

AGENDA
Planning and Zoning Commission
May 20, 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 June 1, 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. NEW PUBLIC COMMENT OPTIONS

I Link to the meeting:

· <https://townofjacksonwy.webex.com/townofjacksonwy/onstage/g.php?MTID=e664cfd3f40c26cfe3a0ac3dd90c1e>

Meeting ID: 962 823 846

Password: toj

2. CALL TO ORDER

3. ROLL CALL

4. MATTERS FROM THE PUBLIC

5. APPROVAL OF MINUTES

I. May 6, 2020

6. OLD BUSINESS

7. NEW BUSINESS

8. BOARD OF ADJUSTMENT

9. PLANNING COMMISSION

- I. **ITEM P19-242:** REQUEST FOR APPROVAL OF THREE (3) CONDITIONAL USE PERMITS TO OPERATE GONDOLA FACILITY IN PHIL BAUX PARK, A ZIP LINE FACILITY ON SNOW KING RESORT PROPERTY AND SNOW MAKING / PUMP HOUSE INFRASTRUCTURE ON SNOW KING AND TOWN PROPERTY.
- II. **ITEM P20-058:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ASSEMBLY USE AT HERITAGE ARENA LOCATED AT 305 W SNOW KING AVENUE.

III. **ITEM P20-062:** DEVELOPMENT PLAN FOR A LAND DIVISION AT 475 AND 505 EAST SIMPSON AVENUE
THE NEIGHBORHOOD LOW DENSITY – 3 (NL-3) ZONE.

10. MATTERS FROM THE COMMISSION

11. AGENDA FOLLOWUP

12. MATTERS FROM STAFF

13. ADJOURNMENT

Due to recommended social distancing practices the public is encouraged to view meetings online and participate remotely. Planning Commissioners, presenters, and staff members may not be physically present at the meeting and may all be participating remotely.

Your options for watching or participating in public meetings:

To just watch a meeting live: www.jacksonwy.gov/live (town's website)

3 Ways to Make Public Comment, either on items that are on the agenda or not on the agenda

1. Public comment can be sent anytime via email to planningcommission@jacksonwy.gov. These emails get sent to each Planning Commissioner and are placed in the public record.
2. Public comment can be made virtually through a Webex platform in real-time.
 - a. In brief, those wishing to make verbal public comment may do so by joining the meeting via Webex and using the 'hand raise' feature.
 - b. Instructions are below for using the Webex platform.
3. Public comment can be made in-person at the Town Hall.
 - a. Planning Commissioners may participate remotely, so don't expect an in-person audience.
 - b. You will be speaking into a microphone without the Planning Commissioners present (please consider using Webex).
 - c. Due to the Public Health Order prohibiting gatherings of 10 or more people, and for the public's safety, the Town will be managing the social distance of public in attendance.
 - d. If a large number of community members come to a council meeting, you may be asked to wait outside or in your car until the item you are interested in begins.
 - i. Additional measures may be taken to ensure distancing.

Instructions to join a meeting via Webex:

This option is intended for those who wish to participate in a meeting as the applicant or a member of the community making public comment.

1. Pull-up the meeting agenda. The Webex link is provided on the agenda and is shown as the first item.
 2. Click the link or copy the URL to your browser. The Webex password is “toj”
 - a. Remember, Webex links will change for each meeting and will be found on the agenda.
 - i. Find meeting agendas here: <http://townofjackson.com/491/Agendas-Minutes>
 3. Type in your first and last name and your email address as prompted. The password is “toj”
 - a. Those who do not provide a valid name will not be recognized and will not have the ability to speak in the meeting.
 4. Once you have joined the meeting, familiarize yourself Webex’s tools and options.
 - a. Of particular importance is the “raise hand” feature. Please locate this tool if you desire to make public comment. This is the only way we will know you want to make a comment.
 - b. As you join the meeting, your audio will automatically be muted.
 5. When public comment is open. Town staff will look for those that have “raised their hand.” Your name will be announced, and your microphone will be unmuted. At that time, you can state your name and comment.
 - a. You will be heard by all those participating in or watching the meeting. Your video will not be projected, only audio.
 - b. Please be in a place with no background noise and speak in a clear, strong voice.
- Those using only the telephone call-in feature through Webex telephone will not be recognized.
 - The Webex chat feature will not be used.
 - We encourage you to log in early for any given meeting. Generally, the Town of Jackson strives to have the Webex platform ready at least 10 minutes before a listed meeting’s start time.
 - If you’ve not used Webex before, you may be required to download Webex’s tools and/or software and apps. The Webex platform, its tools, and apps are provided by Webex directly. As these services are from a third party, we aren’t able to provide support directly to end users. If you should have trouble with the platform, please reference Webex’s help resources at <https://help.Webex.com/en-us/>

Please understand for these virtual Planning Commission meetings, just like any public meeting, uncivil discourse, threatening language, or disruptions will not be allowed from participants.

**MINUTES
SPECIAL MEETING
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
MAY 6, 2020**

The meeting of the Planning and Zoning Commission was called to order at 5:30 p.m. on 5/6/20, in the Town Hall Council Chambers.

ROLL CALL:

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

STAFF: Tyler Sinclair, Brendan Conboy, Paul Anthony

MATTERS FROM THE PUBLIC: None

APPROVAL OF MINUTES:

April 15, 2020

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

OLD BUSINESS: None

PLANNING COMMISSION

1. ITEM P20-035 & P20-036: DEVELOPMENT PLAN AND HILLSIDE CONDITIONAL USE PERMIT FOR A LAND DIVISION AT 808 UPPER REDMOND ROAD IN THE NEIGHBORHOOD LOW DENSITY – 1 (NL-1) ZONE.

STAFF PRESENTATION: Brendan Conboy

APPLICANT PRESENTATION: Mark Fellermann

PUBLIC COMMENT: None

PC DISCUSSION: Members generally felt that the project was consistent with the intent of the NL-2 zone and Comprehensive Plan vision for this area.

MOTION:

Item A – Development Plan: Based upon the findings for a Development Plan as presented in the staff report and by the applicant for Item P20-035 related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend **approval** to Town Council of a land division at the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020, and the following condition of approval:

1. All required utility and access easements both within the proposed subdivision and for the benefit of the proposed subdivision, including across adjacent property such as 809 Upper Redmond Road, will be required concurrently with subdivision plat recordation.

A motion was made by: Abby Petri seconded by: Anne Schuler
Motion approved by a _6_ to _0_ vote

Item B – Hillside Conditional Use Permit: Based upon the findings as presented in the staff report and as made by the applicant for Item P20-036, I move to make findings 1-8 as set forth in Section 8.4.2. (Conditional Use Permit) of the Land Development Regulations related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit as well as findings required by Sec. 5.4.1 Steep Slopes regarding hillside mitigation measures to recommend **approval** to Town Council of a Hillside CUP for a land division at the property addressed as 808 Upper Redmond Road, subject to the department reviews attached to the staff report dated May 1, 2020.

A motion was made by: Abby Petri seconded by: Anne Schuler
Motion approved by a _6_ to _0_ vote

2. ITEM P19-242: REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK FOR SNOW KING RESORT.

STAFF PRESENTATION: Tyler Sinclair

APPLICANT PRESENTATION: Ryan Stanley, Jeff Golightly

PUBLIC COMMENT: Julien Hass, Geneva Chong, Brooke Sausser (Jackson Hole Conservation Alliance), Brian Krill,

PC DISCUSSION: Members expressed concern or questions: Could the cumulative impact operations plans be provided with more detail for consideration?

MOTION:

Item A – Gondola and Lighting: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item A, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council approval of a detached aerial tramway (gondola) base facility in Phil Baux Park and exterior lighting for night skiing as specified in this staff report for the property located at 100 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following conditions of approval:

1. The applicant shall reposition the gondola base facility approximately 10' to the west in order to relocate the gondola plaza and ticket booth to the east of the facility.
2. Bicycle parking for the gondola shall be provided with Building Permit submittal. The Pathways Director shall approve the location and type of bicycle parking.
3. A phased approach to re-landscaping the existing parking lot to reclaim the central portion of the lot shall be used, with the party and financial responsibility of such improvements shall be determined by Lease Agreements.
4. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the west Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to

construct the gondola and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses operated by Snow King in the vicinity.

5. Prior to the submission of any associated development permit the applicant shall finalize and sign all associated leases with the Town of Jackson for the operation of the proposed development.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion to continue item to next PC meeting by a _6_ to 0__ vote

Item B – Zip Line: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item B, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council approval of a zip line facility located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020, and the following condition of approval:

1. The applicant shall develop an operational plan that assesses all associated impacts for outdoor recreational uses in the east Snow King Resort area based upon the feedback provided by the Planning Commission and Town Council, and said plan shall be approved by the Community Development Director prior to issuance of any permits to construct the zip line and shall include the following: hours of operation (and any exceptions or set number of days for which hours can be extended), noise, maintenance hours, lighting, ticket sales locations, etc. for all outdoor recreation uses.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion to continue item to next PC meeting by a _6_ to 0__ vote

Item C – Pump House: Based upon the findings as presented in the staff report and as made by the applicant for Item P19-242, Item C, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating 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 recommend to Town Council approval of a snow making pump house and associated infrastructure

located at 90 East Snow King Avenue, subject to the department reviews attached to this staff report dated May 1, 2020 and the following conditions of approval:

1. Access around the pump house shall be maintained in this location as part of Phase 1 and a Building Permit is required.
2. Prior to appearing before Town Council that applicant shall address the Town Engineer's comments in the Departmental Reviews and provide all relevant materials required for review prior to the public hearing.

A motion was made by: Abby Petri seconded by: Katie Wilson
Motion to continue item to next PC meeting by a _6_ to 0__ vote

NEW BUSINESS: None

MATTERS FROM COMMISSION: None

AGENDA FOLLOWUP: None

MATTERS FROM STAFF: Staff provided updated on the Town Square/Historic Preservation LDR update, the Comprehensive Plan/Growth Management Plan update, and FY21 Work Plan

Some members also mentioned that they were having problems with large file sizes for review packets and some concern was raised about the deficiencies of using the remote meeting platform for joint PC meetings where large, complex items need to be discussed and being in the same room would be much preferred.

ADJOURN:

A motion was made by: Anne Schuler seconded by: Katie Wilson
Motion approved by a _6_ to _0_ vote at 8:09 pm



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 15, 2020
MEETING DATE: MAY 20, 2020

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

SUBJECT: **ITEM P19-242:** ITEM P19-242: REQUEST FOR APPROVAL OF THREE (3) CONDITIONAL USE PERMITS TO OPERATE A GONDOLA FACILITY IN PHIL BAUX PARK, A ZIP LINE FACILITY ON SNOW KING RESORT PROPERTY, AND SNOW MAKING / PUMP HOUSE INFRASTRUCTURE ON SNOW KING AND TOWN PROPERTY.

APPLICANT/OWNER: MR. RYAN STANLEY / SNOW KING MOUNTAIN RESORT

REQUESTED ACTION

The applicant is requesting approval of three (3) Conditional Use Permits (CUP):

- **Item A – Gondola and Lighting:** An Outdoor Recreation CUP to locate and operate a gondola facility at the base of Snow King Resort in Phil Baux Park at 100 E. Snow King Avenue in the general location of the existing Cougar lift with additional lighting for night skiing operations.
- **Item B – Zip Line:** An Outdoor Recreation CUP to locate and operate a zip line facility on Snow King Resort property with a takeoff point located on Lot 59, Grand View Lodges, Third Addition, and a landing pedestal at 402 East Snow King Avenue adjacent to the Snow King Hotel and Rafferty Center.
- **Item C – Pump House:** A Utility Facility CUP to locate a snow making pump house and related infrastructure across the lot lines of 10 E Snow King Avenue and 90 E Snow King Avenue behind the Snow King Sports & Event Center.

Staff is requesting that these items be continued to the next regularly scheduled Planning Commission meeting on June 3, 2020.

SUGGESTED MOTION

I move to **continue** the items to the next scheduled Planning Commission meeting on June 3, 2020.



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 15, 2020
MEETING DATE: MAY 20, 2017

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

SUBJECT: **ITEM P20-058:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR ASSEMBLY USE AT HERITAGE ARENA LOCATED AT 305 W SNOW KING AVENUE.

APPLICANT: RACHEL GRIMES – TETON COUNTY FAIR & FAIRGROUNDS MANAGER

OWNER: TOWN OF JACKSON

REQUESTED ACTION

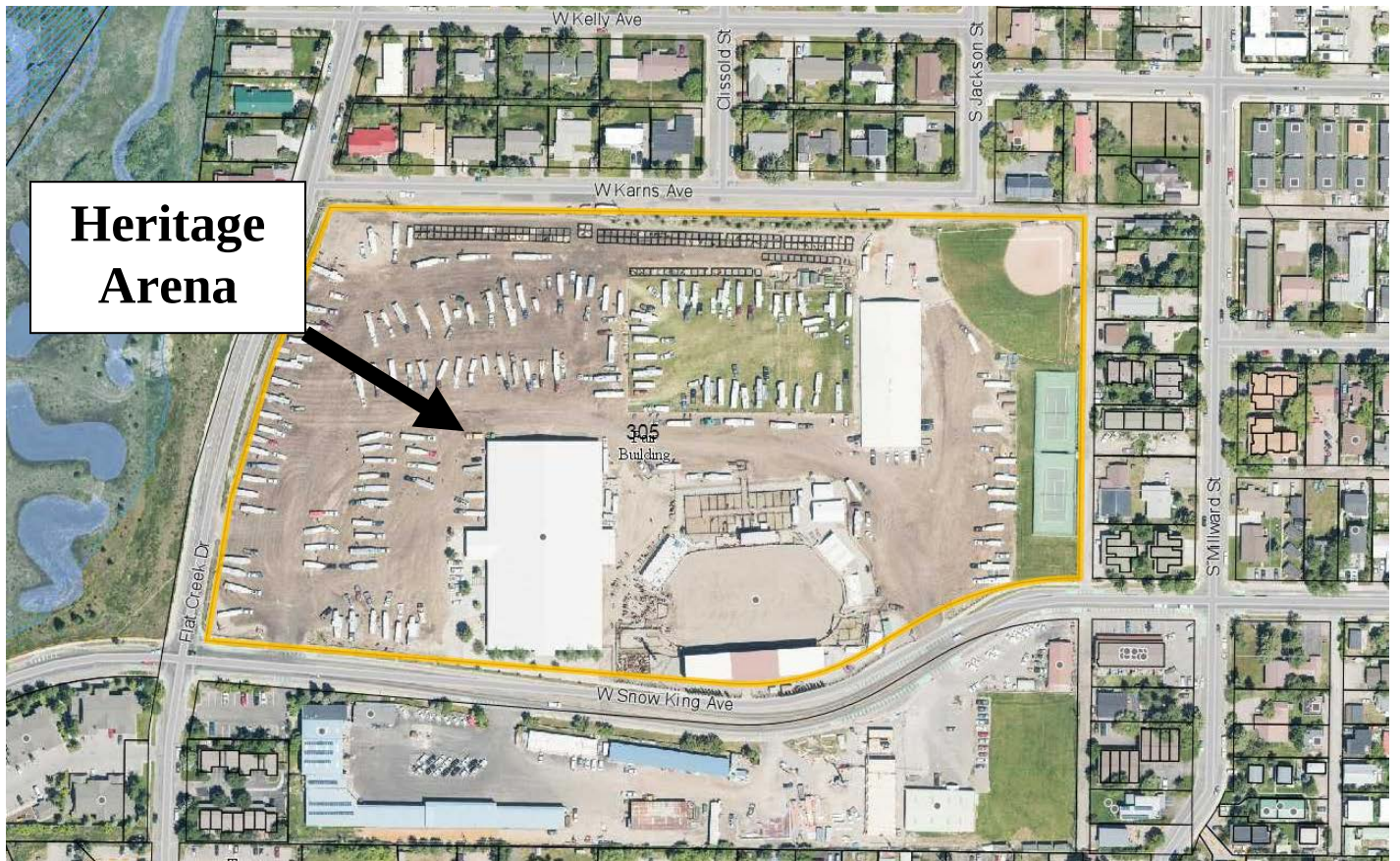
The applicant is requesting approval of a Conditional Use Permit (CUP) for 'Assembly' use at 305 W. Snow King Avenue, specifically for Heritage Arena.

