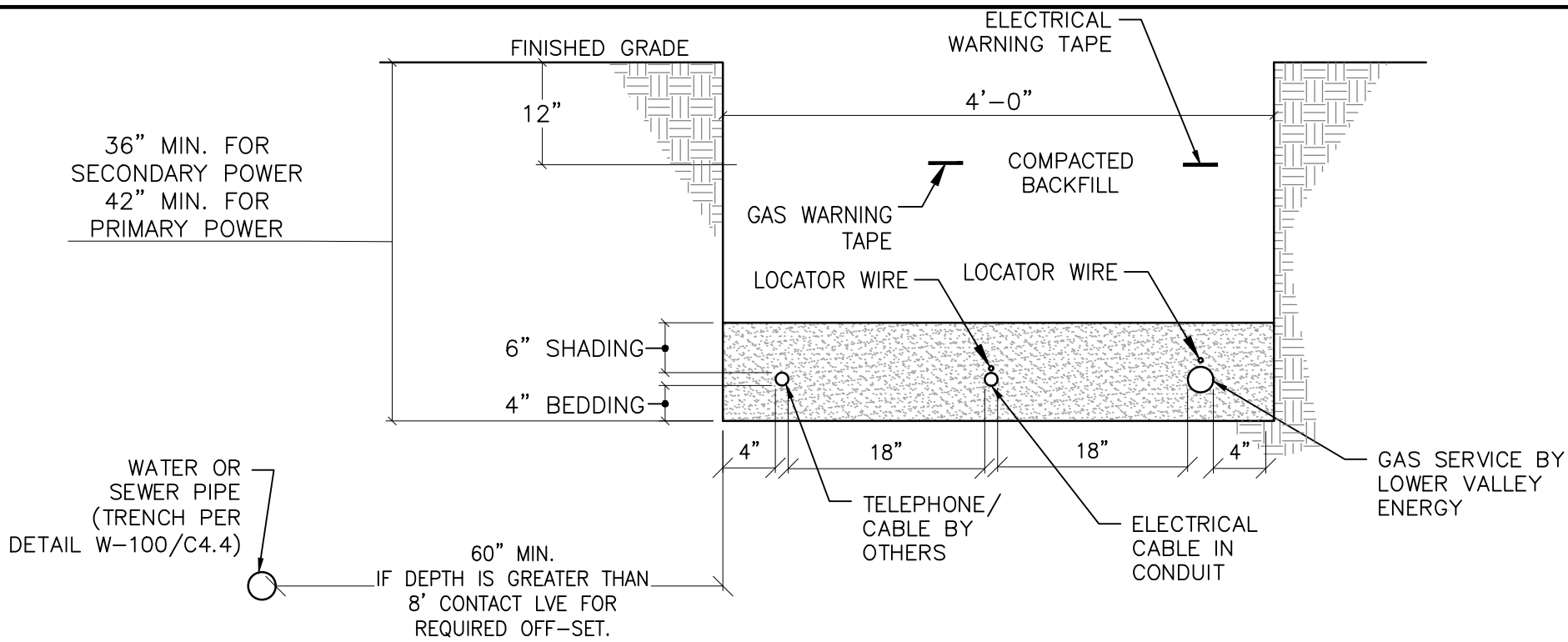
2 1/2" DIAMETER ASSEMBLY

- NOTES:
- SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
 - METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
 - CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
 - METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

2 DET WATER METER INSTALLATION DETAIL



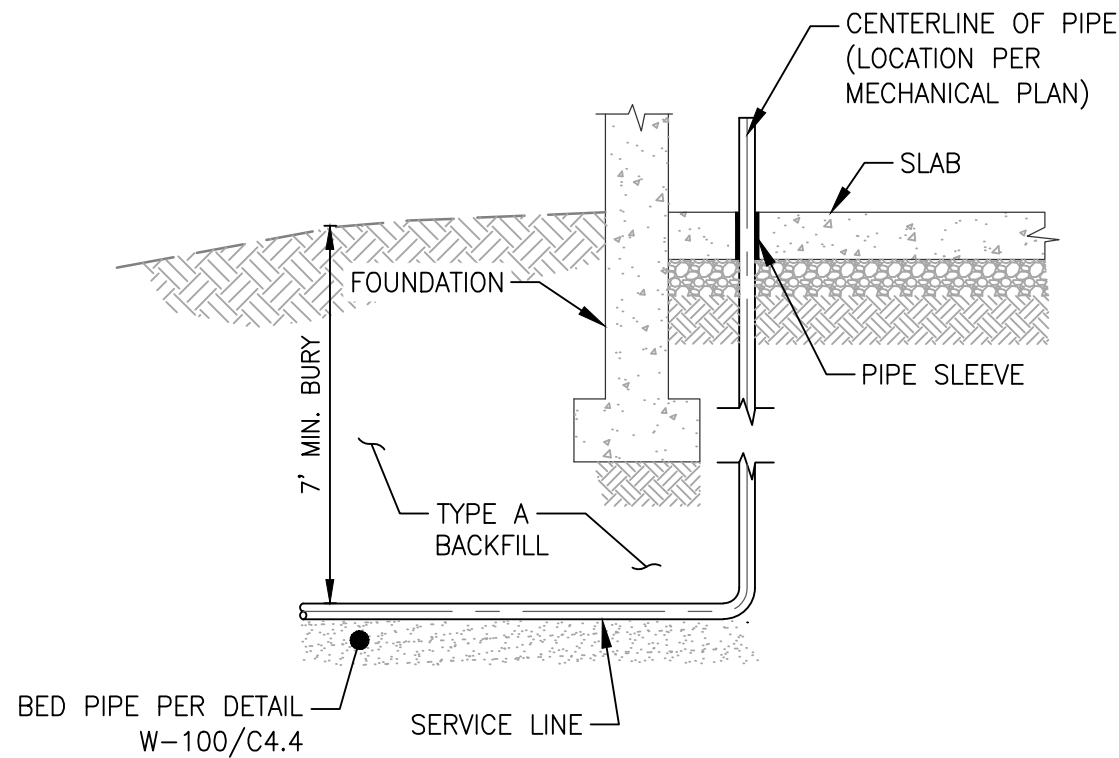
3 DET WATER SERVICE FIRE ENTRY SCHEMATIC DETAIL



- NOTES:
- WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
 - CONSUMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
 - ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
 - 18" SEPARATION MUST BE OBTAINED BETWEEN PE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
 - BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).

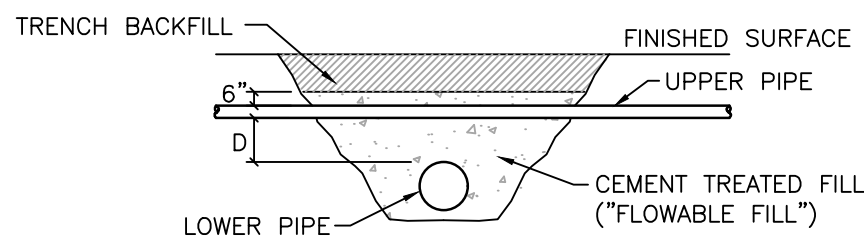
4 DET UTILITY TRENCHING AND SPACING REQUIREMENTS