APPLICABLE REGULATIONS

Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

The subject property is addressed as 305 W Snow King Avenue and legally described as PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 (RODEO GROUNDS INCLUDES MATEOSKY PARK). An aerial photo and zoning map are shown on the following page showing the general location of the proposed site (please see the applicant submission for a detailed site plan):



BACKGROUND/ALTERNATIVES

Site Characteristics

The subject site, owned by the Town of Jackson, is approximately 18 acres in size, zoned Public/Semi-Public (P/SP) and is currently the location of the Teton County Fairgrounds. The Fairgrounds contain the Rodeo Grounds, Heritage Arena, Mateosky Ballpark, 2 tennis courts, and a livestock stall barn which was converted to a temporary fire station for Jackson Hole Fire/EMS. The site fronts Snow King Avenue to the south, Flat Creek Drive to the west, West Karns Avenue to the north, and an alley to the east. Vehicular access can be taken from all three streets.

Previous Fairground Approvals

On February 20, 1996 the Town Council approved a Sketch Plan for Phase 1 improvements to the Teton County Fairgrounds consisting of a new livestock building (i.e. stall barn), restrooms and ancillary office space. (Note: The stall barn was later converted to a temporary fire station for Jackson Hole Fire/EMS in 2017 (P17-169) and a replacement stall barn is planned adjacent to the grassy area just north of Heritage Arena).

On June 6, 2005 the Town Council voted to approve a CUP and Final (Major) Development Plan (P05-023) for a 48,000 sf indoor riding arena (i.e. Heritage Arena). The building is 160 feet wide by 300 feet long and houses an indoor arena, stock pens, loading facilities, and limited seating. Heritage Arena was built under building code Group U for Utility and Miscellaneous which includes agricultural buildings, barns and livestock shelters. The maximum building occupancy per code at that time was, and still is, 160.

Current Operations

Heritage Arena currently operates year-round as a public indoor riding arena. General hours of operation are generally from 8am to 9pm and include a variety of user groups. Current approved events include the Citizens Mounted Unit, team roping practice, barrel racing practice, English horseback riders, Western horseback riders, several dog-agility groups, Teton Archery Club, etc. Winter parking for Heritage Arena is typically on the northern side of the building while summer parking is throughout the entire site. During summer, contestant's vehicles and trailers usually park along the west and north side of Heritage Arena while spectators parking along the east side of the Rodeo Arena.

Lease Agreements

Teton County Fairgrounds operates under multiple lease agreements:

- A 24-year land lease between the Town of Jackson and Teton County which terminates in 2026. This lease lays out ownership and responsibility for infrastructure. Teton County pays for daily operations and staffing.
- The Rodeo Grounds Management Agreement which outlines maintenance of all Fairground facilities which includes accommodations for the Town's rodeo concessionaire. This lease expires in 20203.
- The Rodeo Concessionaire Agreement is a 4-year lease between the Town and their rodeo concessionaire. The lease outlines the parameters for the rodeo concessionaire to operate and the money owed to the Town for their concession. This lease expires in 2021.

Recent Occupancy Concerns

Since Heritage Arena was constructed in 2006, there has been a demand for a large venue space within the community. As a result of this demand, numerous large events have occurred over recent years within Heritage Arena that exceed the building's original purpose as an indoor riding arena by exceeding the maximum occupancy of 160 people. These events are all well-known and well-attended by the community and include the following:

- Rocky Mountain Elk Foundation Banquet (300 - 400 attendees)
- World Series of team Roping (300+ attendees)

- 4-H Livestock Sale (1,000+ attendees)
- JHSC Ski Swap (1,000 - 2,000 attendees)
- Fireman's Ball (1,000 - 2,000 attendees)
- JH Live Winter Concert (3,000+ attendees)

In 2019, prior to the winter JH Live concert held at Heritage Arena, the Fire Marshall brought to the Fairground staff's attention the 160 person occupancy limit. Special arrangements were made to allow the concert to occur even though the concert far exceeded the occupancy limit. Later in 2019, after the JH Live concert, the Fire Marshall made special arrangements for the 4-H Livestock Sale during fair week because this event also far exceeded the occupancy limit. It was after the 4-H Livestock Sale that the Fire Marshall indicated that no more special events over the 160 occupancy limit would be approved unless the use of the building is changed to allow Assembly use. This change in use requires building upgrades which may include emergency lighting/alarms, new emergency exit door, fire alarms and additional water fountains and restrooms. However the final building improvements will be determined later at the time of building permit.

Project Description

The proposed project is located within the P/SP zoning district which requires all uses to be reviewed under a CUP. The proposed use falls under Assembly, which is categorized as a public or semi-public gathering space and includes community centers and reception halls. Teton County Fair and Fairgrounds is proposing minor permanent improvements to the existing Heritage Arena building so that the building may accommodate larger gatherings up to 2,000 people while still continuing its use as a riding arena. However, due to recent global circumstances, available funding may only support building upgrades that would allow a maximum occupancy of 900 people. The final occupancy will be determined at the time of building permit submittal. Some of the potential building upgrades may include a new egress door on the western side of the building, upgraded fire sprinkler system, additional bathrooms and fountains, and emergency lighting/alarms. The applicant is not proposing to expand the size of the building.

This application is not related to events that occur at the Rodeo Grounds (i.e. weekly summer rodeo events), although when the Rodeo season is in full swing the Heritage Arena is used as practice grounds. In addition, events such as Fair Week are also separate from this application and those outdoor events require a separate approval of a Special Event Permit by the Town Council.

The applicant has stated that due to the challenges of maintaining the riding grounds and due to concerns from the Health Department over serving food where live animals are kept, events such as JH Live, the Fireman's Ball and the Rocky Mountain Elk Foundation Banquet will likely not continue in this location. In addition, if the maximum occupancy is set at 900 people, events such as the 4-H Livestock Sale and JHSC Ski Swap will be managed in a way so that no more than 900 people are in the building at any given time.

Parking for Assembly use is calculated using an independent calculation. Because the site is not paved or striped, it is difficult to identify the total amount of available parking. The applicant estimates between 250-300 vehicles are parked within the site during a large events and that the site easily accommodates this demand. Parking is available to the north of Heritage Arena during winter months. During summer months parking is available to the west and north of Heritage Arena and to the east of the Rodeo Arena. There is no plan to pave or add gravel to the parking and circulation areas at this time.

The applicant states they have 4 full-time employees and 1 seasonal summer employee who manage and maintain the Heritage Arena. When events occur, each event group brings their own crew who set-up, operate, and tear-down the event. Snow removal is managed by the Fairground who plows the snow directly to the west and north of Heritage Arena and to the east of the Rodeo Grounds. Snow is predominantly stored in the northwestern corner of the property. A trash enclosure currently exists on the western side of Heritage Arena.

Finally, 4 temporary U-Style bike racks are proposed for summer use; 2 at the south entrance and 2 at the west entrance.

Staff Review

Staff has reviewed the proposed Assembly use for the subject property and have found it to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. The Fairgrounds is a large site that currently operates around several yearly special events that vary in intensity, operation and use. The Fairgrounds is also a Public/Semi-Public zoned property and should be continually used in a manner that serves the community. With that, staff finds that the proposed Assembly use is compatible with the existing uses on the site and will continue to serve the community through various events, competitions and gatherings. The proposed changes to the existing building are minor in nature and will bring the building to a higher level of life safety. In addition, the proposed changes will have no impact on parking, circulation or access.

Parking / Vehicular Access

Perhaps the project's main regulatory issue is determining the proper parking requirement for this unique use and its proper management. Under LDR Section 4.2.1.C.1, the parking requirements for an 'Assembly' use is determined by an independent calculation. The applicant estimates that the largest events at Heritage Arena, which only occur a few times a year, result in between 250-300 vehicles and trailers. Based upon the vast amount of space on the 18 acre lot, staff finds there is more than ample room to accommodate the proposed uses. Staff also realizes that the large events are less common and the day-to-day use generates far less parking demand.

Parking management is somewhat of a free-for-all because the site is not paved or striped, other than a small striped parking area adjacent to the southwest corner of the building. However, the large events do involve some assistance from Fairgrounds staff who mark-off parking for trailers to ensure proper spacing of vehicles. Staff finds that although parking management is not ideal, these large events are less common than the day-to-day uses and have been properly managed over the years.

As stated above, the applicant is not planning on paving or adding gravel to the site. Due to the unique uses which include livestock, horses and other animals, staff finds that the current condition as a dirt lot is appropriate. Also, the Fairgrounds lease will be up for renewal in 2026 and investing capital in pavement or gravel for such a large area would not be a prudent use of funds.

Primary vehicular access will continue to be taken directly from Flat Creek Drive and Snow King Avenue. Due to the large size of the lot, staff does not find any issues with vehicle turning movements within the site and the proposed changes to the existing building will not impact access in any way.

Affordable / Employee Housing

Section 6.3.2.C.13 Exemptions of the LDRs states that uses in the P/SP zone are exempt from the standards of Division 6.3 Employee Housing.

Lighting

The applicant is not proposing any new exterior lighting at this time. However the applicant will be installing new emergency lighting within the interior of the building.

Landscaping

The LDRs have no landscaping requirements for uses within the P/SP zoning district and at this time the applicant has not proposed landscaping. It should be noted that several trees exist in front of Heritage Arena along Snow King Drive which help with screening.

Signage

No exterior signage is proposed at this time.

Trash / Snow Storage / Bicycle Parking

Snow plowing to the west and north of Heritage Arena and to the east of the Rodeo Ground is managed by the Fairgrounds. Public Works (Streets Department) does plow certain areas of the lot such as Fire/EMS (northeast corner) and uses the northwest corner of the lot as their main winter snow storage area.

A trash enclosure currently exists along the western side of the building adjacent to the temporary winter dog park. Additional recycling bins for the general public are located in the southwestern corner of the lot at the intersection of Snow King Drive and Karns Meadow Drive.

Finally, 2 temporary U-Style bike racks are proposed at the south and west entrances (4 total). However, staff does not anticipate a high demand for bike parking. Based on the nature of the events within Heritage Arena the majority of contestants and patrons drive to the site to load/unload livestock, horses, equipment, skis, etc. Staff finds that the proposed bike racks will complement the proposed uses by providing an alternative mode of transportation for those who chose to do so.

Noise / Visual

Staff finds that from a noise and visual standpoint, there will not be any significant impacts beyond what typically occurs at the Fairgrounds. Among the events listed in the applicant's proposal, all event activity will occur within the building helping to reduce noise and visual impacts. Staff acknowledges that these events do have a unique parking demand and can draw in large crowds with numerous vehicles and trailers. However the site is large and has ample room to accommodate the parking demands for these events. The applicant has indicated that due to funding limitations, the maximum targeted occupancy will be less than 1,000 occupants even though the original goal was to reach 2,000 occupants. Ultimately the applicable building and fire code dictate the maximum occupancy based upon the upgrades made to the building.

Staff Findings

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

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

The proposed development is located within District 3 Town Residential Core - Subarea 3.3 Rodeo Grounds Institutional Area of the 2012 Comprehensive Plan which states:

This STABLE Subarea is characterized by its two existing institutional land uses - the rodeo grounds and the Town Public Works facility. The Town Public Works facility is an essential facility that should be maintained in its current, central location consistent with the sustainability and community services policies of the plan. Similarly, the location and use of the Rodeo Grounds supports the Town as Heart of Region policies of this plan and should be allowed to remain in its current location. The subarea will maintain similar uses and characteristics into the future, although the actual users may change.

Staff finds the proposed project meets the intent and vision for this subarea. Subarea 3.3 is a stable area and is desired to accommodate the Fair Grounds and special events that occur within the site. This requested change to Assembly use will continue to allow community-valued events which contribute to the Town as Heart policies of the Comprehensive Plan.

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

Common Value 1: Ecosystem Stewardship

N/A

Common Value 2: Growth Management

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

Not applicable to this proposal.

Policy 4.3.a: Preserve and enhance stable areas

Complies. Staff finds that the proposed use is consistent with intended use of this stable area.

Policy 4.3.b: Create and develop transitional areas

Not applicable to this proposal.

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

Not applicable to this proposal.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable to this proposal.

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable to this proposal.

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

Not applicable to this proposal.

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

Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Assembly use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

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

Complies. Staff finds that the proposed operation will minimize the visual impact on adjacent lands. The Rodeo Grounds is specifically listed in the Comprehensive Plan as a desired use for this area of Town and the events & uses proposed with this application are consistent with the desired future character. The events listed in this application occur within Heritage Arena and do not result in significant visual impacts beyond the vehicles and trailers that park within the site. With that being said, the property is large enough to accommodate the parking demand which reduces the need for guests and participants to park on adjacent streets. Beyond the parking demand during events, the presence of livestock in conjunction with competitions and community events further support and celebrate Jackson Hole's long history as a western town.

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

Complies. Staff finds that the proposed use will not have an adverse environmental impact. The site is also not located within the NRO and SRO, and all proposed use and operations will be conducted within previously disturbed areas.

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

Complies. Staff finds that the proposed use minimizes adverse impacts on nuisances because the impacts of many of these uses were already considered when the Heritage Arena was approved. Staff acknowledges that the Heritage Arena has morphed into a gathering space for larger events since its original approval, however the events and use proposed do not increase nuisance impacts beyond the impacts that were already contemplated with the Rodeo Grounds and Heritage Arena were approved.

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

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities, in fact the proposed change in use will increase the life-safety factor of the building through the required upgrades.

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

Complies. Staff finds that the proposed use and building improvements complies with the provisions of the LDRs and with all other Town Ordinances. The proposed improvements are within an existing building and since the property is located within the P/SP zone, development standards such as setbacks, building height, FAR, etc. are not applicable.

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

Complies. The proposed request complies with the previous approved Sketch Plan, Development Plan and Conditional Use permit for this site.

ATTACHMENTS

Applicant Submittal
Department Reviews

PUBLIC COMMENT

None at this time.

FISCAL IMPACT

The Town of Jackson leases this land to the County for fairgrounds use. These agreements include financial benefits to the Town for their continued use.