SCALE: NTS

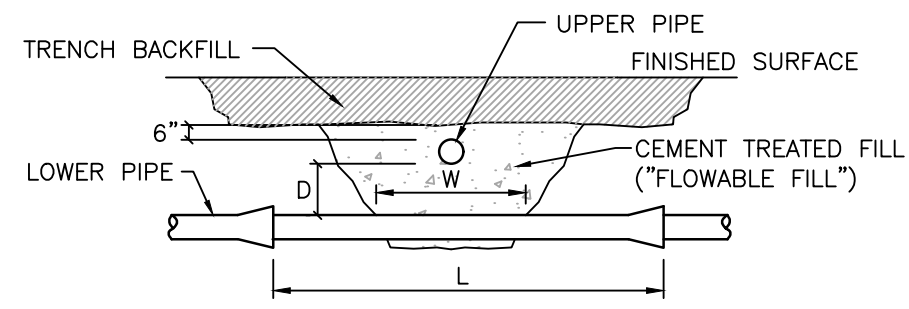


5 DET PIPE ENTRY DETAIL

SCALE: NTS



TRENCH X-SECTION

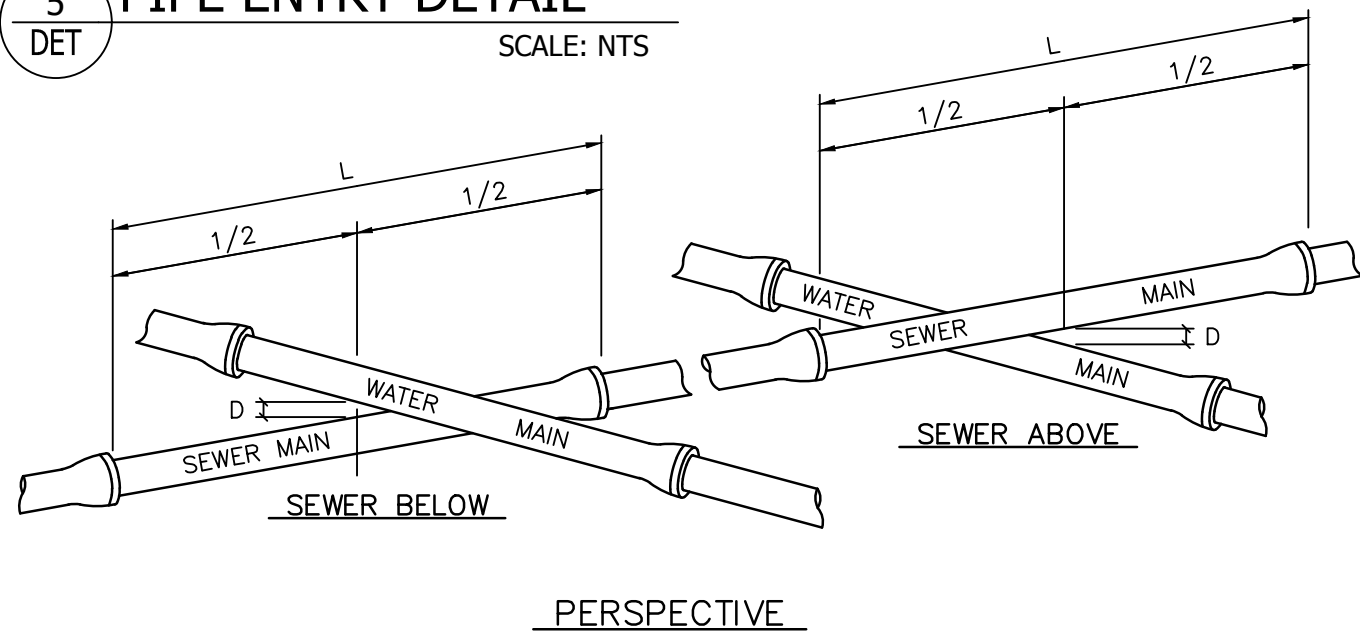


TRENCH PROFILE

- NOTES:
- CEMENT TREATED FILL ("FLOWABLE FILL") SHALL CONFORM TO WPSS SECTION 02225, PART 2.01B. IF CALLED FOR ON THE PLANS, CONTRACTOR MAY SLEEVE PIPE IN LIEU OF USING FLOWABLE FILL.
 - CEMENT TREATED FILL SHALL BE PLACED FROM BOTTOM OF LOWER PIPE TO 6 INCHES ABOVE THE UPPER PIPE.
 - DIMENSION D (THE VERTICAL SEPARATION BETWEEN THE OUTSIDES OF THE UPPER AND LOWER PIPES) SHALL BE 18 INCHES MINIMUM.
 - DIMENSION W SHALL EQUAL 3D PLUS 1 FOOT.
 - DIMENSION L SHALL EQUAL 20 FEET MINIMUM.
 - WHERE THE MINIMUM REQUIRED CLEARANCES FOR DIMENSIONS D AND L CANNOT BE MAINTAINED, THE SEWER MAIN SHALL BE PLACED WITHIN A SEPARATE SLEEVE.

6 DET WATER/SEWER MAIN CROSSING

SCALE: NTS



DRAWING NO	DETAILS	JOB TITLE	DRAWING TITLE	REV. 1							
				DATE	SURVEYED	ENGINEERED	DRAWN	APPROVED			
CORNER OF VINE				1/27/2020	NE	NB / MB	NB	MB			
445 VINE ST											
JACKSON, WY											
20-001-001											

NELSON ENGINEERING

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

CODE ANALYSIS

2018 International Building Code incl. Amendments adopted by the Town of Jackson, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 IEEC, 2017 NFPA 70: National Electric Code, 2018 International Fire Code, ICC/ANSI 117.1-2003

Occupancy: R-2/S-2

Construction Type: Type VB

Number of Stories: 2 Above Grade, 1 Below Grade

Max Building Height: 3 stories, not to exceed 35'-0"

Setbacks: 20' Front, 20' Alley, 10' Sides to S and W. Balconies and roofs can encroach beyond setbacks by 4' on sides and rear, 6' at lot front.

Zoning: NM-2

Subdivision: Lot 1, Block 3, Meadowland

AREA CALCULATION

ALLOWABLE FAR: 3247.4 SF

SINGLE BED UNIT: 448 SF

TWO BED UNIT: 898 SF

WITHIN FAR:
(5) SINGLE UNITS + (1) TWO BED UNIT = 3138 SF

2:1 FAR BONUS:
(1) SINGLE UNIT + (1) TWO BED UNIT = 1346 SF

MAIN LEVEL HABITABLE: 2242 SF

UPPER LEVEL HABITABLE: 2242 SF

TOTAL HABITABLE: 4484 SF

BASEMENT NON-HABITABLE: 2240

TOTAL: 6742 SF

GENERAL PLAN NOTES

01. Do not scale drawings. Contact Architect for any undocumented dimensions or clarification of any dimensional discrepancies. Large scale drawings take precedence over smaller scale drawings.

02. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls.

03. All interior partitions are framed with 2 x 4 wood studs unless noted otherwise.

04. The General Contractor shall coordinate the spacing of all ceiling and floor joists with lighting fixtures, mechanical openings, and any other potential conflict. (See Structural, Mechanical, Lighting, and Reflected Ceiling Plans)

05. See paving plans and interior elevations for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Interior drawings take precedence over Architectural drawings concerning these elements.

06. Dimensions for windows and doors are shown to center of unit. Coordinate with schedules and details to determine rough opening dimensions.

07. Interior doors to be centered in their respective rooms unless dimensioned otherwise.

08. General Contractor shall provide temporary ventilation for basement until permanent system is operational.

09. Sprinkler Contractor to coordinate placement of heads with Mechanical, Electrical, and Lighting equipment. Sprinkler layout is subject to Architect approval. Sprinkler design per NFPA 13R

10. Where shown, furniture is for reference only and not in contract.

11. Contractor to coordinate location of radon pipe through walls, attic space and roof.

12. All gutters and downspouts are to be heat traced, U.N.O.

13. Where shown, all landscape information is for pricing purposes only and not in contract. Plans and details are to be furnished by owner for construction.

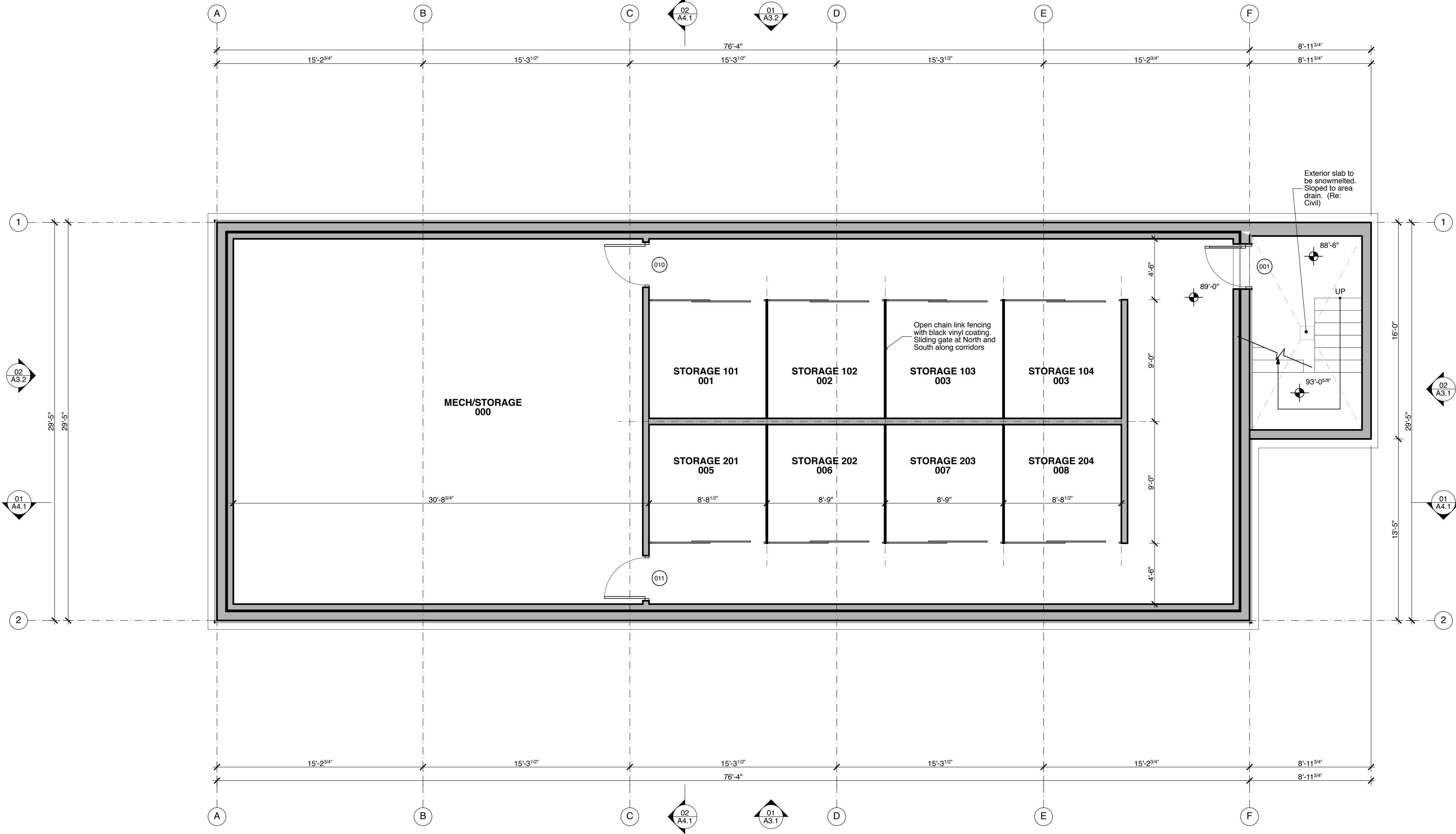
Issue/Revision Date	
01.14.20	SD Pricing Set
02.07.20	TOJ Development Plan

Corner of Vine
445 Vine St, Jackson, WY 83001

PRELIMINARY - NOT FOR CONSTRUCTION

Basement Plan

A2.0



01 Basment Plan
SCALE: 1/4" = 1'-0"



CODE ANALYSIS

2018 International Building Code incl. Amendments adopted by the Town of Jackson, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 IEEC, 2017 NFPA 70: National Electric Code, 2018 International Fire Code, ICC/ANSI 117.1-2003