STAFF IMPACT

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

LEGAL REVIEW

Ongoing as needed.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

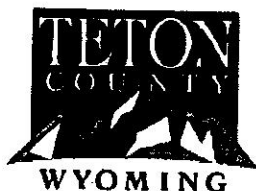
The Planning Director recommends **approval** of a Conditional Use Permit (P20-058) for an 'Assembly' use related to Heritage Arena located at 305 W Snow King Avenue, subject to the departmental reviews and the following condition of approval:

1. If a Building Permit for the required work is not submitted within 1 year of CUP approval, the CUP shall expire.

SUGGESTED MOTIONS

Based upon the findings for a Conditional Use Permit as presented in the staff report and by the applicant 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 Item P20-058, I move to recommend **approval** to the Town Council of a Conditional Use Permit for an 'Assembly' use related to Heritage Arena located at 305 W. Snow King Avenue, subject to this staff report dated May 20, 2020 and the following condition of approval:

1. If a Building Permit for the required work is not submitted within 1 year of CUP approval, the CUP shall expire.



GENERAL SERVICES

Facilities Maintenance
Fair and Fairgrounds
Information Technology
Public Information

Notification of Internal Construction Activity in the Heritage Arena on the Teton County Fairgrounds

WHEREAS, Teton County, Wyoming, a duly organized county of the State of Wyoming leases from the City of Jackson, a first class city, property commonly referred to as the Fairgrounds located on Snow King Avenue in Jackson, Wyoming;

WHEREAS, Teton County and the City of Jackson signed the lease for the fairgrounds on July 17, 2003 and the lease is valid through December 31, 2026; and

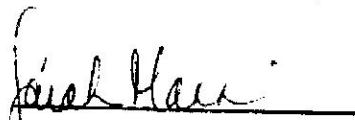
WHEREAS, the 2003 Fairgrounds Lease states in Paragraph 12 Alterations that "the lessee shall not make any alteration in the external elevation or architectural design of the buildings on the premises, or injure or remove any of the external walls or timbers thereof without the consent in writing of the Lessor, which consent shall not be unreasonably withheld"; and

WHEREAS, the 2003 Fairgrounds Lease states in Paragraph 13 New Buildings that "the lessee shall not erect or permit to be erected on the premises any new buildings or make or permit to be made any addition to the building to be erected upon the premises, except in accordance with plans and specifications approved in writing by Lessor, and pursuant to the Town of Jackson planning department requirements"; and

WHEREAS, Teton County is proposing to make internal changes to the Heritage Arena that are not encompassed by either Paragraph 12 or Paragraph 13 of the 2003 Fairgrounds Lease, thus no permission is needed from the City of Jackson under the 2003 Fairgrounds lease, however, prior to beginning construction within the Heritage Arena, Teton County desired to notify the City of Jackson of the internal activity within the Heritage Arena.

NOW THEREFORE,

Teton County hereby notifies the City of Jackson that internal construction activity will be occurring in the Heritage Arena on the Teton County Fairgrounds, in order to improve the safety of the facility.


Sarah Mann, Director

General Services

Teton County, Wyoming

LETTER OF AUTHORIZATION

Town of Jackson, WY, "Owner" whose address is: P.O. box 1687150 East Pearl Avenue Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
Larry Pardee, Town Administrator, as the owner of property

more specifically legally described as:
Land on which the Heritage Arena sits - 305 West Snow King Ave. Jackson WY 83001
PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 (Rodeo Grounds Includes Mateosky Park)

(If too lengthy, attach description)

HEREBY AUTHORIZES Rachel Grimes, Teton County Fairgrounds Manager 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: Larry Pardee, Town Administrator

(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)

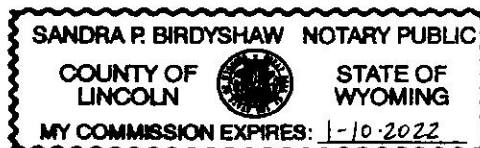
The foregoing instrument was acknowledged before me by LARRY PARDEE this 19TH day of MARCH, 2020.

WITNESS my hand and official seal.

Sandra P. Birdshaw
(Notary Public)

My commission expires: 1-10-2022

(Seal)





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: Heritage Arena - Change of Use Designation
Physical Address: 305 West Snow King Ave. Jackson WY 83001
Lot, Subdivision: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. PIDN: 22-41-16-33-1-00-024

PROPERTY OWNER.

Name: Town of Jackson - Rodeo Grounds Phone: _____
Mailing Address: PO BOX 1687 JACKSON, WY ZIP: 83001-1687
E-mail: _____

APPLICANT/AGENT.

Name: Rachel Grimes - Teton County Fair & Fairgrounds Manager Phone: 307-203-0660
Mailing Address: PO Box 3075 Jackson, WY ZIP: 83001
E-mail: rgrimes@tetoncountywy.gov

DESIGNATED PRIMARY CONTACT.

____ Property Owner A 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
<u>C</u> 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 #: _____ 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?

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

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

Rachel Grimes

Name Printed

Mar 13 2020

Date

Manager Teton County Fair

Title



Heritage Arena - Designated Use Change Narrative

Conditional Use Permit (CUP) Submittal
March 16th, 2020

Project

Heritage Arena - Teton County Fairgrounds
RE: Capacity Improvement Project
305 W. Snow King Ave
Jackson, WY 83001

Applicant

Teton County Fair & Fairgrounds
Rachel Grimes, Fair & Fairgrounds Manager
PO Box 3075
305 W. Snow King Ave
Jackson, WY 83001

Planning Permit Requested

Teton County Fairgrounds, in conjunction with Teton County Facilities Management, would like to apply for a CUP for the Heritage Arena, located within the Town of Jackson. The Conditional Use Permit request is for Dual Use - both Institutional, **Assembly** (added use) and **Utility Facility** (current use approved by Planning Department.)

Findings for CUP Approval

LDR Section 8.4.2 sets out the findings for approval of a CUP

1. *Is compatible with the desired future character of the area; The Rodeo Fairgrounds is zoned P/SP Public/ Semi Public for all activities occurring in the Heritage Arena*
2. *Complies with the use specific standards of Div. 6.1. LDR Section 6.1.8 Institutional Uses includes B. Assembly, including community centers and reception halls*
3. *Minimizes adverse visual impacts; One exterior door is added, with no adverse impact*
4. *Minimizes adverse environmental impacts; No adverse impacts are anticipated, as there is no additional development proposed or additional impervious surface area.*
5. *Minimizes adverse impacts from nuisances; Impacts to the community were studied and approved at the time the Rodeo Fairgrounds was established, with over 25,000 Teton County Fair visitors during the course of 4-5 days. Heritage Arena proposed Max occupancy of 2,000 (described below) is exceeded by the adjacent rodeo arena, which formally seats 2,500. Special events in the Heritage Arena will not coincide with Rodeos.*
6. *Minimizes adverse impacts on public facilities; Safety upgrades in terms of fire alarms and egress lighting will reverse adverse impacts.*
7. *Complies with all other relevant standards of these LDR's and all other Town Ordinances: and is in substantial conformance with all standards or conditions of any prior applicable permits or approvals The building and use are in compliance*

Attached Sheets:

A001, A101, A102, A103, A301, A401 Dated March 16 2020

Housing Mitigation Plan

As a public facility, in a public zone, this project is exempt from any housing mitigation requirements, Per LDR Section 6.3.2 Applicability

Section C Exemptions

 #4. Agricultural Use

 #13. Employee Generated Housing in the Public/ Semi-Public Zone

Pertinent Fairgrounds Leases

Teton County Fairgrounds operates under multiple lease agreements. The foundational 24-year lease, between the Town of Jackson and Teton County, terminates in 2026. The Town owns the land on which the Fairgrounds resides. The County leases the land from the Town, owns and maintains all infrastructure, and pays for daily operations, including Fairgrounds staffing.

The second lease is the Rodeo Grounds Management Agreement. The RGMA outlines how the County will maintain all Fairgrounds facilities, and more specifically, the Rodeo Arena, to accommodate the Town's rodeo concessionaire. As such, the Town of Jackson pays Teton County \$60,000 per year to keep Fairgrounds facilities in working order to host rodeos.

The third lease is the Rodeo Concessionaire Agreement. The RCA is a 4-year lease between the Town and their rodeo concessionaire, which outlines the parameters under which the rodeo concessionaire may operate through their summer season and the money they owe the Town for this concession. The rodeo concessionaire gets exclusive use of all Fairgrounds facilities (including Heritage Arena) on rodeo days - 3 nights per week from Memorial to Labor Day.

Current Day-to-Day Operations

As the only indoor, public riding arena in Teton County, the Heritage Arena is a very busy place year-round! During winter months, October – April, there is activity happening daily from 8 or 9 in the morning until 8 or 9 at night. Various users/uses include Citizens Mounted Unit, team roping practice, barrel racing practice, English horseback riders, Western horseback riders, private riding lessons of both disciplines, several dog-agility groups, and Teton Archery Club. During summer months, May through September, the Heritage Arena is used by many of the same groups listed above and also serves as a warm-up arena for JH Rodeo contestants on Wednesday, Friday and Saturday nights. The Teton Barrel Racing Association utilizes the facility on Tuesday evenings.

Parking

In terms of day-to-day operations, as well as special events, informal auto parking is available throughout the entirety of the Fairgrounds. Typically, during winter months, users pulling horse trailers park to north of the Heritage Arena. During summer months and rodeo season, contestants/horse trailers park to the west and the north of the Heritage Arena, while spectator parking is reserved on the east side of the Fairgrounds, near the Fair Office and tennis courts.

Parking for special events usually occurs nearest the facility, specifically west and north of the Heritage Arena. In the past, both Snow King and Flat Creek Drive have been closed on occasion to accommodate additional parking. In 2019, for the World Series of Team Roping, Flat Creek Drive had a soft closure to accommodate additional horse trailer parking. While the west side of the Fairgrounds (west of the Heritage Arena) is not included in the lease between the Town and County, the Town recognizes the need for that space to be utilized by day-to-day Fairgrounds operations outside of winter months, for special events, and for JH Rodeo contestants during summer months. The attached site map highlights these parking areas.

Bicycle Parking

4 New Short Term U-Style Bike Racks will be installed on existing concrete aprons, 2 each at the south and west entrances to the building, as shown on the drawings. Storable temporary racks will be provided for fair week, per Pathways recommendations.

Background

The Heritage Arena was built in 2006. At that time, the building use was designated Group U Utility and Miscellaneous, under which agricultural buildings, barns, and livestock shelters are listed. From a building code perspective, this U classification remains the current designation. Group U only allows for a total capacity of 160 people, even though the facility is approximately 48,000 square feet in size. While the original intent of the facility was *NOT* to be a venue for large events, the Heritage Arena morphed into just that over the years. In more recent years, the Heritage Arena has become a venue due to limited large event space in the community. The table below shows attendance at past events which have taken place in Heritage Arena.

EVENT	TIME OF YEAR	# OF ATTENDEES
Rocky Mountain Elk Foundation Banquet	May	300-400
World Series of Team Roping	June	300+
4-H Livestock Sale	July	1000+
JHSC Ski Swap	October	1000-2000
Fireman's Ball	November	1000-2000
JH Live Winter Concert	February	3000+

When organizers of these large, special events reserved the Heritage Arena as their venue, they rented the facility for 2-3 days to accommodate set-up before-hand and clean up after, in addition to the event day itself. Typically, the arena ground is compacted with a roller by a local excavation company, which results in a hard surface for event attendees and wheelchair access. Unfortunately, rolling the arena ground compromises the integrity of the material for equine users. It takes Fairgrounds staff 1-2 weeks of repeated grooming to restore the material to its original state. Equine and livestock users are of course not permitted to use the facility during these events and struggle to use it properly just afterwards. The compromised ground material is detrimental to their animal's footing and overall safety. This conflict of interests suggests that the frequency of future events not associated with building's original purpose will be scaled back, rather than expand or grow. In other words, it is not our intent at this time to

host large events involving food and music that were hosted in 2019 such as the JH Live Concert, the Rocky Mountain Elk Foundation banquet, and the Fireman's Ball.

JH Live began working with the Fair & Fairgrounds Manager in late fall of 2018 to plan a winter concert for February 2019. This was the first event of this type and size to use the Heritage Arena as their venue. In early 2019, it was brought to staff's attention that the Heritage Arena occupancy maximum was 160, based on the "as-built" building designation. Fire Marshal, Kathy Clay, made special arrangements with JH Live organizers to remain in compliance with fire code based on their estimated ticket sales.

Similar circumstances were again approved by the Fire Marshal for the 4-H Livestock Sale during the 2019 Teton County Fair. In addition to fire code regulations, Clay asked that the Fair Board place counters at each door to the Arena and have fire watch posted in the facility throughout the event duration. The counters revealed that, at one point during the sale, there were over 1200 occupants in the Heritage Arena. Fire Marshal Clay indicated firmly that she would no longer allow special events with over 160 occupants.

In 2019, both the JHSC Ski Swap and Fireman's Ball found alternative venues. In 2020, the Rocky Mountain Elk Foundation Banquet will likewise need to find an alternate venue. The most pressing event at this time is the above mentioned 4-H Livestock Sale, held on Friday night of Fair Week in late July. This is a highly specialized event that cannot practically, be accommodated at another location in the County. To truck over one hundred 4-H animals, including steers, pigs, goats and sheep, off the Fairgrounds for one evening, and then bring them back to the fairgrounds for 2 more days, is impractical if not impossible! The potential of losing these animals to excessive heat exposure and stress during relocation is too high a risk.

Another topic which emerged as problematic throughout these discussions is food service in the arena during special events. Environmental Health expressed concerns about people eating where animals defecate, with possible cross-contamination (E Coli, Salmonella, etc.) In the past, food service occurred in the arena space during special events by means of catered sit-down dinners, food trucks, tented vendor stands with barbecues, etc. Unfortunately, food service within the building cannot be permitted at all in the future. To accommodate future events, only self-contained food trucks parked outside the building will be allowed, with serving and eating also to remain outside. This factor influenced the decision to remove the kitchen components and allocate this space for restrooms required to increase occupant load.

Project Scope & Timeline

After the 2019 Fair, Teton County staff began researching what could be done to increase the facility's occupancy. Through meetings with Teton County staff and Town of Jackson Building Officials, it was determined that the change of designation will require the following: Fire code requires the installation of emergency lighting and a fire alarm system. Building code requires additional restrooms, additional egress (one exterior door) and a change in occupancy status from **Utility to a Mixed-Use** designation, **Assembly + Utility**. The building, though large, has a steel structure, with metal siding and roof. This non-combustible construction type, along with ample open space around the structure, make it ideal for occupancy increase. With regard to

funding for the following improvements to the Heritage Arena, monies budgeted and earmarked for a different Fairground's project have been reallocated for this project.

Project #1- Emergency lighting [bid out Sept 2019] ASAP As Soon As Possible

Delcon was the low bidder at \$22,860.00 and was awarded the contract.

Project #2- Fire Alarm System [bid out Sept 2019] Early May

Mountain West Electrical Services was the lowest and most responsible bidder in the amount of \$54,700.00

Project #3- Increased water fountains and restroom fixtures Fall 2020

This contract has not yet been bid out or awarded. Plans will be completed upon confirmation of a Conditional Use Permit. Furthermore, the scope is too extensive and invasive to be carried out during summer months, the facility's busiest time of year.

Working with TOJ Building Department, Architect, Rachel Ravitz, drew preliminary plans to convert from **Utility** to (Mixed Use) **Assembly + Utility** designation. An occupancy study was done to determine the best path forward. From a purely numeric standpoint, the building could hold upwards of 9,000 people. This is far more ambitious than Fairground's staff wish to support! IBC provides an exception: where approved by the building official, the actual number of occupants...although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load. Building official, Kelly Sluder, suggested that the actual riding arena area could be removed from the calculation, with the remaining square footage resulting in roughly 2500 occupants. He further agreed to cap the facility occupancy posted at **2,000** used also to determine plumbing fixture counts. Anecdotally, the existing toilet fixtures support an occupant load of 900. Egress dispersion was also reviewed, determining that an additional door is needed on the west facade to compensate for an east door which is often blocked by snow, facility-user and/or event operations.

Conclusion

While the Heritage Arena has served the community in various capacities over the past 15 years, specific upgrades are needed to continue this service in a completely transparent and safe manner. This investigation and upgrade have caused close scrutiny of appropriate uses for the building. Music concerts are unlikely to occur here in the future, nor are events of any kind exceeding 2,000 occupants. Staff will continue to assess rentals on a case-by-case basis, as event organizers consider the Heritage Arena as a potential venue. Some upgrades must be completed quickly, due to upcoming event dates. Upon full completion, Fairgrounds staff aim to satisfy all local governing agencies concerned, including Planning & Building, and Fire/EMS to once again accommodate some of these historic community events in the Heritage Arena.



SHEET LIST			
Sheet Number	Sheet Name	Designed By	Drawn By
A001	TITLE SHEETS / SITE PLAN	RR	Ravitz
A101	EXISTING FLOOR PLAN	RR	Ravitz
A102	PROPOSED REST ROOMS	RR	Ravitz
A103	Civil Overlay Scale Proposed Changes	Designer	Author
A301	EXTERIOR ELEVATIONS	RR	Ravitz
A401	SECTIONS	RR	Ravitz

Zoning: Civic P/SP

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



ESTEAM
ARCHITECTURE



M4176 2005
COLUMBUS NEBRASKA



645 West 25th street
Idaho Falls, ID 83402
(208)523-2862
Jeremy@BradleyEngineering.com

HERITAGE ARENA

Snow King Ave Jackson WY 83001

TITLE SHEETS / SITE PLAN



CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A001

Scale 1" = 60'-0"

TYPE IIB - NON RATED
Sprinklered Building NFPA 13

UTILITY - U

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



ESTEAM
ARCHITECTURE



M4176 2005
COLUMBUS NEBRASKA



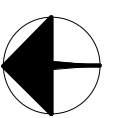
645 West 25th street
Idaho Falls, ID 83402
(208)523-2862

remy@BradleyEngineering.com

HERITAGE ARENA
Snow King Ave Jackson Wy 83001
EXISTING FLOOR PLAN



**CONCEPT
NOT FOR
CONSTRUCTION**



① MAIN EXIST
1/16" = 1'-0"

ate	Mar 16 2020
-----	-------------

A101

scale	$1/16" = 1'-0"$
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2018 IBC	HERITAGE ARENA CODE STUDY										DEC 6 2019	
MIXED USE	U & A-3											
Table 1004.5	2390	5	11,950	Public use area only (Subtract Riding Arena) stands								
	144											
	2534		Total Occupants Public A-3 Area									
1004.5	Exception: Where approved by the building official, the actual number of occupants for whom each occupied space floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load. statistics showing un-even split of sexes for occupancy may be used											
	2000	Max Occupant Load Approved by TOJ and Posted in Building										
312.1	Utility Group ... Includes... Agricultural Buildings, Barns, Livestock Shelters, Stables											
Table 1004.5	300 gross	Agricultural buildings		33,545	Livestock & Arena		111.8	Occupants				
2902.1	N.A.		Utility [Arena] Portion Requires no Plumbing systems									
2902.1	Occupants Total	50% Female	factor	Toilets	50% Male	w.c.	67% can be Urinal		Lav each	Fountain		
NEW	2000	1000	65	15.4	1000	125	8.0	5.4	200	5.0	500	4.0
EXIST	900	450	65	6.9	450	125	3.6	2.4	200	2.3	500	1.8
	1 Assembly	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades, and gymnasiums										
1109.2.1	In assembly and mercantile occupancies, an accessible family or assisted-use toilet room shall be provided where an aggregate of six or more male and female water closets is required											
	Fixtures located within family or assisted-use toilet and bathing rooms shall be included in the number of fixtures provided											
2902.3.3	In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (If events in rodeo grounds and Fair Office were not concurrent, these fixtures could serve the Arena Event load)											
2902.3.2	Prohibited - Toilet rooms shall not open directly into a room used for the preparation of foodservice to the public											
506.2	Table Allows 38,000 sq ft Sprinklered Type IIB (Non Combustible)											
	5-5	Frontage Increase Equation			825 Perimeter with 20 ft min open space surround					30	W	
					825 Entire Perimeter					30		
			38,000	1	-0.25	0.75	1		1			
			28,500	I	Frontage Increase							
		Total Area Allowed		66,500								
Table 1006.3.2	More than 1,000 occupants			minimum 4 exits								
1006.2.1.1	Four exits or exit access doorways shall be provided from any space with an occupant load greater than 1,000											
1007.1.1	paraphrase: Separation between (at least 2 of the) exits should be a minimum of 1/3 the building diagonal measurement when a sprinkler system is present. [In Heritage Arena case 300 ft approx diagonal /3 = 100 feet.]											
1007.1.2	When 3 or more exits are required... 2 shall comply with 1007.1.1. Additional Exits at a Reasonable Distance Apart											
1005.3.2	capacity in inches of means of egress with sprinkler system = occupants x .15 [1920 occupants x .15 = 288 inches / 4 exits = 72 inches = 6 feet wide per doorway											
	1920	0.15	288	4	72	12	6					
1005.5	if one exit is blocked, 50% reduced capacity not allowed											

506.3.2 Minimum frontage distance. To qualify for an area factor increase based on frontage, the public way or open space adjacent to the building perimeter shall have a minimum distance (W) of 20 feet (6096 mm) measured at right angles from the building face to any of the following:

1. The closest interior lot line.
2. The entire width of a street, alley or public way.
3. The exterior face of an adjacent building on the same property.

Where the value of W is greater than 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the building area increase based on frontage, regardless of the actual width of the public way or open space. Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5-5 shall be based on the weighted average calculated in accordance with Equation 5-4.

506.3.3 Amount of increase. The area factor increase based on frontage shall be determined in accordance with Equation 5-5:

$$I_f = [F/P - 0.25]W/30 \quad \text{(Equation 5-5)}$$

where:

I_f = Area factor increase due to frontage.

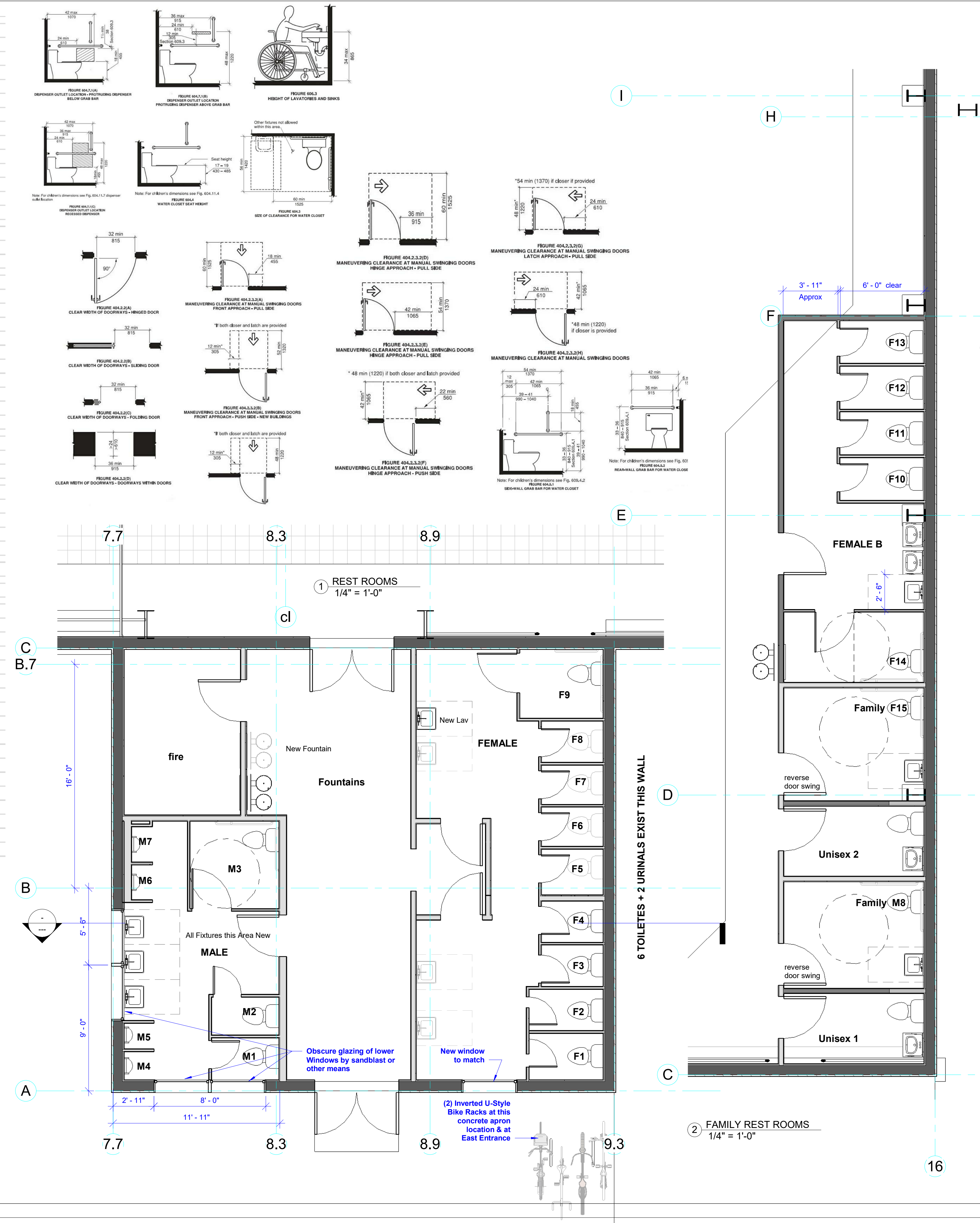
F = Building perimeter that fronts on a public way or open space having minimum distance of 20 feet (6096 mm).

P = Perimeter of entire building (feet).

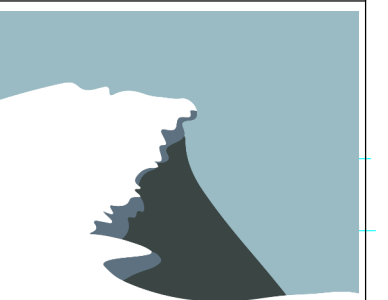
W = Width of public way or open space (feet) in accordance with Section 506.3.2.

TYPE IIB - NON RATED
Sprinklered Building NFPA 13

MIXED USE UTILITY U
and ASSEMBLY A-3
52,500 sq ft w/ eaves
Allowed 66,000 w Frontage Increase



AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



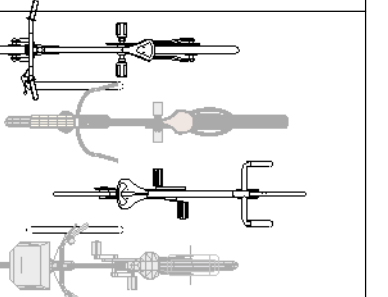
ESTEAM
ARCHITECTURE

BEHLEN
M4176 2005
COLUMBUS NEBRASKA

BRADLEY
Engineering/Chartered

645 West 25th street
Idaho Falls, ID 83402
(208) 523-2862

Jeremy@BradleyEngineering.com



HERITAGE ARENA
Snow King Ave Jackson WY 83001

PROPOSED REST ROOMS

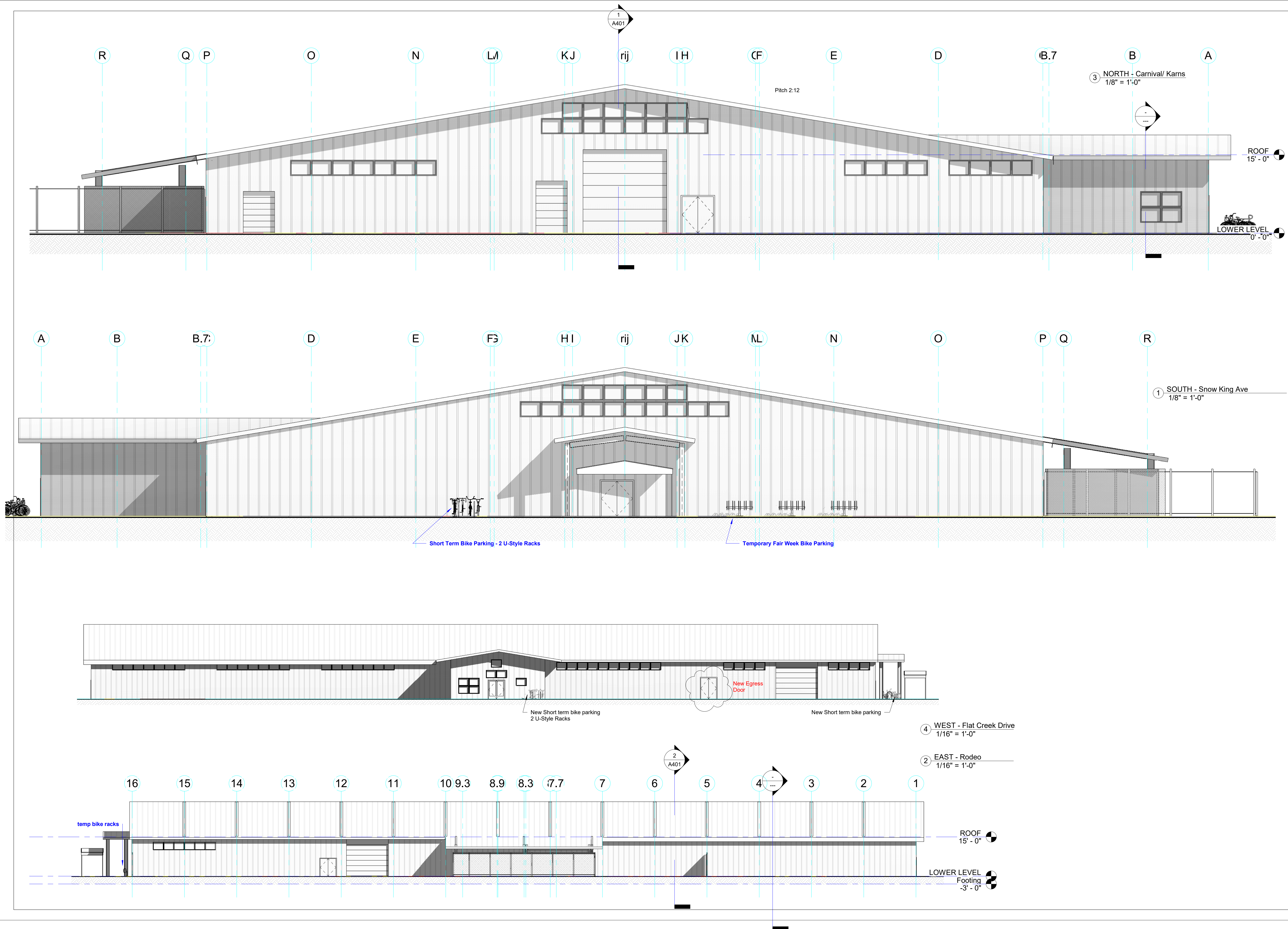


CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A102

Scale 1/4" = 1'-0"



AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



ESTEAM
ARCHITECTURE



BEHLEN
M4176 2005
COLUMBUS NEBRASKA



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Jeremy@BradleyEngineering.com

HERITAGE ARENA
Snow King Ave Jackson WY 83001
EXTERIOR ELEVATIONS



CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A301

Scale As indicated



ESTEAM
ARCHITECTURE



M4176 2005
COLUMBUS NEBRASKA



645 West 25th street
Idaho Falls, ID 83402
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Jeremy@BradleyEngineering.com