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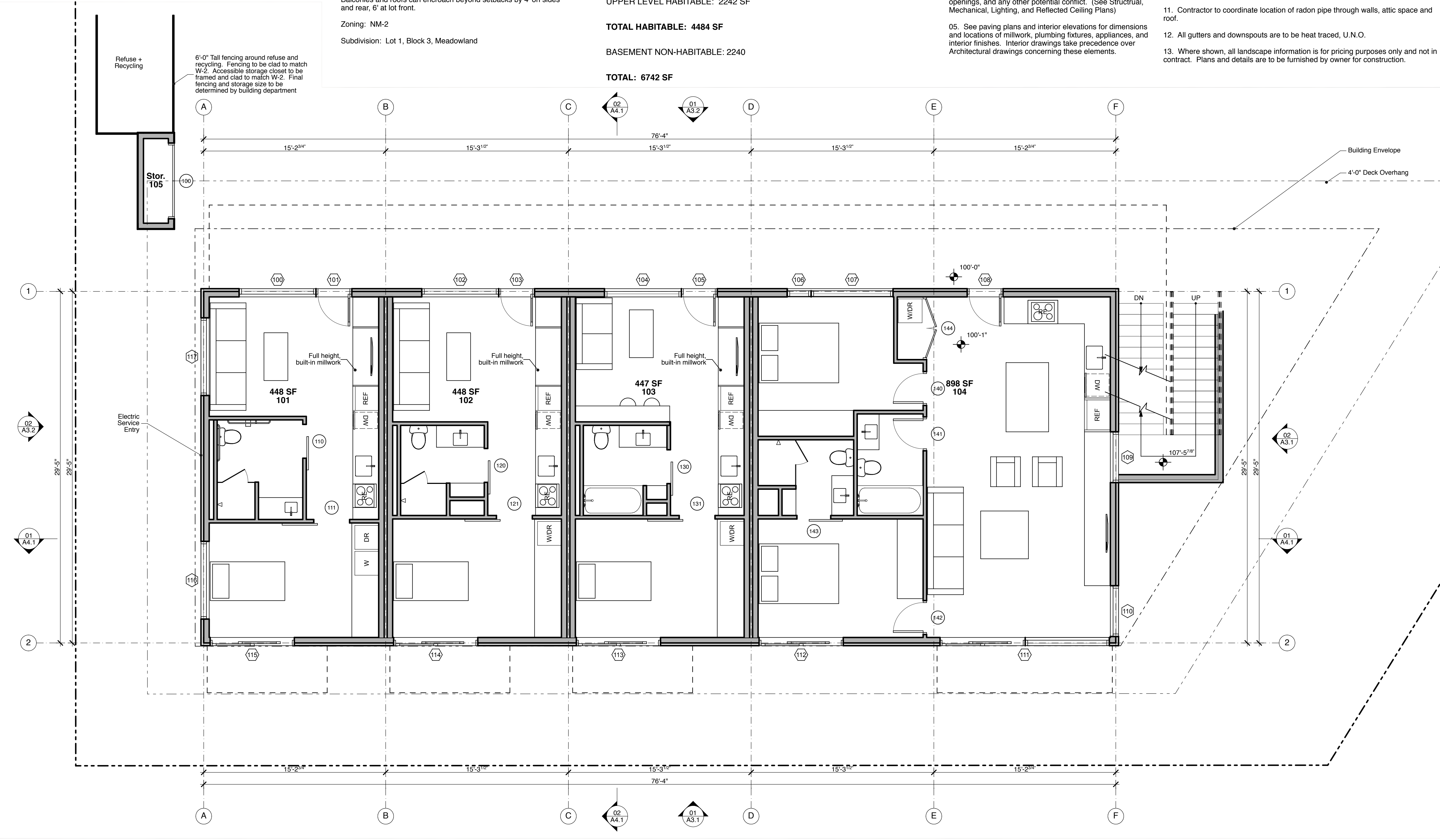
Corner of Vine PRELIMINARY - NOT FOR CONSTRUCTION

445 Vine St, Jackson, WY 83001

19-4

Main Level Plan

A2.1



01 Main Floor Level
SCALE: 1/4" = 1'-0"



CODE ANALYSIS

2018 International Building Code incl. Amendments adopted by the Town of Jackson, 2018 International Plumbing Code, 2018 International Mechanical Code, 2018 IEEC, 2017 NFPA 70: National Electric Code, 2018 International Fire Code, ICC/ANSI 117.1-2003

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Issue/Revision Date	
01.14.20	SD Pricing Set
02.07.20	TOJ Development Plan

Corner of Vine
445 Vine St, Jackson, WY 83001

PRELIMINARY - NOT FOR CONSTRUCTION

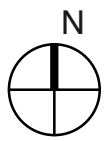
19-4

Upper Level Plan

A2.2



01 Upper Floor Level
SCALE: 1/4" = 1'-0"

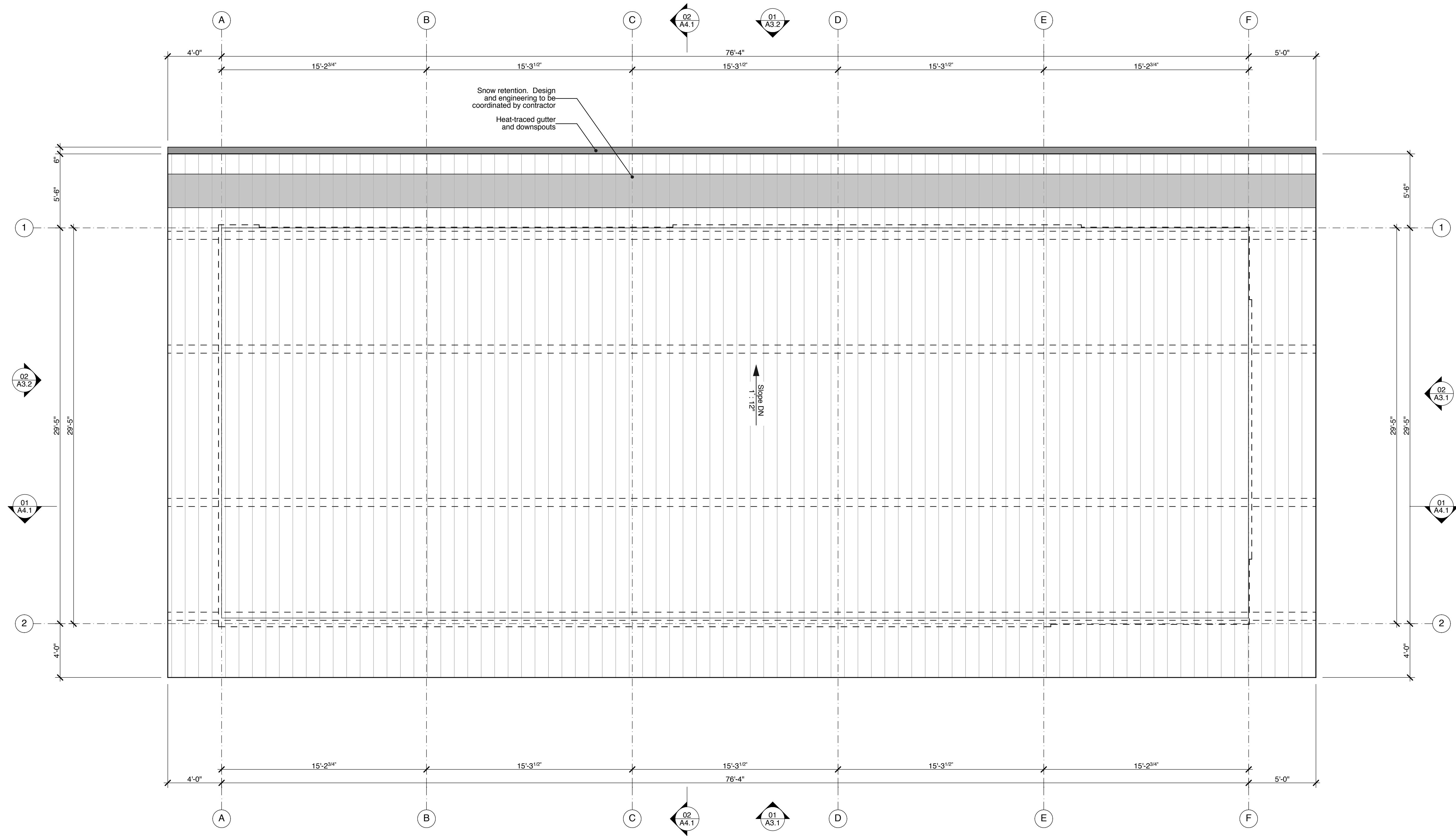


ROOF PLAN NOTES

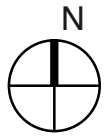
01. Snow retention system to be Sno Bar. System quantities and layout to be fully engineered by manufacturer in compliance with snow loads and roof pitch.
02. Re: Structural for steel fascia requirements. All seams to be fully welded and ground smooth. Refer to structural for expansion joint requirements.
03. See Details for Typ. Roof Penetration.
04. All gutters and downspouts are to be heat traced, U.N.O.