HERITAGE ARENA

Snow King Ave Jackson WY 83001

SECTIONS

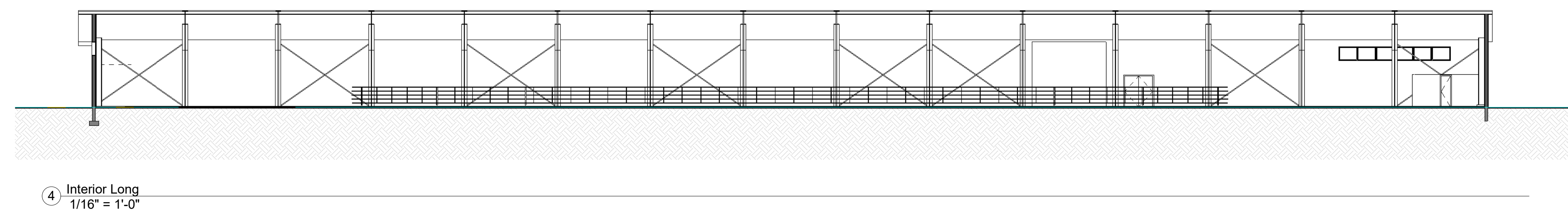
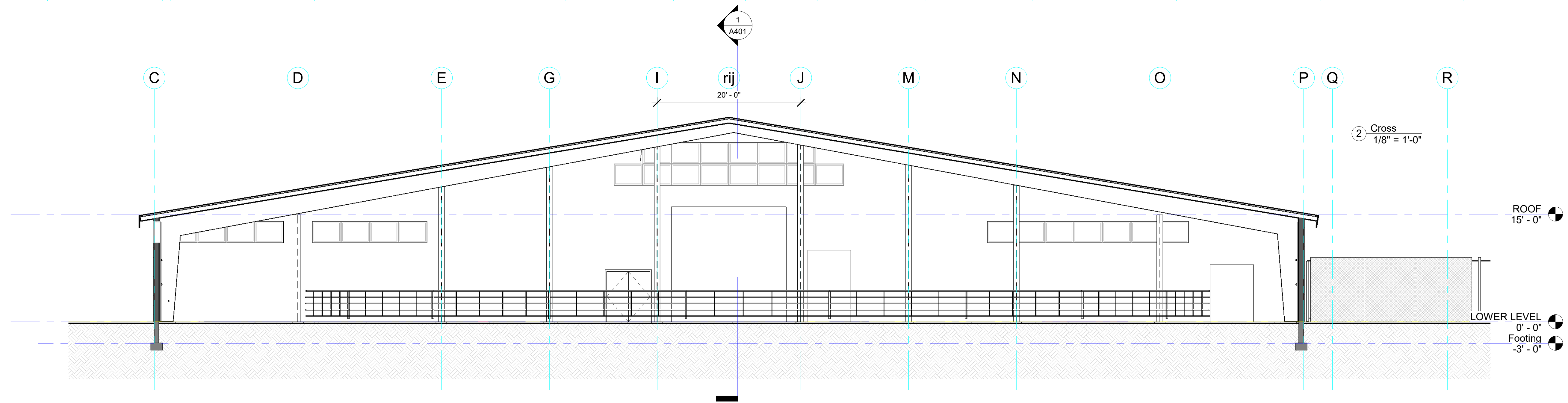
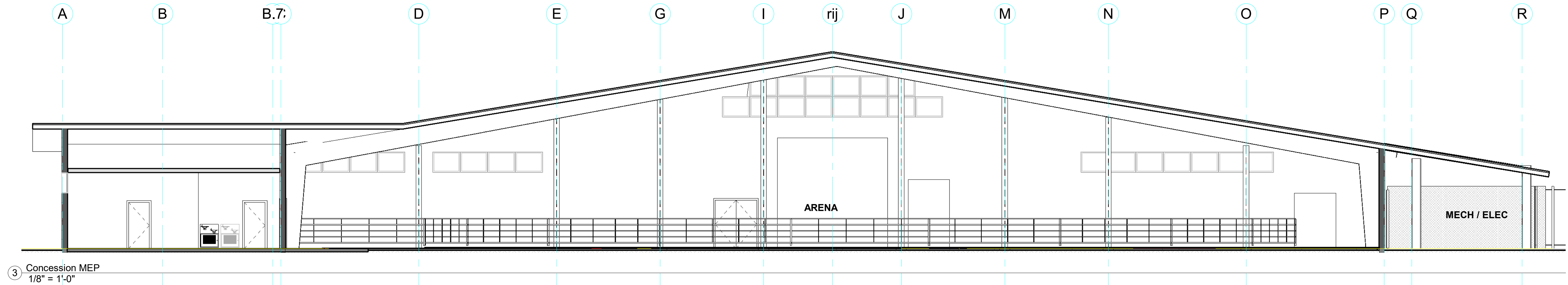
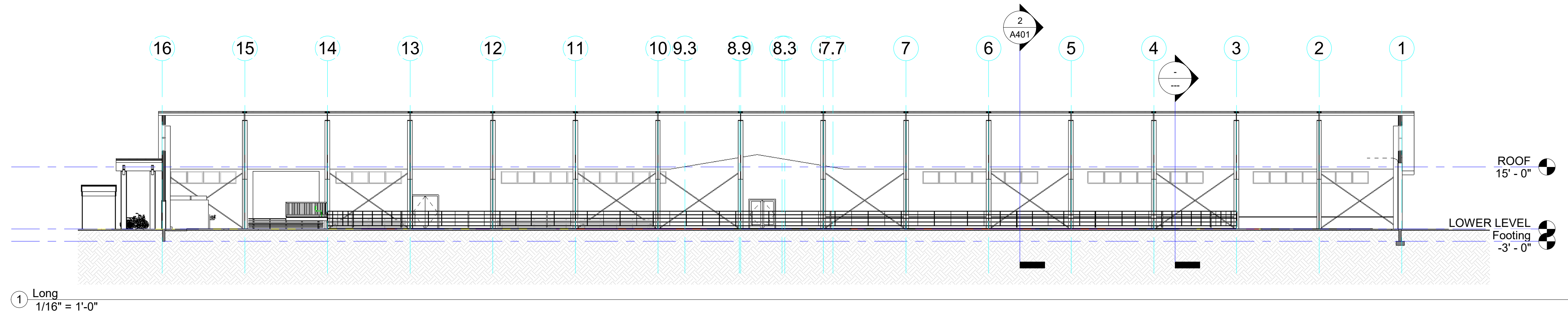


CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A401

Scale As indicated



PLANNING

Project Number	P20-058	Applied	3/20/2020	STOL
Project Name	CUP - Heritage Arena	Approved		
Type	CUP	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Teton County Fair Grounds	Owner	TOWN OF JACKSON	
Site Address		City	State	Zip
305 W SNOW KING AVENUE		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
		22411633100024		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building Kelly Sluder (3/26/2020 8:58 AM KS)	APPROVED W/CONDITI	3/20/2020	4/10/2020	3/26/2020	
Building is existing and the use will need to change. New restrooms must meet code and accessiblitiy requirements.					
Fire Kathy Clay (3/23/2020 11:47 AM CLAY)	APPROVED W/CONDITI	3/20/2020	4/10/2020	3/23/2020	See notes
Plans show an internal circled arena space. In the event there are >50 occupants within the arena, a second, remote exit must be unobstructed (no gates, etc) for occupants. If more than 300 occupants fill this space, a third unobstructed exit must be made avaliable. These exits must meet the signage and width requirements of the IFC. They may be manned, if needed.					
Joint Housing Dept Stacy Stoker (4/9/2020 11:14 AM SAS)	APPROVED	3/20/2020	4/10/2020	4/9/2020	See notes
The applicant has indicated that this application is exempt from a housing requirement. Since no housing units are required, the Housing Department has no comments					
Legal Lea Colasuonno		3/20/2020	4/10/2020		
Parks and Rec Steve Ashworth (3/23/2020 12:09 PM STOL)	NO COMMENT	3/20/2020	4/10/2020	3/23/2020	
No comments from P&R regarding P20-058, 305 W Snow King Ave. Thanks.					
Andy Erskine, CPSI					
Pathways Brian Schilling (3/23/2020 8:17 AM STOL)	NO COMMENT	3/20/2020	4/10/2020	3/23/2020	
No comments from pathways.					
Planning Tyler Valentine (5/15/2020 2:05 PM TV)	APPROVED W/CONDITI	3/20/2020	4/10/2020	5/15/2020	
Please see staff report.					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Police Todd Smith		3/20/2020	4/10/2020		
Public Works Caitlin Barilec (3/30/2020 11:19 AM CB) CONDITIONAL USE PERMIT– APPROVED P20-058 ADDRESS: 305 W Snow King Ave OWNER: Town of Jackson APPLICANT: Rachel Grimes- Teton County Fair & Fairgrounds Manager 3/30/2020 Caitlin Barilec, 733-3079 DATE OF SUBMITTAL: 03/20/2020 DATE OF MATERIALS: 03/13/2020 REVISION NO.: 0 The engineering division has reviewed your application for a CONDITIONAL USE PERMIT submitted on and with application materials as dated above. NOTES FOR APPROVAL 1. At the time of building permit application additional sewer capacity charges may be considered along with the sizes of the water and sewer services which may need to be enlarged.	APPROVED	3/20/2020	4/10/2020	3/30/2020	see comments
START Darren Brugmann (3/23/2020 8:09 AM STOL) No comments from START at this time.	NO COMMENT	3/20/2020	4/10/2020	3/23/2020	



TOWN OF JACKSON PLANNING COMMISSION AGENDA DOCUMENTATION

PREPARATION DATE: MAY 15, 2020
MEETING DATE: MAY 20, 2020

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

SUBJECT: **ITEM P20-062:** DEVELOPMENT PLAN FOR A LAND DIVISION AT 475 AND 505 EAST SIMPSON AVENUE IN THE NEIGHBORHOOD LOW DENSITY – 3 (NL-3) ZONE.

APPLICANT: RON LEVY / JORGENSEN ASSOCIATES

OWNERS: 505 E SIMPSON, LLC / LISA ELENZ

REQUESTED ACTION

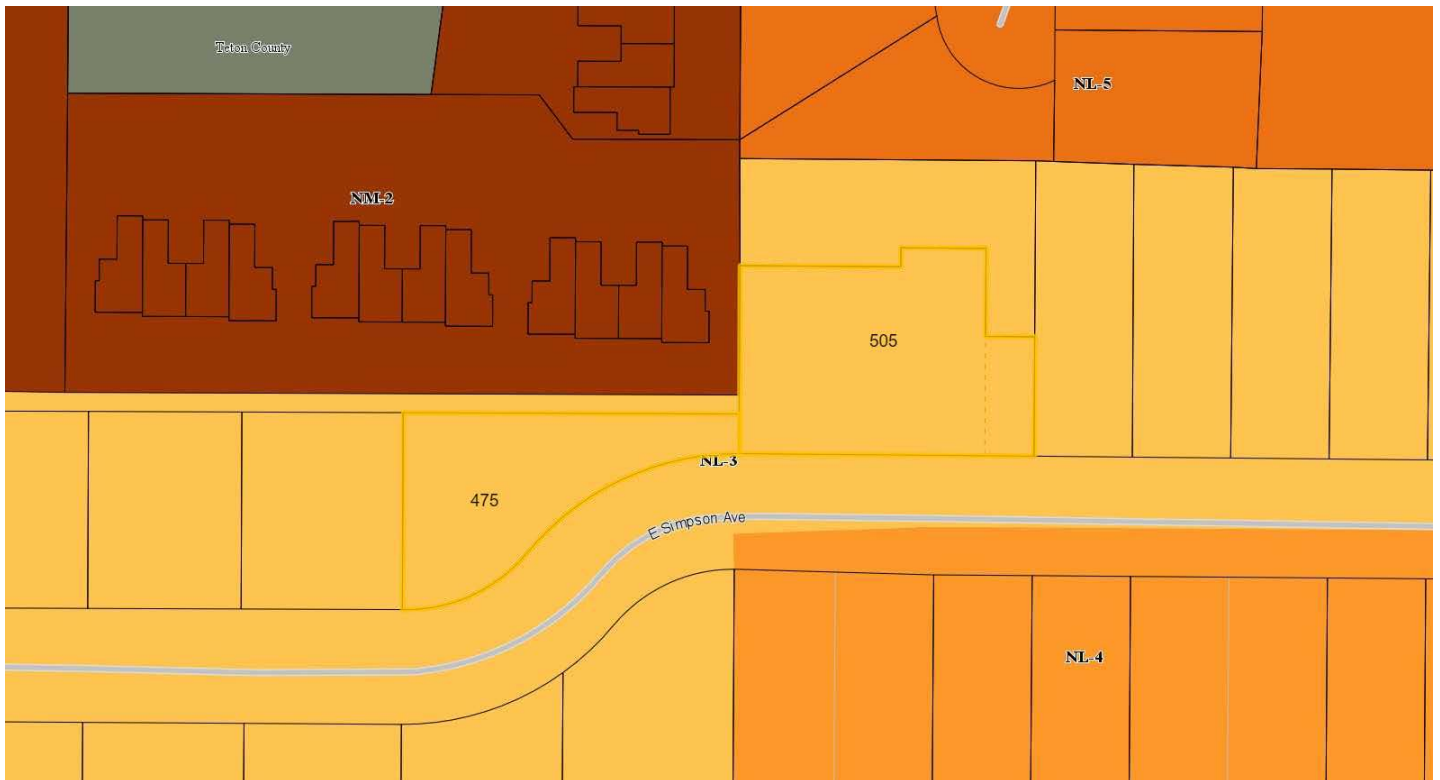
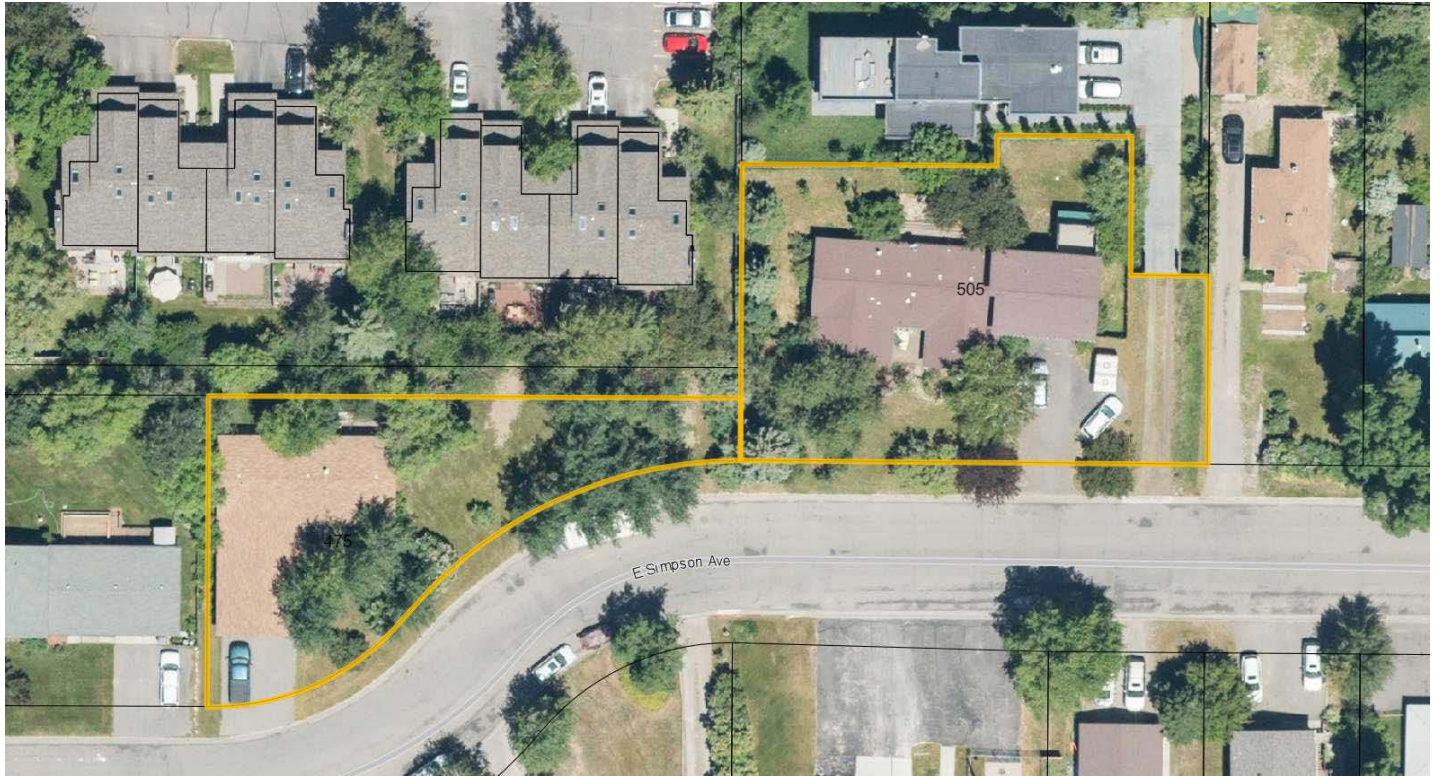
The applicant, co-representing 505 E Simpson, LLC (505 E. Simpson) and Lisa Elenz (475 E. Simpson), is requesting approval of a Development Plan for a 3 lot subdivision in the Neighborhood Low Density – 3 (NL-3) zoning district prior to submitting a Subdivision Plat. The applicant intends to create a total of three new lots from two existing lots, resulting in one additional lot.

APPLICABLE REGULATIONS

Section 8.3.2. Development Plan

LOCATION

The properties are located at 475 East Simpson Avenue and 505 East Simpson Avenue, legally known as LOT 7, BLK. 1, BRUCE PORTER 2ND FILING, and LOT 14, JOHN D. HALL, NINTH ADDITION, respectively. An aerial photo and zoning map are shown on the following page:



BACKGROUND

The 505 East Simpson property is a 0.32 acre (13,939 SF) lot within the Neighborhood Low Density - 3 (NL-3) zoning district. The surrounding zoning to the north is Neighborhood Low Density – 5 (NL-5), NL-3 to the east, Neighborhood Low Density – 4 (NL-4) to the south, and NL-3 and Neighborhood Medium Density – 2 (NM-2) to the west. At present, one (1) single-family home, built in 1975, with 2,789 square feet of habitable floor area exists on the property.

The 475 East Simpson Avenue property is a 0.23 acre (10,018 SF) lot within the NL-3 zoning district. The surrounding zoning is NM-2 to the north, NL-3 to the east, south, and west. At present, one (1) single-family home, built in 1977, with 1,424 square feet of habitable floor area exists on the property.

Historically, 3 residential lots were approved for the lands now addressed as 505 and 507 E. Simpson Avenue by the John D. Hall Addition in 1947 as depicted by Plat 1168. On September 19, 2005, the Jackson Town Council voted to approve Item P05-075 Final Plat, to create 2 lots on the property for a total of .516 acres, where three lots described as Lots 10, 11 & 12, Block 2 of the John D. Hall Plat No. 131 to the Town of Jackson formerly existed.

The applicant held a pre-application conference with planning staff on February 12, 2020, regarding the proposed lot split. Initially staff had informed the applicant that prior to a Development Plan the applicant would need to submit an application for a Boundary Adjustment in order to adjust the lot lines with the neighboring property at 475 E Simpson. Upon further consultation the Planning Director determined that a Boundary Adjustment was not necessary as a new Subdivision Plat for the adjusted property lines of 475 and 505 E Simpson would need to be created which would include the adjusted boundaries. Therefore, the applicant has submitted a Development Plan to demonstrate compliance with the Land Development Regulations (LDRs) which, if approved, will be the basis for a future Subdivision Plat for the properties currently addressed as 475 and 505 East Simpson Avenue.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the subject properties into three lots, however prior to submittal of a Subdivision Plat the LDRs require that a Development Plan be submitted and approved for the proposed lot reconfiguration to confirm that the newly created lots are consistent with the LDRs in terms of minimum lot size, access, setbacks, etc. As shown on the proposed site plan, the applicant proposes to subdivide the existing 13,939 SF lot (505 E Simpson) into two lots. In addition, in order to meet the minimum lot size of 7,500 SF in the NL-3 zone, the applicant is proposing to adjust the southwest corner of the lot line boundary to the west in order to add 1,125 SF to the property. This will bring the adjusted total to 15,064 SF for the 505 E. Simpson lot which will be divided into two 7,532 SF lots which meet the 7,500 SF minimum requirement. Similarly, the adjusted lot line will result in a reduction of 1,125 SF from Lot 7 (475 E Simpson) resulting in an 8,894 SF lot which still meets the minimum lot size requirement in the NL-3 zone.

To accomplish the proposed subdivision, the owners of Lot 14 (505 E Simpson) seek to vacate Lot 14 from Plat 1186. Concurrently, the owner of Lot 7 (475 E Simpson) seeks to vacate Lot 7 from Plat 278; together, the co-applicants seek to combine lands and divide said lands into 3 single-family lots with a Subdivision Plat, each with access from East Simpson Avenue. Please see the applicant's site plan, Exhibit B, attached to this report. The existing dwelling at 507 E Simpson located to the north of 505 E Simpson and accessed via an access easement across 505 E Simpson will remain as part of Plat 1168 and is not a subject of this request.

The existing single family dwelling located at 475 E Simpson is proposed to remain. While the existing dwelling is nonconforming to side and rear yard setbacks, no new nonconformities will be created as part of

the proposed subdivision and is therefore compliant with the LDRs. If and when the property is redeveloped, any new development will be subject to the LDRs in place at that time.

The existing single family dwelling located at 505 E Simpson will be required to be removed prior to the recording of the Subdivision Plat in order to comply with the newly created lot lines. If the applicant does not record a Subdivision Plat with the County Clerk within 18 months of the Development Plan approval, the Development Plan will expire and any future Development Plan submittals will be subject to the Land Development Regulations in place at that time.

STAFF ANALYSIS

Staff has reviewed the proposed subdivision for compliance with the dimensional limitations of the NL-3 zone. The dimensional limitations for each lot are listed below:

Lot 1 – 475 East Simpson

	Allowed / Required	Proposed / Existing	Complies?
Minimum Lot Size	7,500 SF	8,894 SF	Yes
Maximum FAR	3,558 SF (0.40)	1,424 SF (0.16)	Yes
Minimum LSR	4,002 SF (0.45)	5,434 SF (0.61)	Yes
Street Yard Setback (south)	20 feet	25 feet	Yes
Rear Setback (north)	25 feet	~15 feet	No, but existing nonconforming*
Side Setback (east)	10 feet	> 10 feet	Yes
Side Setback (west)	10 feet	~1 foot	No, but existing nonconforming
Parking	2 per dwelling unit	2 garage existing	Yes
Curb Cut (Max)	20'	~24 feet	No, but existing nonconforming
Height (max)	30'	< 30'	Yes

* While the existing dwelling is nonconforming to side and rear yard setbacks, no new nonconformities will be created as part of the proposed subdivision and is therefore compliant with the LDRs. If and when the property is redeveloped, any new development will be subject to the LDRs in place at that time.

Lot 2 – 505 E Simpson (West)

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	7,500 SF	7,532 SF	Yes
Maximum FAR	3,013 SF (0.40)	TBD*	TBD*
Minimum LSR	3,389 SF (0.45)	TBD*	TBD*
Street Yard Setback (south)	20 feet	20 feet	Yes
Rear Setback (north)	25 feet	25 feet	Yes
Side Setback (east)	10 feet	10 feet	Yes
Side Setback (west)	10 feet	10 feet	Yes
Parking	2 per dwelling unit	TBD*	TBD*
Curb Cut (Max)	20'	TBD*	TBD*
Height (max)	30'	TBD*	TBD*

Lot 3 – 505 E Simpson (East)

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	7,500 SF	7,532 SF	Yes
Maximum FAR	3,013 SF (0.40)	TBD*	TBD*
Minimum LSR	3,389 SF (0.45)	TBD*	TBD*
Street Yard Setback (south)	20 feet	20 feet	Yes
Rear Setback (north)	25 feet	25 feet	Yes
Side Setback (east)	10 feet	10 feet	Yes
Side Setback (west)	10 feet	10 feet	Yes
Parking	2 per dwelling unit	TBD*	TBD*
Curb Cut (Max)	20'	TBD*	TBD*
Height (max)	30'	TBD*	TBD*

* All development standards not covered herein will be assessed at time of Building Permit submittal to ensure compliance with the LDRs in place at that time.

Curb Cut and Access

Proposed Lot 3 contains an access easement for the benefit of 507 E Simpson Avenue as well as a driveway access for the current residence at 505 E Simpson Avenue. Because another lot will be added to the frontage which will require an additional curb cut for Lot 2, staff is recommending as a condition of approval that any new residence located on Lot 3 shall be required to access the lot from the existing access easement and remove the existing drive aisle that serves the current dwelling unit. The existing access easement shall be improved with an impermeable surface. Staff reasons that due to the curve in the road on East Simpson in this location, minimizing the amount of access points where automobiles may back out onto the road helps reduce the potential for accidents. Furthermore, reducing the number of curb cuts on this frontage will create an enhanced streetscape with additional greenspace.

Sidewalk Improvements

The Pathways Director has provided the following comments in the Departmental Reviews,

The Community Streets plan specifies a 5' detached sidewalk for development on Simpson Ave. The current application does not propose a sidewalk. This will have to be addressed at some point in the development process so that it does not fall through the cracks. Either a sidewalk will need to be constructed, a bond posted, or space allocated for a future sidewalk with a condition that the Town can construct a sidewalk when it so desires. Some mechanism to ensure that a sidewalk can be constructed in the future.

Staff has added a condition of approval requiring the applicant to submit a bond in the amount of 125% of the cost sidewalk improvements, with the amount to be determined by the Town Engineer, and held by the Town until such time that sidewalk improvements are made on East Simpson Avenue, or for a period of no more than 5 years.

Park and School Exactions

The applicant has submitted worksheets for Park and School Exaction estimations, however, the lot is not subject to exaction fees until the time of plat recordation. At this point in time, Park Exactions are calculated at \$2,700 and School Exactions are calculated at \$2,000 one newly created singly family lot.

Affordable and Workforce Housing Fees

The applicant will be required to pay an Affordable and Workforce housing fee-in-lieu to be determined at the time of Building Permit approval for 2 single family units minus the credit for the existing 2,789 SF home currently located at 505 E Simpson that is to be demolished.

STAFF FINDINGS

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

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

The proposed development is located in District 3 Town Residential Core with both lots split between Subarea 3.1 East Jackson and Subarea 3.2 Core Residential of the 2012 Comprehensive Plan. Policy objectives for Subarea 3.1 East Jackson follow:

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

Complies. Staff has analyzed the proposed application for consistency with the Future Desired Characteristics of District 3 and the Character Defining Features of Subarea 3.1 East Jackson. In completing this analysis staff finds that the proposed application is consistent with the described future character of this area by proposing a 3-lot single-family subdivision with one dwelling per lot proposed at this time which does not increase the density beyond the allowance within the NL-3 zone. The proposed lots meet the minimum lot size requirement of this zone and the scale, bulk, and location of the structures of any new development will need to comply with the LDRs which will therefore make them consistent with the existing neighborhood character.

Policy objectives for Subarea 3.2 Core Residential follow:

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. Staff has analyzed the proposed application for consistency with the Future Desired Characteristics of District 3 and the Character Defining Features of Subarea 3.2 Core Residential. In completing this analysis staff finds that the proposed application is consistent with the described future character of this area by proposing a 3-lot single-family subdivision with one dwelling per lot. The proposal marginally increases density in this location, though the development is not multi-family which is desired in this location.

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

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

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

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

Policy 4.3.a Preserve and enhance stable subareas.

Complies. This subdivision proposal will not change the character of the NL-3 zoning district as the proposed lots do not increase the overall density of the zone. The resulting lots are in keeping with the single-family character described by the stable Subarea 3.1 East Jackson.

Policy 4.3.b Create and develop transitional subareas.

Complies. While the proposal is not for multi-family development, the additional density is consistent with the existing character of the transitional Subarea 3.2 Core Residential.

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

Not Applicable.

Common Value 3: Quality of Life

Policy 5.2.d Encourage deed-restricted rental units.

Not applicable.

Policy 5.3.b Preserve existing workforce housing stock.

Not applicable. The existing single family home built in 1975 will be required to be removed but will be replaced with two new homes.

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

Not applicable.

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

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

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

Complies. The development will be subject to mitigation of park and school impacts through payment of exactions at the ratio required in the LDRs for residential development at the time of Subdivision Plat recordation. Staff finds that the subdivision will not have a significant impact on other public facilities and services.

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

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

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

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

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

Complies.

ATTACHMENTS

Department Reviews
Applicant Submittal
Public Comment

PUBLIC COMMENT

Staff has received 6 comment letters from neighboring property owners in opposition to the proposed land division which are attached to this report. In general, the comment letters find the proposal to be inconsistent with the existing neighborhood character, as well as the manner by which the applicant proposes to meet the minimum lot size requirements by adjusting property lines with 475 E Simpson Avenue. Additional concerns cite snow storage and parking demand as potential issues. Staff has reviewed the proposal for consistency with the LDRs and the Comprehensive Plan and finds the proposal to be consistent with both as described in the Staff Findings above.

FISCAL IMPACT

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

STAFF IMPACT

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

LEGAL REVIEW

Ongoing as required.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of a Development Plan for the property addressed as 475 and 505 East Simpson Avenue, subject to the department reviews attached hereto and the following three conditions of approval:

1. The applicant shall remove the existing detached single-family home from the property addressed as 505 East Simpson prior to recording a plat with the County Clerk.
2. The applicant shall provide a bond in the amount of 125% of the cost of sidewalk improvements, the cost of which to be determined by the Town Engineer, prior to recording a plat with the County Clerk. The Town shall hold the bond until such time that sidewalk improvements are made on East Simpson Avenue or for a period of no more than 5 years unless extended by Town Council.
3. Proposed Lot 3 shall be required to share and take access from the existing access easement on the eastern portion of the lot. The existing drive aisle servicing the current residence at 505 East Simpson shall be removed and returned to greenspace. The access easement shall be improved with an impermeable surface.

SUGGESTED MOTION

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P20-062, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to recommend **approval** to Town Council of a 3-lot subdivision of the two lots located at 475 and 505 East Simpson Avenue, subject to the department reviews attached to this staff report dated May 15, 2020, and the following three conditions of approval:

1. The applicant shall remove the existing detached single-family home from the property addressed as 505 East Simpson prior to recording a plat with the County Clerk.
2. The applicant shall provide a bond in the amount of 125% of the cost of sidewalk improvements, the cost of which to be determined by the Town Engineer, prior to recording a plat with the County Clerk. The Town shall hold the bond until such time that sidewalk improvements are made on East Simpson Avenue or for a period of no more than 5 years unless extended by Town Council.
3. Proposed Lot 3 shall be required to share and take access from the existing access easement on the eastern portion of the lot. The existing drive aisle servicing the current residence at 505 East Simpson shall be removed and returned to greenspace. The access easement shall be improved with an impermeable surface.

PLANNING

Project Number	P20-062	Applied	3/25/2020	STOL
Project Name	Dev Plan - 505 E. Simpson	Approved		
Type	DEVPLAN	Closed		
Subtype	LAND DIVISION	Expired		
Status	STAFF REVIEW	Status		
Applicant	Jorgensen Associates, P.C.	Owner	505 SIMPSON LLC	
Site Address		City		State Zip
505 E SIMPSON AVENUE		JACKSON	WY	83001
Subdivision		Parcel No		General Plan
		22411634188002		

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	

Building Kelly Sluder	APPROVED	3/25/2020	4/15/2020	4/6/2020	
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Fire Kathy Clay	NO COMMENT	3/25/2020	4/15/2020	4/3/2020	
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Joint Housing Dept Stacy Stoker		3/25/2020	4/20/2020		
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Legal Lea Colasuonno		3/25/2020	4/20/2020		
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Parks and Rec Steve Ashworth (4/9/2020 9:58 AM STOL) No comment from P&R on P20-062.	NO COMMENT	3/25/2020	4/15/2020	4/8/2020	
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Andy Erskine, CPSI

Pathways Brian Schilling (4/16/2020 4:00 PM STOL) P20-062, 505 E. Simpson DEV Comments from Teton County/TOJ Pathways Department Status: approved w/conditions	APPROVED W/CONDITI	3/25/2020	4/15/2020	4/16/2020	
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- Sidewalks
 - o The Community Streets plan specifies a 5' detached sidewalk for development on Simpson Ave. The current application does not propose a sidewalk. This will have to be addressed at some point in the development process so that it does not fall through the cracks. Either a sidewalk will need to be constructed, a bond posted, or space allocated for a future sidewalk with a condition that the Town can construct a sidewalk when it so desires. Some mechanism to ensure that a sidewalk can be constructed in the future.