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01 Roof Level
SCALE: 1/4" = 1'-0"



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01.14.20	SD Pricing Set
02.07.20	TOJ Development Plan

Corner of Vine
445 Vine St, Jackson, WY 83001

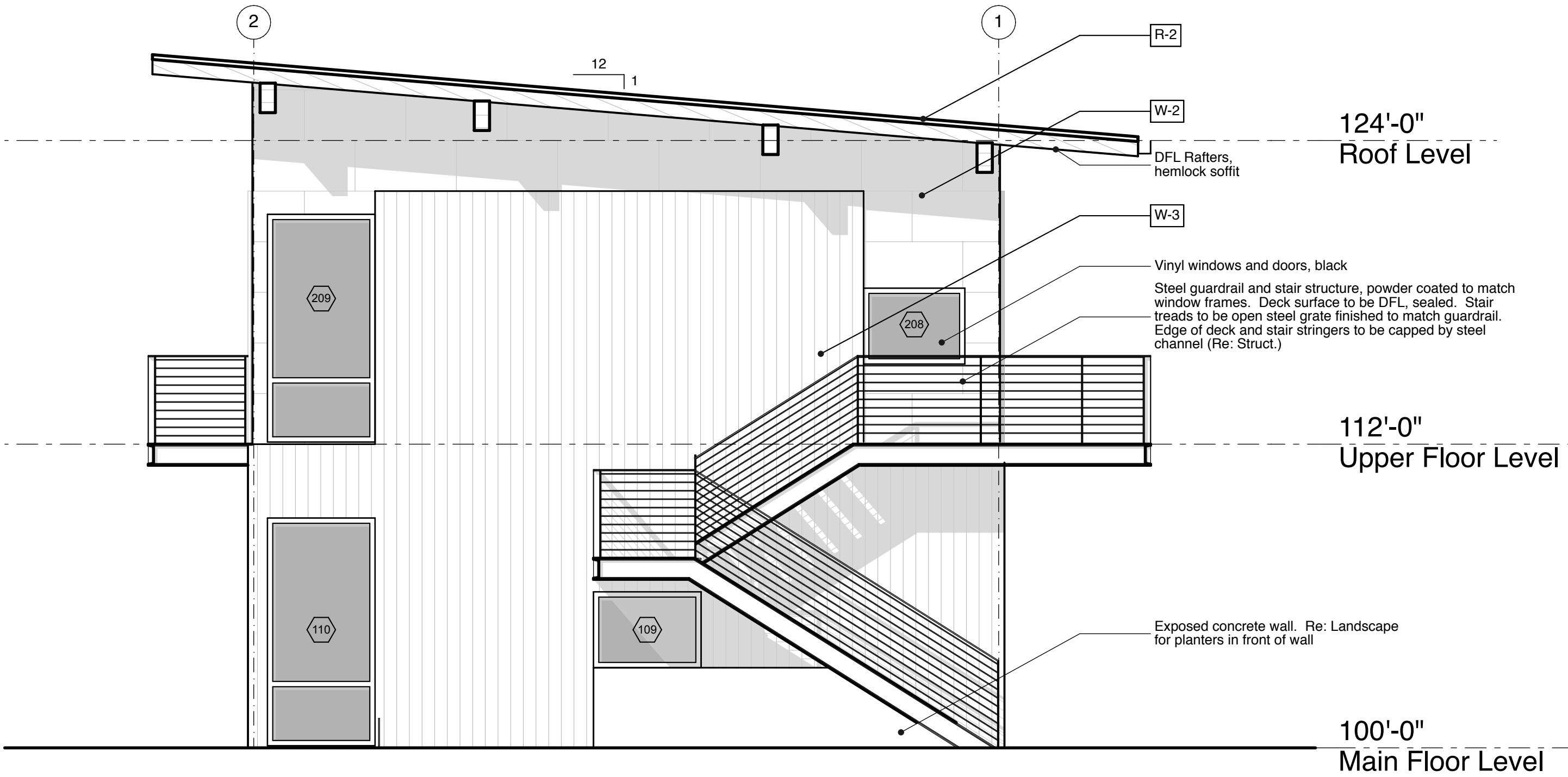
PRELIMINARY - NOT FOR CONSTRUCTION

Roof Plan

A2.3

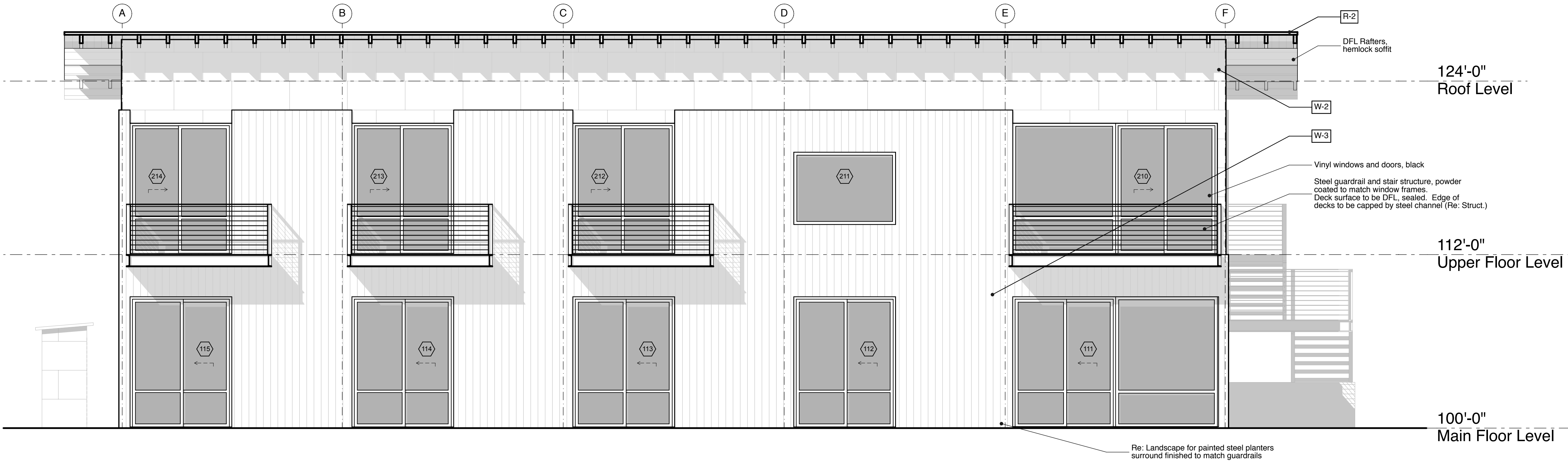
ASSEMBLY FINISH TYPES

- F-1 Concrete slab-on-grade, acid etched and sealed
- F-2 Wood plank, or porcelain tile on wood framed structure
- F-3 Open wood plank decking
- W-1 Concrete foundation wall
- W-2 Metal siding, Bonderized steel
- W-3 Wood siding, Natural cedar, STK
- W-4 Interior Party Wall
- W-6 Interior 2x wall
- R-1 Standing seam membrane Roof
- R-2 Standing seam membrane roof at eaves, to match R-1



02 East Exterior Elevation

SCALE: 1/4" = 1'-0"



01 South Exterior Elevation

SCALE: 1/4" = 1'-0"