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Planning Brendan Conboy		3/25/2020	4/15/2020		
Police Todd Smith (4/15/2020 4:00 PM STOL) Request for proper addressing that is visible for first responders. No other concerns.	APPROVED W/CONDITI	3/25/2020	4/15/2020	4/15/2020	
Todd					
Public Works Jeff Silliman (4/14/2020 3:14 PM JSIL) Development Plan – APPROVED	APPROVED	3/25/2020	4/15/2020	4/14/2020	see notes
P20-062 ADDRESS: 505 E Simpson OWNER: 505 Simpson LLC APPLICANT: Jorgensen Associates – Ron Levy					
4/14/2020 Jeff Silliman, 733-3079					
DATE OF SUBMITTAL: 4/13/2020 DATE OF MATERIALS: 3/25/2020 (Jorgensen Report) REVISION NO.:					
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.					
PROJECT SPECIFIC COMMENTS					
1. Note: Existing sewer service to lot 14a off East Simpson main. Lot 14b will require a new sewer service from the main prior to future building permit approval.					
2. Each lot (14a and 14b) will require individual water and sewer service prior to future building permit approval.					
3. 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.					
START Darren Brugmann		3/25/2020	4/15/2020		

From: [Liz Barrett](#)
To: [Brendan Conboy](#)
Subject: Dev Plan - Lot 505 E. Simpson Ave
Date: Tuesday, May 12, 2020 3:49:32 PM

Hi Brendan,

I am the owner of 525 E. Simpson Avenue, the house adjacent to Lot 505 which is under review for a lot split. I wanted to reach out directly to the Planning Department to voice my alignment with my neighbors surrounding Lot 505 E. Simpson Ave. Dick Clark, Owner of Lot 507, shared with me the letter he wrote to the Planning Dept. today regarding the lot split of 505. I could go on to write my own letter, but I could not have said it better than he. I've attached the letter here for reference and support this point of view.

Thank you for giving us the opportunity to voice our desire to preserve the quality of life and original vision and intent of E. Simpson Ave.

Thank you,
Liz

--

Liz Barrett
Brand Director

p: [307.200.6113](tel:307.200.6113) ext: 621
f : [307.201.1478](tel:307.201.1478)
m: [704.654.5114](tel:704.654.5114)

Stio® | 1725 High School Road, Suite 310, Jackson, WY 83001
ebarrett@stio.com | www.stio.com

Richard A. and Viki J. Clark
507 East Simpson Ave.
Jackson, WY 83001

May 12, 2020

Town of Jackson Planning Commission
c/o Bredan Conboy, via email

To the members of the Town of Jackson Planning Commission:

We are the owners of 507 E. Simpson Ave, where we have lived for four years. We have come to love this neighborhood. Through our daily walks we have met many of our neighbors, most of whom have lived her far longer than us. It is a stable neighborhood, with light traffic, which encourages walking and bike riding on E. Simpson and adjacent streets.

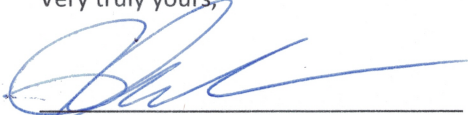
The proposed Development Plan for 505 E. Simpson is troubling because it seeks to shoehorn two houses onto a space (lot 14) that in the current plat of October 5, 2005, is intended to accommodate only one house. The proposed addition of 1,125 square feet of land from the adjacent lot 7 in no way alters the buildable space on lot 14, because that additional square footage is not buildable and does not alter the building set back limitations. In fact, not only is the proposed additional property not buildable, neither is the dedicated easement to the east, which is approximately 1,515 square feet. Accordingly, although the addition of the 1,125 square feet to lot 14 would result in a total square footage of 15,000 square feet, the division of the expanded lot 14 into two lots (14a and 14b) would result in two building lots that are functionally much smaller than the minimum required 7,500 square feet. The effective size of the expanded lot 14 is only 12,360 square feet (15,000 minus the unbuildable portions to the east and west of 2,640 square feet (1,125 plus 1,515).

While we appreciate the need for additional workforce housing, squeezing two houses onto two gerrymandered lots is not a solution, and conflicts with the intended zoning for the neighborhood. Because the neighborhood does not have sidewalks, the children that ride their bikes and older folks who walk East Simpson and adjacent streets will inevitably face increased traffic and more opportunity for vehicle/pedestrian incidents. If each new lot incorporates two or three residential units, parking will also become an issue, as the only alternative to limited onsite parking is street parking, which because of the combination of driveway access to the two single family units and the easement to the east severely limits the amount of linear footage available for parking in front of the property. You should expect an increase in the number of vehicles parked in front of neighboring homes. Parking in the winter months will be even more of a nightmare.

Moreover, a resident herd of deer frequent the existing properties. Adding more building square footage, more traffic and more people will adversely affect these wildlife visitations.

In summary, the increased density that will result from the proposed Development Plan will add density to a property that is really not designed for it, with negative effects on traffic, parking and resident wildlife. There is no reason to expect that any of the anticipated housing units will be "affordable." Accordingly, what is the point of squeezing more density onto this property?

Very truly yours,



Richard A. Clark



Viki J. Clark

Re P20-062

May 11, 2020

Dear Jackson Town Planning Commission,

We are owners at 565 East Simpson Avenue and have been for 45 years. We like our single family low density NL-3 neighborhood and wish to preserve it as such.

NL-3 “General Intent: the intent of the Neighborhood Low Density -3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single Family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with existing neighborhood character. This zone is intended for stable neighborhoods where increased residential density is not intended. “

It has come to our attention due to public posted notice that there is a proposal to AGAIN subdivide 505 East Simpson. It has been subdivided in the past. Now the developers wish to subdivide it again but do not have the necessary land required for such division. They have approached the next door neighbor for land to make this legal. In other words the developers are attempting to put three houses where normally there would and should be only two, thereby changing the zoning pattern and increasing our density that none of the homeowners want.

To be attractive to you, the developer has thrown the carrot of “affordable and workforce housing” which in actuality is not going to be affordable AND most importantly CHANGES the CHARACTER of the 400 and 500 blocks of East Simpson Avenue. We wish to maintain what we have and not be like most of East Jackson. We are entitled to the NL-3 zoning of East Simpson Avenue that is truly low density single family and we owners wish to keep it that way.

Thank you for helping us to do so.

Sincerely,

Alan and Diane Galbraith

1/4

Dear Town of Jackson Planning Commission and City Council

May 7, 2020

This letter is in response to a proposal for the manipulation of two lots and then a subsequent Land Division, located at 505 E. Simpson Ave and 475 E. Simpson Ave. Application Date 3/25/20 and Item #P20-062.

I am writing on behalf of myself, my wife and the additional signatories on this this letter. We are all on the same street and in the immediate vicinity of the applicants' lot(s). Personally, we live directly across the street.

The applicant's request on the application states it's requesting a "lot split for the property located at 505 E. Simpson Ave...", which leads one to believe it is a standard request to split a single lot, however this split is not for an existing lot, but the result of two adjoining lot owners joining forces to redistribute lot lines and acreage, by subtracting acreage from one lot and adding the acreage to another lot, and then have three houses where they currently would be allowed only one structure on two lots (2 homes). I do not have knowledge of the specifics or mechanics of their joint transaction, but I assure you it is structured to create increased value and profits for both of the lot owners over and above what they could achieve without this convoluted transaction. This request, quacks more like a mini Planned Unit Development (PUD), than your standard plain vanilla "lot split".

I only mention the increased value and profits as a rebuttal to the statement in the Planning Department's Transmittal Memo in Section 1, D1, a. - stating: "The approval of this application would help meet our community's Growth Management and workforce housing goals..." This statement waves the "flag of affordable and workforce housing", which then is used as a trump card to override zoning regulations and rationalizes improper development in areas where it otherwise is non-conforming. We have no knowledge of what the applicant(s) presented in their discussions with the Planning dept., but it would appear the topic of increased workforce housing was raised as a positive issue by the Developer Applicant(s) as a benefit of this project or a by-product for

future development of the adjoining lot owner (who's selling a portion of her lot to the applicant) and apparently endorsed by the Planning dept., This additional reason for approval due to the community benefit of this benevolent project should be stricken as a consideration for approval. As a business person I have absolutely no issue with maximizing profits, however I do take issue when a profit driven, total free market project is presented as bearing affordable housing benefits when the free market list price of these future houses will likely be 3.5 to 4 million dollars (the going price for new housing in E. Jackson). This objection is made with all due respect to the Planning dept.

There is one important piece of recent history that has been left out of the Planning Transmittal Memo and that is the fact that the lot requesting to be split (505 E. Simpson) was recently split once before and created the lot immediately adjacent to the north. I think that new lot is 507 E. Simpson Ave. So when a lot is split once, and the remaining lot size is less than the required sq. footage to split again, as is currently the case, how many more bites at the "splitting apple" does one get? In attempting to add enough acreage to the deficient existing lot to achieve sufficient acreage to qualify for splitting, they are adding a narrow spit of land that contributes no functionality to the new lot, but it only supports a numbers game that allows them to ask you for this new multi home development. This is not quality, this is quantity.

505 E. Simpson was purchased by the current owner, a construction company, who is not a naive average Joe, rather a "real estate professional". They knew exactly what they were buying and its limitations. It's odd lot size & shape was not forced upon them by government or another outside force subsequent to purchasing it, and so they suffer no hardship put upon them, they purchased it "as is" and knowingly.

Finally we ask you to closely review the zoning language of the zone the applicants lots reside in.

NL-3 - "General Intent: The intent of the Neighborhood Low Density-3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-

Family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended."

The language and intent of this "Low Density" zone is extremely clear and quite specific. There are 2 areas that I underlined which you must consider in making your decision. 1) any development must be "consistent with the existing neighborhood character". East Simpson Ave does not have ANY increased density. There is zero existence of any housing creating increased density such as this. 2) Our street (where we have lived for 33 years) is one of the quietest and most "stable" streets & neighborhoods in Jackson and specifically East Jackson. In no way does their application deserve or have any condition precedent that justify's an exception to the Regulations.

The zoning regulations are intended to, and have succeeded (for the most part), in creating and protecting the community character of neighborhoods. We ask you to please do your job as the official custodians of the Town of Jackson's zoning regulations and exercise your fiduciary responsibility of upholding the regulations and deny this application.

Please do not sacrifice the integrity of our neighborhood by rationalizing the false proposition that taking a soft approach to the zoning regulations, and accepting this lot adjustment, will in any way benefit and mitigate our workforce housing issues. Houses currently being built in our end of E. Jackson (all on re-developed lots, such as the application) are listing between \$3.5-\$4 Million, and I assure you, whatever non-binding verbal considerations you may be given by the applicant or neighbor/partner for this application procedure, the houses planed to be built on these proposed lots are not going to be priced to be affordable to teachers, nurses, restaurant managers etc. Let's be honest.

We sincerely appreciate your consideration of our request.

Sincerely,

4/4

Mark and Jane LaJohn
520 E. Simpson Ave.

Mark LaJohn

Willie and Nancy Watsabaugh
530 E. Simpson Ave.

Willie Watsabaugh
Nancy Watsabaugh

Stewart Johnson
550 E. Simpson Ave.

Stewart Johnson

Aaron & Victoria Sanders
545 E. Simpson Ave.

Aaron Sanders
Aaron Sanders

Elizabeth Barrett
525 E. Simpson Ave.

E. Barrett

Ion D & Beth H Eastman
555 E. Simpson Ave

Ion D & Beth H Eastman

NANCY BROWN

535 E. Simpson

Nancy Brown

From: saddleback@wyoming.com
To: [Brendan Conboy](#)
Subject: Item #P20-062
Date: Tuesday, May 12, 2020 12:02:18 PM

Dear Planning Commission,

I must say that Mark LaJohn has basically said what needs to be said about Item P20-062. I wish to state I am not one who says "Not in My Neighborhood" but the piece of land is extremely small, at least in the section behind my town house. I cannot in good faith OK something when I do not know what the final plans will contain.

Sincerely

Harriet Minczeski
496 E. Pearl Ave.
P.O. Box 9206
Jackson, WY 83002
307-690-1841



This email has been checked for viruses by Avast antivirus software.
www.avast.com

5/8/2020

To the Town of Jackson Planning Commission,

This letter is in response the request for lot split and land division regarding the properties located at 475 & 505 E. Simpson, identified as Item #P20-162.

I am writing this separate letter and am signatory to a letter with other property owners affected by this application. Our home is located at 530 E. Simpson.

I make these comments from having lived at 530 E. Simpson for over 33 years and seen the recent “Changes to our town and particularly east Jackson.”

This request is in my humble opinion, is a total misuse of planning guidance for this neighborhood. This request should not be considered for a multitude of reasons; however I will only mention a few.

- 1. In recent history a request for lot split was granted carving out a lot currently identified as 507 E. Simpson. That request and approval required easement of access from E. Simpson along the southeastern portion of the existing lot known as 505 E. Simpson. At the time of approval a statement was made in defense of the lot split that one new house was better than two. The sliver of property located currently on 475 E. Simpson in no way shape or form adds to the enhancement of this current**

request for a lot split, and only serves to add the required amount of square footage to meet some minimum standard. Well here we are!?! Watching snow removal will be rich!

2. Raising any discussion regarding affordable workforce housing is laughable.

I fail to see where two additional homes, that will be marketed at 2-3 million each will ease any workforce housing crisis. Let alone that the new owner/s would be the target audience that affordable workforce housing is seeking to meet.

Any discussion regarding workforce housing on 475 E. Simpson is just “Pie in the Sky” and is not part of this application.

3. Maintaining the Neighborhood; Adding two additional multi-million dollar homes does not improve the neighborhood, it will increase property taxes, it will increase someone’s bank account. It will take another quiet street in Jackson and turn it to another group of sometime inhabited, over-sized houses in an otherwise nice neighborhood.

Say goodbye to another quiet, quaint, neighborhood!

Sincerely,
Willy Watsabaugh
530 E. Simpson
Jackson WY 83001

**Development Plan
For
475 and 505 East Simpson Avenue**



Applicant:

505 E. Simpson, LLC
P.O. Box 642
Jackson, Wyoming 83001

Town of Jackson

Submittal Date: March 25, 2020

Project No. 18125.20

Prepared by:



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

In 2005, Lots 10, 11, and 12 of Plat 131 were vacated to create only the two residential lots 13 and 14 of Plat 1168. The co-applicants seek approval for a land division that will reestablish 3 lots, and the crucial housing opportunities associated with them, over the same lands. Approval of this Development Plan (DEV) would essentially restore the vacated residential unit in a stable subarea of the Neighborhood Low Density 3 (NL-3) Zone and District 3.1: East Jackson of the Comprehensive Plan. Lot 13 of Plat 1186 will remain unchanged and in conformance with relevant standards set forth by the LDRs for the NL-3 Zone (See **Exhibit B** in **Section 3** of this application).