ASSEMBLY FINISH TYPES

- F-1

Concrete slab-on-grade, acid etched and sealed
- F-2

Wood plank, or porcelain tile on wood framed structure
- F-3

Open wood plank decking
- W-1

Concrete foundation wall
- W-2

Metal siding, Bonderized steel
- W-3

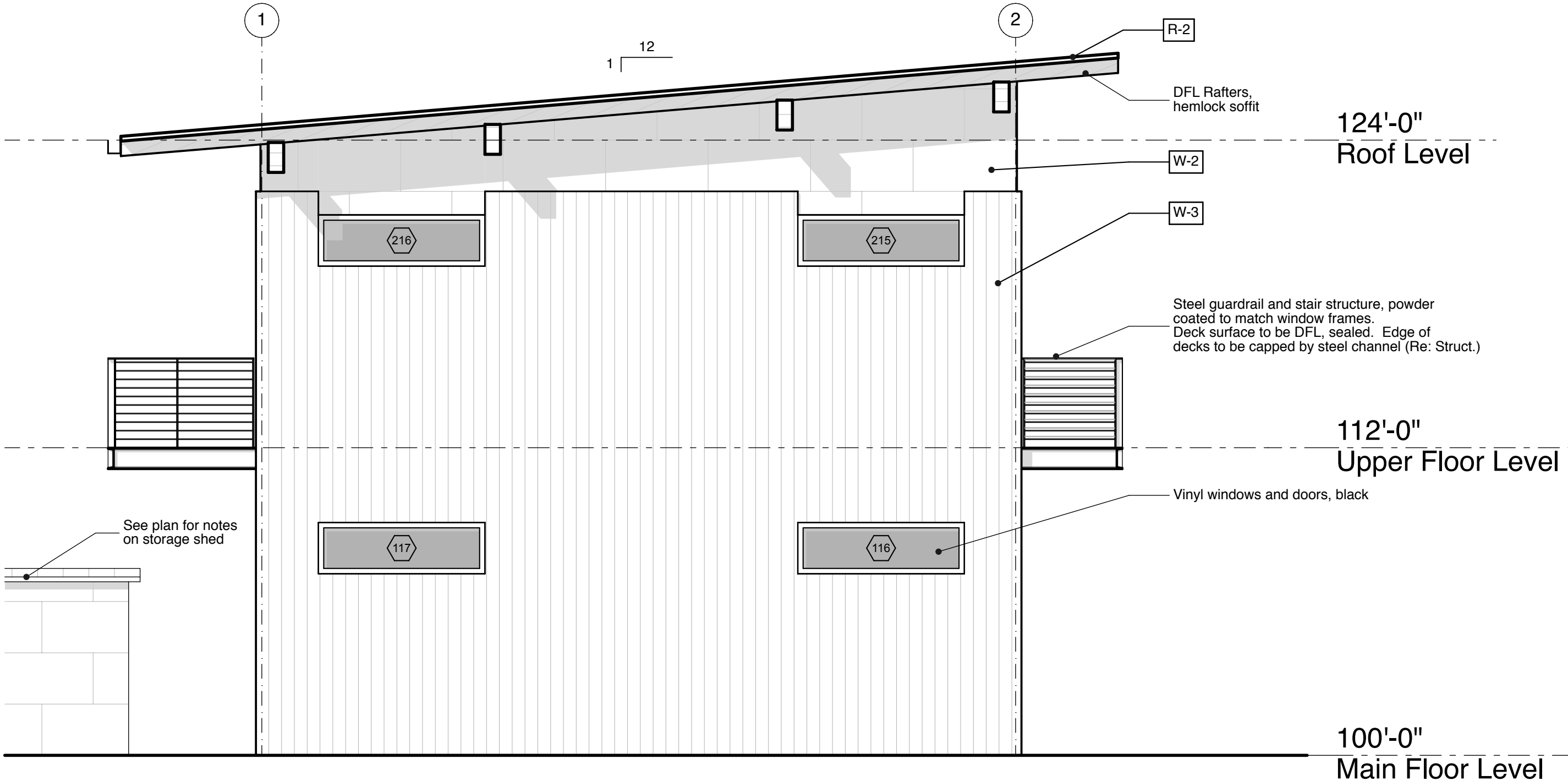
Wood siding, Natural cedar, STK
- W-4

Interior Party Wall
- W-6

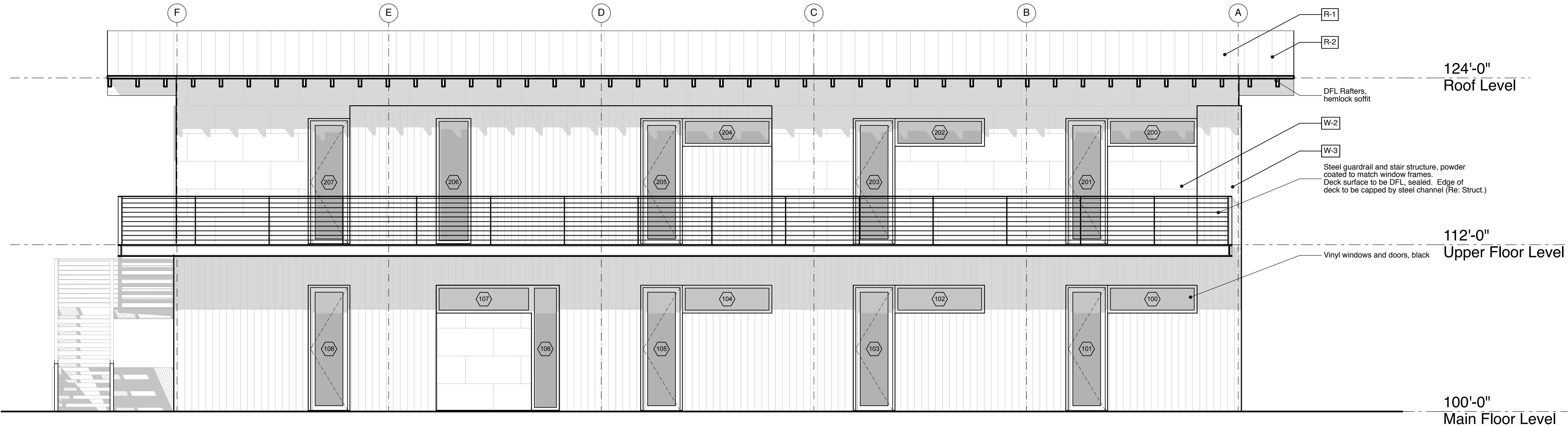
Interior 2x wall
- R-1

Standing seam membrane Roof
- R-2

Standing seam membrane roof at eaves, to match R-1



02 West Exterior Elevation
SCALE: 1/4" = 1'-0"



01 North Exterior Elevation
SCALE: 1/4" = 1'-0"

Issue/Revision Date	
01.14.20	SD Pricing Set
02.07.20	TOJ Development Plan

Corner of Vine
445 Vine St, Jackson, WY 83001

PRELIMINARY - NOT FOR CONSTRUCTION

Exterior Elevations

A3.2

ASSEMBLY TYPES

F-1 - Floor Assembly: Concrete Slab on Grade @ Basement
Concrete slab (Re: Struct.) on vapor barrier taped and sealed at all seams, penetrations, etc., anchored 12" up foundation wall, 2" semi-permeable rigid insulation, on 4" free draining gravel between footers on structural fill or native soil (Re: Geotech Report). Provide thermostatically controlled, mechanically ventilated basement. (Re: Mech.) Basement must be vented during construction. Provide radon piping vented through roof (Re: Mech.).

F-2 - Floor Assembly: Interior Floor Over Conditioned Space/ Basement
1" finished floor build-up (See Finish Schedule).

@ Tile Floor: Tile / mortar bed on tile underlayment

@ Wood Floor: 3/4" solid wood, on polymer underlayment

on continuous sound control mat, on plywood floor sheathing (Re: Struct.) on pre-manufactured wood "I" joists (Re Struct.) on furred ceiling framing. Provide batt insulation for sound isolation. Floor-ceiling assembly to have a minimum impact insulation class rating of 50. Provide resilient channels where over bedrooms. See Finish Schedule for ceiling finishes. Provide 1 HR fire rating between Basement and Main Level. Provide 1/2 HR fire rating between Main Level and Upper Level. Provide Fireblocking per IBC Section 718.2

F-3 - Floor Assembly: Wood Deck Over Exterior Space
1x wood decking, on deck framing (Re: Struct.). Assembly to be fire retardant

W-1 - Wall Assembly: Concrete Foundation @ Basement / Retaining Walls
2" continuous drainage / insulation board (R-10 min.) on fluid applied waterproofing, on reinforced concrete foundation wall (Re: Struct.), on 1/2" air space, on 2x framed fur wall w/ closed cell spray foam insulation (R-30 min.). See finish schedule for interior wall finish. Provide capillary break between stem wall and footing. Provide continuous perimeter drain (Re: Civil for drain specs)

W-2 - Wall Assembly: Metal Paneling @ Exterior
Bonderized Steel w/ flatlock assembly, on dimpled drainage / ventilation mat, on vertically grooved weather barrier, on plywood wall sheathing, on wood stud wall framing (Re: Struct.), w/ closed cell spray foam insulation (R-30 min.) See finish schedule for interior wall finish.

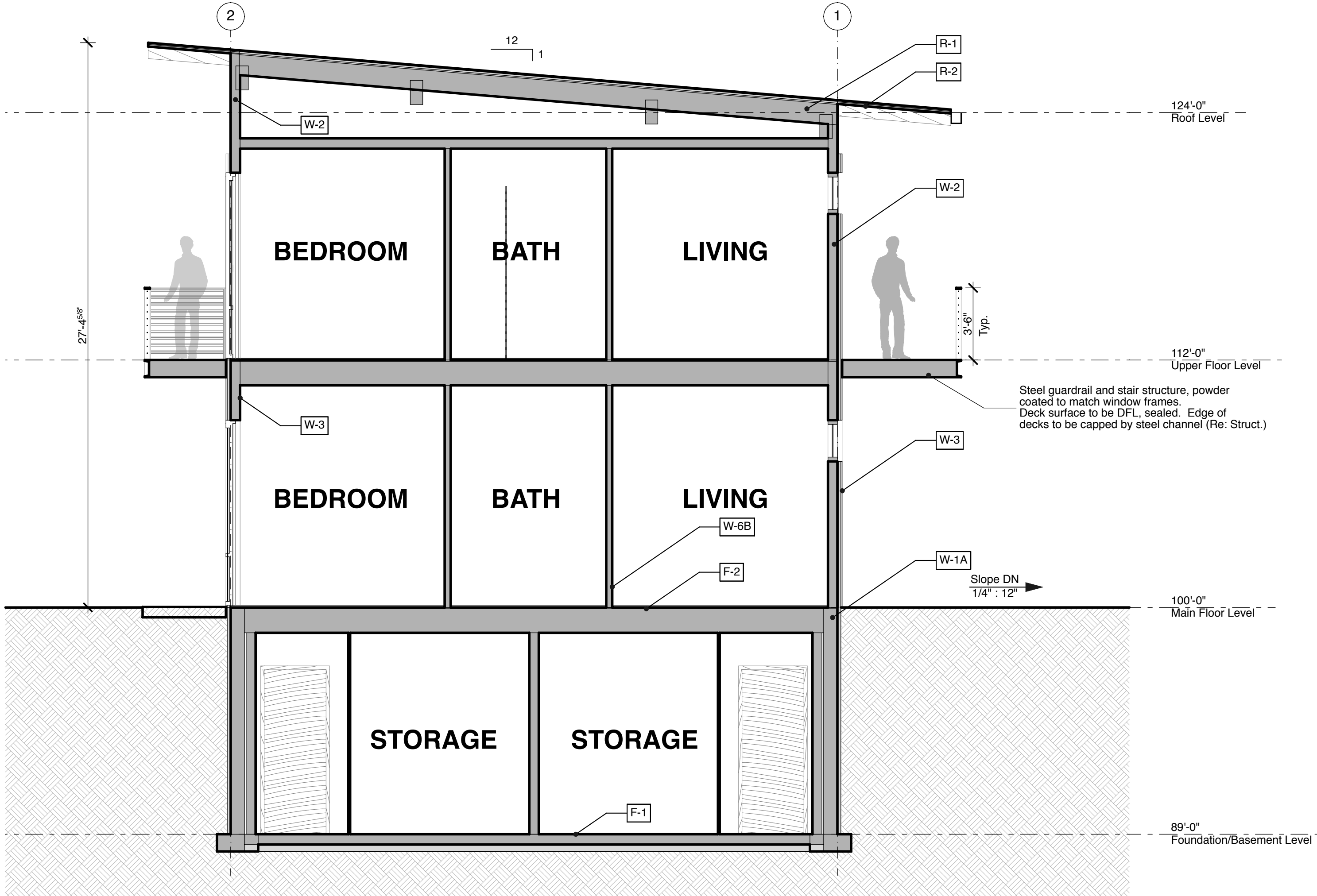
W-3 - Wall Assembly: Wood Siding @ Exterior
Vertical 1x6 STK Cedar siding w/ countersunk fasteners, on dimpled drainage / ventilation mat, attached to 1x3 battens with air gap between, on rigid insulation (R-5 minimum), on vertically grooved weather barrier, on plywood wall sheathing, on wood stud wall framing (Re: Struct.), w/ closed cell spray foam insulation (R-30 min.) See finish schedule for interior wall finish.

W-4 - Wall Assembly: Party Wall - (2) One Hour UL Listed (U-344) Walls:
Refer to UL Listing for specifics. Wall to have a minimum STC rating of 50.
Wall 1: 5/8" Type X gypsum board, on sound isolation membrane, on wood stud wall framing (Re: Struct.), with mineral wool insulation (R-21 min.), on plywood sheathing installed w. long dimension of sheet vertical, on 5/8" Type X gypsum board.
Wall 2: Same as above.
Provide 3/4" gap between walls. Fill gap below roof sheathing with 12" deep rigid insulation.

W-6 - Wall Assembly: Interior
See Interior Finish Schedule for interior finish material, on 2x stud framing, w/ full depth sound batt insulation. Provide sound isolation membrane at exterior face of wall framing at all bathrooms, bedrooms and mechanical spaces. Provide resilient channels under finishes at perimeter of all mechanical spaces.

R-1 - Roof Assembly: Low Slope Membrane Roof Over Conditioned Space
Fully adhered single ply PVC membrane (basis of design, Sika Sarnafil) with decorative ribs, on structural sheathing, on roof framing (Re: Struct.) w/ closed cell spray foam insulation (R-60 min.). Provide Grace Ice and Water Shield on roof sheathing at eaves to 6'-0" minimum inside exterior wall line. See Finish schedule for interior ceiling finish.

R-2 - Roof Assembly: Low Slope Membrane Roof at Eaves
Fully adhered single ply PVC membrane with decorative ribs, on structural sheathing, on roof framing (Re: Struct.) w/ 1x T&G hemlock soffit. Sheathing and framing to be fire retardant. Provide applied gutter w/ continuous heat tape (Re: Electrical). See Roof Plan for locations. Provide Grace Ice and Water Shield on roof sheathing at eaves to 6'-0" minimum inside exterior wall line



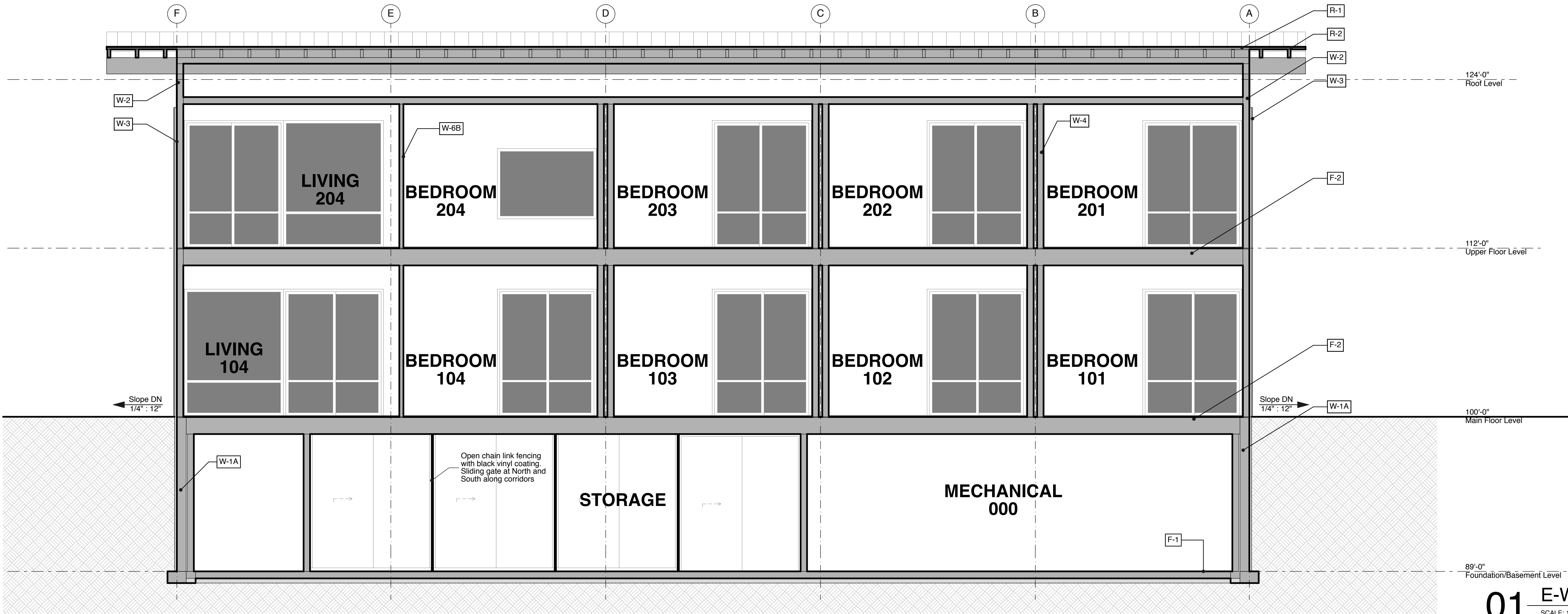
ASSEMBLY FINISH TYPES

- F-1** Concrete slab-on-grade, acid etched and sealed
- F-2** Wood plank, or porcelain tile on wood framed structure
- F-3** Open wood plank decking
- W-1** Concrete foundation wall
- W-2** Metal siding, Bonderized steel
- W-3** Wood siding, Natural cedar, STK
- W-4** Interior Party Wall
- W-6** Interior 2x wall
- R-1** Standing seam membrane Roof
- R-2** Standing seam membrane roof at eaves, to match R-1

UNTITLED ARCHITECTURE
c. Brent.Li@untitledarch.com
c. 571.438.8877

Issue/Revision Date
01.14.20 SD Pricing Set
02.07.20 TOJ Development Plan

02 N-S Building Section
SCALE: 1/4" = 1'-0"



01 E-W Building Section
SCALE: 1/4" = 1'-0"

Corner of Vine
445 Vine St, Jackson, WY 83001

Building Sections

A4.1

LETTER OF AUTHORIZATION

Vine 445, LLC (James Farmer, Manager) , "Owner" whose address is: PO Box 1325,

Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

, as the owner of property
more specifically legally described as: 445 Vine Street, Jackson, WY 83001.
Lot 1, Block 3 of the Meadowland Addition to the Town of Jackson, Plat #127

(If too lengthy, attach description)

HEREBY AUTHORIZES Kenneth E Rizzotti, or assigns 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:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: PARTNER

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

STATE OF Wyoming)
COUNTY OF Lincoln County)SS.
)

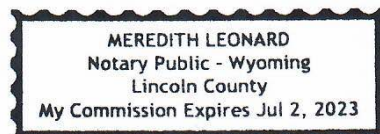
The foregoing instrument was acknowledged before me by James Farmer this 4th day of
November, 2019.

WITNESS my hand and official seal.

Meredith Leonard
(Notary Public)

My commission expires:

(Seal)



3.12.2020

Town of Jackson Planning Dept.
Attn: Brendan Conboy

RE: Project #P2—025; Address: 445 Vine Street, Jackson, WY 83001

Brendan,

It has come to my attention that there was an inaccuracy in the Public Space discussion in the Design Guideline Narrative in the Development Plan originally submitted to your department (page 6, paragraph A). For clarification, there is no public space or easement for public space on this proposed development site. The intent of the Public Space discussion was to provide a visually attractive landscaping and to minimize the impact of the improvements for the public to view the property from Vine Street, the public alley along the north side of the property and from nearby properties.

I apologize for this inaccuracy, and thank you for allowing me to clarify this issue.

Sincerely,

DocuSigned by:



3/12/2020

AC5801CBB14C449

Ken Rizzotti, Manager HR 28, LLC

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 (Unres)	$0.000017 * sf + (Exp(-15.49 + 1.59 * Ln(sf))) / 2.176$		820	1	0.018

Existing Workforce Housing Credit 0.018

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
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$		448	3	0.039
Apartment (Unrestricted)	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$		898	2	0.063
Workforce Housing Bonus Unit	exempt		448	3	0.000

Affordable Workforce Housing Required: 0.084 units

Fee-in-Lieu Amount: \$ 17,452.91

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](#).

AREA CALCULATION

ALLOWABLE FAR: 3247.4 SF

SINGLE BED UNIT: 448 SF

TWO BED UNIT: 898 SF

WITHIN FAR:

(3) SINGLE UNITS + (2) TWO BED UNIT = 3140 SF

2:1 FAR BONUS:

(1) SINGLE UNIT + (2) SINGLE UNITS = 1344 SF

MAIN LEVEL HABITABLE: 2242 SF

UPPER LEVEL HABITABLE: 2242 SF

TOTAL HABITABLE: 4484 SF

BASEMENT NON-HABITABLE: 2240

TOTAL: 6742 SF

PLANNING

Project Number	P20-025	Applied	2/10/2020	STOL
Project Name	Dev Plan - 445 Vine Street	Approved		
Type	DEVPLAN	Closed		
Subtype	CONDO/TOWNHOUSE	Expired		
Status	STAFF REVIEW	Status		
Applicant	HR28, LLC	Owner	VINE 45, LLC	
Site Address		City		State Zip
445 VINE STREET		JACKSON	WY	83001
Subdivision		Parcel No		General Plan
MEADOWLAND		22411634233001		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	APPROVED W/CONDITI	2/10/2020	3/2/2020	2/13/2020	
Kelly Sluder					
(2/13/2020 9:25 AM KS)					
Building plans must meet the current adopted building codes					
Fire	APPROVED W/CONDITI	2/10/2020	3/2/2020	2/24/2020	Notes in DEV
Kathy Clay					
My comments are incorporated in the proposed plan. They called and talked to me first. They can be found under "Water System" and I have approved their plan.					
-KC					
Joint Housing Dept	APPROVED W/CONDITI	2/10/2020	3/2/2020	2/13/2020	See Notes
Stacy Stoker					
(2/13/2020 9:57 AM SAS)					
The Workforce housing units will be required to comply with the Livability Standards in the Housing Department Rules and Regulations. A Livability Standard Questionnaire shall be completed and submitted to the Housing Department for approval prior to submittal for building permit.					
Prior to issuance of Certificate of Occupancy, the Housing Department shall hold a compliance meeting with the applicant, inspect the units, and record a Special Restriction on each of the Workforce Housing units. The applicant will complete a Deed Restriction Worksheet and submit it to the Housing Department, and the Housing Department will draft the restriction to be recorded. The applicant will be responsible for paying the recording fees.					
Legal	APPROVED W/CONDITI	2/10/2020	3/2/2020	3/2/2020	See Notes
Lea Colasuonno					
(3/2/2020 6:47 PM LC)					
1. The narrative states the project includes a "... mini' park area for both residents and passing pedestrians" and that "Location: Public space is located on the East side of the building where it is out of the shadow of surrounding buildings and is able to take advantage of southern sun exposure through the tree canopy."					
a. An easement for public access and appropriate marking on the plat is required to ensure the public pedestrian access in accordance with this statement.					
2. It appears on the drawing that the proposed sidewalk is partly within 445 Vine Street.					
a. If this is an accurate representation of the sidewalk location, an easement for public access and appropriate marking on the plat is required to ensure the public sidewalk access in accordance with this drawing.					
Parks and Rec	NO COMMENT	2/10/2020	3/2/2020	2/13/2020	
Steve Ashworth					
(2/13/2020 2:39 PM STOL)					
No comment from P&R regarding P20-025, 445 Vine St.					

Project Reviews

Report By: Brendan Conboy

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Pathways Brian Schilling P20-025, 445 Vine St. DEV Comments from Teton County/TOJ Pathways Department Status: approved w/conditions	APPROVED W/CONDITI	2/10/2020	3/2/2020	3/4/2020	see notes
- Sidewalk/Street Frontage - Vine St. currently does not have any accommodations for pedestrians. This insufficient condition can only be remedied by ensuring that adequate pedestrian sidewalks are provided at every redevelopment or new development opportunity. - TOJ Planning documents (Community Streets Plan and the LDRs) specify a detached sidewalk. This is what should be provided in order to set the standard for the street. The current ROW appears to be 38' at its narrowest. A 5'-wide detached sidewalk would require a maximum of a 5' easement on the property (assuming an 11' travel lane, 2' curb and gutter, 6' furnishing zone, 5' sidewalk). - The sidewalk will provide a significant and immediate benefit to the residents of the proposed development, and will provide a benefit to the public as additional properties redevelop. - The sidewalk should extend north to the north property line at the intersection with the alley. - Bicycle Parking - Bike racks shall not be co-located with the dumpster. Bike parking areas need to be located so that they are convenient to the destinations/entries they serve, i.e. near the front door, not out back with the trash. - Local experience indicates that people park their bikes directly adjacent to their units, which supports including racks at locations convenient to the entry/access point for each individual unit. I.e. put a rack within easy access to each unit, otherwise there will be bikes stored haphazardly all over the place. - Please include a detail (or details) for the rack style. Single inverted-u racks (either individually mounted or mounted on rails) are the standard design. "Wave," "ribbon," and "toaster" style racks shall not be used. - Given the location, type of use, and parking plan of the proposed development, staff expects that there will be a high demand for bicycle parking. Staff recommends that at least 10 bike parking spaces be provided, matching the number of car parking spaces. - Staff supports credits for bike parking towards the development's overall parking requirement. - The bike parking could be a mix of "short-term" and "long-term" or, in this case, because there storage units, simple U-racks could serve as both short and long-term. - Short-term parking typically describes one or more "single inverted-U" racks located near the entrance it serves to be used for visitor or guests parking for a few hours or less. In this case the U-racks would mostly serve the seasonal/daily needs of residents but could also be used by guests to the development. "Wave," "ribbon," and "toaster" style racks shall not be used. Bike parking should be hardscaped and should not obstruct pedestrian flow. - Long-term parking typically describes a secure area for employees and long-term storage by residents that need to park for more than a few hours—i.e. all-day or overnight). For this application, staff feels that the storage units will provide sufficient long-term bike storage, so no other measures are needed. - The bike parking should be constructed on a concrete pad. A grass or dirt surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also a concrete surface will provide a more secure mounting surface for the racks and will discourage theft. - Rack type and storage locations should be shown on site plans. - Staff supports including the bike parking towards the landscape surfacing requirement so that switching from grass to hardscape for the bike parking does not detract from the applicant's landscape requirements. Conversion of a car parking spot to bike parking would also be supported. - Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation.					
Planning Brendan Conboy	APPROVED W/CONDITI	2/10/2020	3/2/2020	3/4/2020	Staff report available 3/13
Police Todd Smith (2/11/2020 9:18 AM STOL) Comment: I continue to be concerned about low number of parking spaces for various projects and how it ends up impacting winter time parking that is pushed to the streets. No other concerns. Thanks, Todd	APPROVED W/CONDITI	2/10/2020	3/2/2020	2/11/2020	

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Public Works Brian Lenz (3/11/2020 9:46 AM BTL) Development Plan – Approved with Conditions	APPROVED W/CONDITI	2/10/2020	3/2/2020	3/11/2020	see notes
P20-025 ADDRESS: 445 Vine St. OWNER: Vine 45, LLC APPLICANT: HR28, LLC – Ken Rizzotti					
3/11/2020 Brian Lenz, 733-3079					

DATE OF SUBMITTAL: 3/9/2020
DATE OF MATERIALS: 2/7/2020 (Landscape), 1/22/2020 (Civil), 2/7/2020 (Arch)

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 applications and are required for sufficiency.

CONDITONS OF APPROVAL

- Existing sewer service should be re-used or replaced at its current location.
- Provide a location for the water entry where the water enters the building on the east side. Coordinate fire riser room and size with the fire marshal.
- Town of Jackson records indicate the water main in Vine St. is 4 inches in diameter. on Vine. Records indicate a 10-inch main on Kelly Ave. at Vine, and an 8-inch main on Karns at Vine. The demand analysis conservatively used the upper M22 curve, but the lower curve for apartments should be adequate, at design engineer's discretion. Revise water demand analysis for the actual site conditions to verify adequate flows are available. Developer is responsible for the costs to upgrade the line to their connection.
- Stormwater Calculations: Total area for the "south lot" does not match the total area of the site. Verify and revise stormwater calculations as necessary. Provide final stormwater calculations with the building permit application.
- In order to provide the existing level of service and access to the alley, Public Works recommends owner provide an access easement on the north-east corner of the lot to maintain the existing access radius. This will benefit the residents of the new development.
- A Development Agreement with the Town regarding the design and construction of the sidewalk, buffer strip, and curb should be completed prior to Building Permit issuance.

The following code sections are provided for review and compliance with future applications:

TOJ CODE

A construction-staging narrative shall be submitted for review and approval with the Development Plan application.

Plans provided shall show all work to be completed within the Town's right-of-way.

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.2 Grading Standards: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks. Provide easements for grading proposed on adjacent properties.

5.7.3 Erosion Control Standards: Provide an erosion control plan that shows compliance with this section.

5.7.4 Stormwater Management Standards: Provide an erosion control plan that shows compliance with this section.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading: Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require deliveries, show the proposed loading facilities.

6.2.5 Off-Street Parking and Loading Design Standards: Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.

Project Reviews

Report By: Brendan Conboy

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
6.4 OPERATIONAL STANDARDS					
6.4.1 Outside Storage: Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.					
6.4.3 Noise: Provide a statement to address compliance with this section.					
6.4.4 Vibration: Provide a statement to address compliance with this section.					
7.7 – REQUIRED UTILITIES					
7.7.2 Potable Water Supply:					
1. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, AWWA M22 method, or other Town Engineer approved source.					
2. Provide right-of-way or easements as required, 30 feet minimum width with 10 feet minimum to either side.					
7.7.3 Sanitary Sewer System:					
1. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source.					
7.7.4 Irrigation System:					
1. Provide an irrigation plan when the system is for the entire development or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.					
2. A Wyoming Department of Transportation license is required for irrigation systems and landscaping located within the WYDOT right-of-way.					
7.7.5 Other Utilities:					
Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required. Show that private utilities can be located on private properties, e.g. transformers.					
START	NO COMMENT	2/10/2020	3/2/2020	3/4/2020	see notes
Darren Brugmann					
(3/4/2020 2:02 PM STOL)					
At this point we have no comment regarding this project. START's long term goal in the East Jackson area is to offer microtransit (smaller on demand vehicles) and remove the 35-40 buses traversing these residential streets. Even if we continue the large buses we have no plans to install a stop on Vine Street.					
Darren.					

From: [Brendan Conboy](#)
To: ["Barbara Beaton"](#)
Subject: RE: 445 Vine St.
Date: Monday, March 9, 2020 8:10:00 AM

Dear Barbara,

Thank you for your comment, I will include it in the staff report packet to the Planning Commission and Town Council.

Regards,
Brendan

From: Barbara Beaton [mailto:barbarabeaton.bb@gmail.com]
Sent: Sunday, March 8, 2020 4:25 PM
To: Brendan Conboy <BConboy@jacksonwy.gov>
Subject: Fwd: 445 Vine St.

To the Town of Jackson Planning and Building Department

I am writing in response to the notice I received regarding the proposed development for an 8-unit apartment complex at 445 Vine St. I live at 282 E. Kelly directly across the alley in a Jackson Hole Community Housing Trust home.

Even the Housing Trust, which always strives for maximum density coupled with the quality of life and neighborhood character, only erected 4 residences across the alley along the frontage where there are 8 rental units proposed. (The Kelly street-side units of our complex would only be pertinent if this Vine lot extended all the way to Karns St.) I do believe that this property should be utilized for multiple residences but a 4-plex is more suitable. Below are my main concerns:

- Across the alley from my and my neighbor's front doors (and bedroom windows) will be a parking strip for 10 cars and a dumpster. Thus increasing the noise levels at all hours with vehicles coming and going, car locking horn honks, and dumpster lids slamming. I wonder what the rules will be for residents regarding diesel trucks and pets.
- There is ZERO legal parking in the alley. I drive a Subaru Outback and I sometimes have to squeeze through cars that are not fully off of the roadway where often a firetruck could not possibly get through. This a very real concern as the home that previously occupied 445 Vine St. caught fire and was a total loss. Let's be realistic-if an 8-unit complex is allowed cars will almost certainly be clogging the alley on a regular basis.
- Where are visitors and friends supposed to park and how will they access the tenants? There is also zero parking on Vine St. and no thruway to Karns. The Arbor Place HOA has a sidewalk from Kelly to the alley strictly for our Homeowners and guests to utilize. It is not a public sidewalk. Our HOA has liability as it is Arbor Place common area. New neighbors in the past have immediately adopted it as their pedestrian access and disrupted our complex, limited privacy, and backyard enjoyment.
- This short and narrow alley is already the sole access to 16 separate residences and 2 businesses at the west end. It is also not anywhere near as well maintained as the streets in the winter. We get skipped over often when the streets get plowed. This turns what is

meant to be an E/W roadway with the width between the power poles into a rutted one-lane road. If 2 cars meet one must pull to the side in order for either to pass.

- We do need more workforce housing but cramming people in like sardines on what was originally not even an oversized single-family lot is too much. The high-density proposals have gotten out of hand in town.

Please scale this down to a reasonable amount of dwellings. Thank you for your consideration.

Sincerely,
Barbara Beaton
307-690-3204
barbarabeaton.bb@gmail.com

From: [jay t](#)
To: [Brendan Conboy](#); [Tyler Valentine](#); [Jay Tomich](#)
Subject: 445 Vine Street
Date: Monday, March 9, 2020 9:21:22 PM

445 Vine Street

3-9-2020

To Whom It May Concern,

I am fortunate and thankful to own an affordable home through the Jackson Hole Community Housing Trust within 200 feet of the proposed development at 445 Vine Street. Here are a few thoughts, concerns, and comments regarding the proposed development.

- I would like to see a larger percentage of the residences used as critical workforce affordable housing for teachers, medical staff, police, fire, EMS, and town, county, and state employees. I propose that the residents must buy and own these properties based on merit similar to how the Jackson Hole Community Housing Trust or Jackson/Teton County Affordable Housing requires applicants. I feel that workforce housing for transient seasonal employees would not match the character of the neighborhood.
- I propose to redevelop the plan to 4 units instead of the proposed 8 units to lessen the congestion in the area and conform with the quality of the neighborhood. Reducing the property to four units will also reduce noise levels and traffic at the end of the alley.
- Parking is very tight in the alley between Kelly and Karns. Please consider moving the parking to Vine Street or on the south side of the building. The east and south sides will also receive more sunlight which will reduce the ice buildup in the parking lots. Also, turning onto Vine street is very dangerous due to the blind corner. The mirror on the light pole across is beneficial, but the turn onto Vine is still dangerous.
- Where will guests and visitors park?
- If the snow is piled up on the NE corner as proposed, then the snow will have to be removed from the property occasionally because the current snow pile in this location often blocks the views of oncoming traffic when turning onto Vine out of the alley.

That is great news that there are plans for a sidewalk along Vine Street. I would like to see the Town/County place a sidewalk the length of Vine Street connecting Kelly and Snow King.

- It may be a good idea to have Vine Street become a one way street. The street is narrow and it is challenging to maneuver around buses and larger vehicles.
- Please do not plant shrubs such as serviceberry, chokecherry, or other plants that may invite unwanted ungulates, bears, omnivores, or other wildlife to the area.
- I do like the two story plan instead of a 3 story unit above ground! It matches the existing neighborhood.

Thank you for considering these ideas and amending the development proposal to match the character of the existing neighborhood.

‘Jay Tomich

From: [Monica Beehler](#)
To: [Brendan Conboy](#)
Subject: Development plans for 445 Vine St
Date: Tuesday, March 10, 2020 4:55:20 PM

Hello,

I'm writing to you as a resident from the neighborhood of 445 Vine St. I live at 268 E Kelly; my front door faces the E Kelly alley. I understand that Jackson needs more housing, but the proposed 8 apartments is alarming! I feel very passionately that we need to preserve a quality of life for our community of current residents, and future, as we negotiate our housing crisis. Please do not approve dorm-like housing! Please do not impose dorm-like housing on existing neighborhoods!

I understand that the new owner of 445 Vine St has the right to develop their land to maximize their investment. Please be courteous and do not diminish the investments of the surrounding homeowners with a box-of-a-building intended to house renters!

Nearly everyone in Jackson 'loves the outdoors', 'loves Nature'. It is a very large part of what gives Jackson it's sense of place. There are 3 mature spruce trees on 445 Vine St that benefit the entire neighborhood with their Nature, providing bird habitat, shade, wind block, dust block from Snow King Resort's parking lot, noise block from Snow King Resort's tourist buses that idle in their parking lot all night long, and perhaps most importantly these trees are beautiful. I'm appalled that the town allows mature, venerable trees that are much older than you or I, to be cut down without any consideration. I know the development plan proposes planting trees on Vine St. It is a complete waste of existing resources to remove the 3 mature spruces and replace them with fast growing town trees that will inevitably be damaged by Town snow removal equipment. It is also disrespectful to Nature.

Please do not approve such dense housing and compromise the character of our Town in order to band aid the housing issue! Jackson has already lost and will continue to lose valuable citizens if our Planning Department approves unsustainable growth and makes living in Town undesirable.

Thank you for your time,
Monica Beehler

From: [Brian Ladd](#)
To: [Brendan Conboy](#)
Subject: 445 Vine St.
Date: Tuesday, March 10, 2020 12:45:34 PM

Hello Brendan-

I am writing to voice my concerns about the proposed development at this property: <https://www.jacksonwy.gov/DocumentCenter/View/2831/P20-025-445-Vine-Street--Development-Plan>

I live at 268 E. Kelly, along the alley very near the proposed development. This development would have a major impact on our quality of life. Our block (that is, as bounded by Kelly, Vine, Karns, and Willow) is already very densely inhabited, and this development would substantially increase the density. I know that most of our politicians are calling for more and more density in town, but it should not be limitless. There is already a huge amount of traffic and noise in our tiny little alley, and there are already parking issues. This building with eight rentals would definitely worsen them. I think a building half the size would be much more appropriate.

I don't know where you live, but I think if you witnessed the amount of noise and traffic we already are exposed to, generally starting before 7AM, you would agree with me. The neighborhood is already too dense for comfort.

We are also concerned about the mature trees on the property. I know they don't technically belong to the community, but they are valuable to our community beyond that which can be expressed in dollars. I hope the Town will do everything in its powers to see that they are preserved.

Thank you for your time & concern!

Brian Ladd
Jackson, WY

From: [Andy Parazette](#)
To: [Brendan Conboy](#)
Subject: Affordable Housing Project Plan
Date: Wednesday, March 11, 2020 9:26:20 AM

I am a resident of Teton County and the Town of Jackson. I support the Comprehensive Plan's goal of providing 65% workforce housing. I support the proposed 8 unit multi family project at 445 Vine Street. This is the right thing to do.

Sincerely,

--

Andy Parazette
307-690-3414
Andy@picastaco.com

From: [Jane Khoury King](#)
To: [Brendan Conboy](#)
Subject: 445 Vine St, Jackson, WY 83001 Development Plan
Date: Tuesday, March 10, 2020 2:54:39 PM

3/10/2020

RE: 445 Vine St, Jackson, WY 83001

I am a resident of Teton County and the Town of Jackson. I support the proposed development plan for this 8 unit multi family project. This helps address the shortage of workforce housing so essential to the vitality of this community.

Sincerely,

Jane Khoury

From: [Griffin King](#)
To: [Brendan Conboy](#)
Subject: Comments on Vine property
Date: Tuesday, March 10, 2020 7:05:34 PM

RE: [445 Vine St, Jackson, WY 83001](#)

To whom it may concern:

My name is Griffin King and I am resident of the Town of Jackson. I endorse the proposed development plan for this 8 unit multi family project on Vine. I believe this will address the shortage of workforce housing that is essential to this community.

Sincerely

Griffin King

From: [ike faust](#)
To: tvalentine@jacksponwy.gov; [Brendan Conboy](#)
Subject: RE: 445 Vine St, Jackson, WY 83001
Date: Tuesday, March 10, 2020 1:32:56 PM

I am a resident of Teton County and the Town of Jackson. I support the proposed development plan for this 8 unit multi family project. This helps address the shortage of workforce housing so essential to the vitality of this community.

--

Best,

Ike Faust

From: [Brian Butler](#)
To: [Brendan Conboy](#); tvalentine@jacksponwy.gov
Date: Tuesday, March 10, 2020 1:30:27 PM

I am a resident of Teton County and the Town of Jackson. I support the proposed development plan for this 8 unit multi family project. This helps address the shortage of workforce housing so essential to the vitality of this community.

Sincerely,

Brian Butler

P 307-734-9488

F 806-734-9480

C 208-709-5466

bbutlerwy@gmail.com