The 505 E. Simpson, LLC property is located at 505 East Simpson Avenue and is comprised of 0.32 acres (13,939 square feet) of land located within the Town of Jackson, Teton County Wyoming (**Subject Property 505**). The subject property is legally described as Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Plat 1186, Teton County, Wyoming. At present, one (1) single-family home, built in 1975, with 2,789 square feet of habitable floor area exists on the property.

The Lisa Elenz property is located at 475 East Simpson Avenue and is comprised of 0.23 acres (10,018 square feet) of land located within the Town of Jackson, Teton County Wyoming (**Subject Property 475**). The subject property is legally described as Lot 7, Block 1, of the John D. Hall Plat in the Town of Jackson, Plat 278, Teton County, Wyoming. At present, one (1) single-family home, built in 1977, with 1,424 square feet of habitable floor area exists on the property.

Parcel Identification Numbers involved in this Development Plan:

John D. Hall Ninth Addition

Lot 13: 22-41-16-34-1-88-001

Lot 14: 22-41-16-34-1-88-002 (Subject Property 505)

Block 1, Bruce Porter Subdivision 2nd Filing

Lot 7: 22-41-16-34-2-11-001 (Subject Property 475)

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & CO-APPLICANTS:

Lot 14, Plat 1186
505 E. Simpson, LLC
c/o Andrew Miller
P.O. Box 642
Jackson, Wyoming 83001

Lot 7, Plat 278
Lisa Elenz
1801 S. Manitou Avenue
Boise, Idaho 83706

LAND PLANNING, SURVEY & OWNERS' REPRESENTATIVE

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

C. DEVELOPMENT PROPOSAL

This DEV seeks approval for land division of developed property within the Town of Jackson which is allowed per Section 2.2.2.4.D. of the Land Development Regulations (LDRs). Together, the owners of Property 505 and Property 475 (**Properties**) will be co-applicants in submitting this Development Plan (DEV) for a Land Division pursuant to Section 2.2.2.4.D. of the Town of Jackson Land Development Regulations (LDRs). The owners of Lot 14 seek to vacate Lot 14 from Plat 1186. Concurrently, the owner of Lot 7 seeks to vacate Lot 7 from Plat 278; together, the co-applicants seek to combine lands and divide said lands by new Plat into 3 single-family lots, each with access from East Simpson Avenue, and each keeping in character with the existing neighborhood. The approval of this application would restore a previously vacated residential unit while keeping in character with the existing neighborhood in East Jackson. All required infrastructure, access, utilities, and services exist. A new Subdivision Plat application and demolishing permit for the existing single-family home located at 505 east Simpson Avenue will be submitted after approval of this application. Residential Subdivision Requirements apply.

D. FINDINGS FOR APPROVAL

1. Division 8.3.2.C Development Plan Findings for Approval

a. *Is consistent with the desired future character for the site in the Jackson/Teton County Comprehensive Plan.* The subject properties are located within the District 3: Town Residential Core of the Jackson / Teton County Comprehensive Plan. This District is characterized as having a variety of housing types and forms and primarily occupied by the local workforce. The approval of this application would help to meet our community's Growth Management and workforce housing goals by restoring a valuable residential unit within District 3. **Complies.**

b. *Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.* The subject property is not located in either the Natural Resource Overlay or the Scenic Resource Overlay, and this finding is therefore not applicable. **Not Applicable.**

c. *Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities.* Historically, 3 residential units were approved for these lands by the John D. Hall Addition in 1947, whereas only 2 residential units exist now as depicted by Plat 1186. The approval of this application would restore one single-family residential unit, thereby not adversely impacting public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. **Complies.**

d. *Complies with all relevant standards of these LDRs and other County Resolutions.* The applicant seeks approval for a land division that will create one new lot that is compliant with all the relevant standards of these LDRs and other County Resolution. All development setbacks and bulk and scale restrictions will be adhered to. **Complies.**

e. *Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals.* This development plan would ultimately restore a previously approved single-family lot that was vacated from the John D. Hall Plat, Plat 131, by the John D. Hall Ninth Addition, Plat 1168. The approval of this application would essentially bring the vacated lot and its development opportunity back into existence. **Complies.**

E. PROPOSED DEVELOPMENT PROGRAM – See attached templates in **Section 4** of this application.

F. LANDSCAPING – Existing conditions located at 475 E. Simpson Avenue meet the standards set forth by Section 2.2.4. of the LDRs and all future development will be in compliance

with 2.2.4.C. of the LDRs.

G. ENVIRONMENTAL STANDARDS – The subject property is not located in either the Scenic Resource Overlay (SRO) or the Natural Resource Overlay (NRO).

H. NATURAL HAZARDS TO AVOID – Not Applicable.

I. SIGNS – No signage is proposed with this application.

J. GRADING, EROSION CONTROL, STORMWATER – Future development will be in compliance with the standards set forth by Section 2.2.4. and Section 5 of the LDRs.

K. ALLOWED USES & USE REQUIREMENTS

1. Allowed Uses – This application proposes a land division for three single-family residential lots and is in compliance with the standards set forth by Section 2.2.4.C. of the LDRs.

2. Parking – The proposed use for these lots is detached single-family residential units requiring 2 parking spaces per dwelling unit. Existing conditions located at 475 E. Simpson Avenue meet this criterion and all future development will be in compliance with 2.2.4.C. of the LDRs.

3. Maximum Scale of Use – Not all allowed uses in the NL-3 Zone are demonstrated below; Open space agriculture, Transportation/Infrastructure, and Temporary gravel extraction have been excluded for practical reasons.

ALLOWED USE AND USE STANDARDS					
Allowed Uses				Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Detached Single-Family Unit	Y	1 per lot	8,000sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Accessory Uses Accessory Residential Unit	B	1 per lot	< 1,000sf	1/DU if < 2 bedrooms and < 500sf; otherwise, 1.5/DU	exempt
Home Occupation	B	n/a	n/a	n/a	exempt
Home Business	B	n/a	n/a	1/employee	exempt
Family Home Daycare	C	n/a	n/a	1/employee + 1 off street pick up/drop off	exempt
Temporary Uses Temporary Shelter	B	1 per lot	n/a	2/DU	exempt

4. Operational Standards

- a. Outdoor Storage – The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited in the NL-3 Zone. The storing of structures of any kind is not permitted in the NL-3 Zone. The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials.
- b. Refuse and Recycling – Not required in the NL-3 Zone for development of less than 4 units.
- c. Noise – Maximum noise shall not exceed 55 BDA at the property line. Exceptions to this level are set forth in Section 6.4.3.B. of the LDRs.
- d. Vibration – Except for temporary construction operations and blasting for avalanche control, no activity shall cause or create a displacement for the frequencies prescribed in Section 6.4.4. of the LDRs.
- e. Electrical Disturbances – No use or activity shall be permitted which creates electrical disturbances that affect the operation of any equipment, such as radio and television interference, beyond the boundaries of the site.
- f. Fire and Explosive Hazards – All operations on properties included in this application will be in compliance with Fire Codes and any Structural Storage Facilities are subject to the standards set forth in Section 6.4.6.B. of the LDRs.
- g. Heat and Humidity – Exempt.
- h. Radioactivity – Exempt.

L. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

- 1. **Land Division Standards** – This application is in compliance with the standards set forth by Section 7.2.3. of the LDRs.
- 2. **Condominium and Townhouse Subdivision** – Not applicable. Condominium or townhouse subdivision of this property is not an allowed use in the NL-3 Zone.

M. RESIDENTIAL SUBDIVISION REQUIREMENTS

1. **Parks and School Exactions** – The proposed application results in creating one new lot for residential use that is subject to development exactions. Exaction calculations have been tabulated based upon the Town of Jackson baseline of one single-family home with 3 bedrooms for each newly recorded lot and are attached in **Section 3** of this application.

N. INFRASTRUCTURE

1. **Transportation Facilities** – Existing.
2. **Required Utilities** – Existing.

SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Development Plan Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related issues for the land division of the properties located at 475 and 505 East Simpson Avenue with a legal description of: Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Plat 1186, and Lot 7, Block 1, of the John D. Hall Plat in the Town of Jackson, Plat 278, Teton County, Wyoming.

B. SETTING

The properties are located in the eastern portion of the Town of Jackson. One single-family residence exists on both Lot 14 and Lot 7. The proposed development plan will vacate Lot 14 and Lot 7 and result in a land division creating 3 new lots that are in compliance with the standards of the NL-3 Zone. Historically, the third new lot created was previously vacated by and incorporated into a two lot subdivision by Plat 1186.

C. SOILS AND SITE CONDITIONS

No soils investigation has been done specifically for this development. No development is proposed with this application and the lots are proposed in an area with existing development. A soils investigation may be conducted once development is proposed. The existence of development on this and nearby lots suggest the area has adequate soils conditions to support typical residential structures.

D. GROUNDWATER, STREAMS, & RIVERS

No streams, rivers, irrigation ditches, or lakes are nearby this development. No groundwater investigation has been conducted as part of this development. Typical groundwater elevations for this area range from 12 ft. to 20 ft.

E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

No grading or physical development is proposed for this application. Future development will be required to address grading, erosion control, stormwater, and drainage.

F. ROADS AND ACCESS

Access to the proposed Lots 1, 2 and 3 is accessed via the East Simpson Avenue, a public right-of-way.

G. TRAFFIC

The previously approved single-family residential lot existing prior to Plat 131 will be reestablished with the approval of this application and subsequent Subdivision Plat. While traffic counts may increase due to the development of an additional residential unit in the NL-3 Zone, this was anticipated prior to the approval of Plat 131 and the increased traffic counts will not, taken

individually, adversely affect public facilities and services, including streets, police, and fire and emergency medical services.

H. PARKING

A total of 6 parking spaces for a total of 3 residential units will be required for the future development of this property. The NL-3 standards require a total of 6 parking spaces with 2 parking spaces per each Dwelling Unit.

I. PATHWAYS

There are no pathways or sidewalks existing along either side of the East Simpson Avenue Corridor. None are being proposed with this application.

J. WATER

Potable water for proposed residential units will connect to the Town of Jackson water system. A new water service meeting Town Standards will need to be constructed for one of the new lots. From the Town's GIS a 6" water main is located in Simpson Street in front of these properties. The 505 property appears to have two water mains (8" and 12") located along the east property line. The addition of one single family lot to the Town water system will not, individually, adversely affect the Town's potable water supply and distribution system.

K. WASTEWATER

The wastewater system for the proposed residential units will connect to the Town of Jackson wastewater collection and treatment systems. The two existing properties are served by separate sewer mains. The 475 property is served by a sewer main from the northwest corner of the property and the 505 property is served from a main in Simpson Street. A new sewer service meeting Town Standards will need to be constructed for one of the new lots.

L. CABLE UTILITIES AND GAS

Typical cable utility and gas services are available to the lots.

M. SNOW STORAGE

The properties will be required to comply with the required square footage for development of these lots, including snow storage.

SECTION 3 – RESPONSE TO PHYSICAL DEVELOPMENT REQUIREMENTS

- **3.1 Park Exactions**
- **3.2 School Exactions**

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SECTION 4 – EXSITING CONDITIONS AND DEVELOPMENT ANALYSIS

- 4.1 Existing Conditions
- 4.2 Proposed Development Programs
 - 4.3 Proposed Conditions
- 4.4 Development Summary and Calculations

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SECTION 5 – APPLICATION MATERIALS

- 5.1 Application
- 5.1.2 Pre-Application Conference Summary
 - 5.2.1 Quitclaim Deeds
 - 5.2.2 Letters of Authorization
 - 5.3.1 Title Report for Lot 14
 - 5.3.2 Title Report for Lot 7
 - 5.4.1 Plat 131
 - 5.4.2 Plat 1186
 - 5.4.3 Plat 278

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DEVELOPMENT EXACTIONS
For
475 & 505 East Simpson Land Division

School Exactions Calculations				
<u>Single-family</u>		<u>Units</u>	-	<u>Land Dedication</u>
0.02	x	1	=	0.02
<u>Cash in Lieu</u>				
0.02	x	\$ 100,000	=	\$ 2,000
Park Exactions Calculations				
<u>Type</u>	<u>Quantity</u>	-	-	-
2 Bedroom	0	2	=	0
3 Bedroom	1	3	=	3
			Projected Residents	3
<u>Projected Residents</u>		<u>Acres</u>		<u>Required Acreage</u>
3	x	9/1000	=	0.027
<u>Cash in Lieu</u>				
0.027	x	\$ 100,000	=	\$ 2,700

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 03/12/2020

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: 475 & 505 East Simpson Land Division
2. LOCATION: 475 & 505 East Simpson Avenue
3. PROJECT NUMBER: P20-012

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> </u>		1.25	<u> </u>
1 BEDROOM	<u> </u>		1.75	<u> </u>
2 BEDROOM	<u> </u>		2.25	<u> </u>
3 BEDROOM	<u>1</u>		3.00	<u>3.00</u>
4 BEDROOM	<u> </u>		3.75	<u> </u>
5 BEDROOM	<u> </u>		4.50	<u> </u>
EACH ADDITIONAL BEDROOM	<u> </u>		0.50	<u> </u>
DORMITORY	<u> </u>		1 per 150 sf of net habitable area	<u> </u>
TOTAL				<u>3</u>

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{3} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{0.027} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{0.027} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \$ \underline{2,700} \text{ CASH-IN-LIEU}$$

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:03/12/2020

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: 475 & 505 East Simpson Land Division
2. LOCATION: 475 & 505 East Simpson Avenue
3. PROJECT NUMBER: P20-012

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		475 & 505 East Simpson Avenue		<u>0.020</u>
.015 ACRES PER UNIT MULTI-FAMILY				

5. CALCULATE CASH IN-LIEU:

$$\frac{0.020}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \frac{2,700}{\text{CASH-IN-LIEU}}$$

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

N00°00'08"W 149.81'

LEGEND

Record bearing & distance PLAT 1186

Section line

Sixteenth Section line

Quarter section line

Cache Creek

Lot lines, subject properties

Adjoining property line

Existing Easement, as noted

Existing Access Easement for Lot 13, Plat 1186

Existing structure

Existing structural setbacks

Existing Landscape Surface Ratio

Existing Site Development

EXISTING CONDITIONS

John D. Hall Ninth Addition, Plat 1186

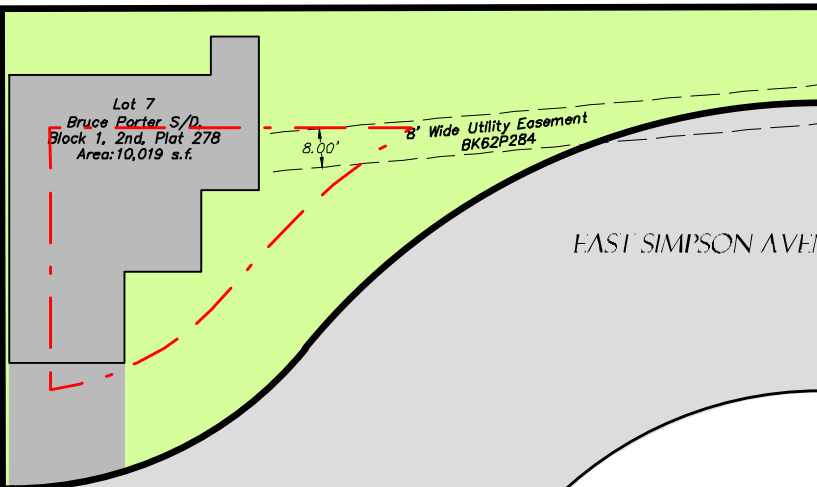
	Lot Size	Front	Setbacks	Rear	Density (Units)	FAR
			Side			
Lot 13	8,712 sf	20'	10'	25'	1 Single-family Unit	3,506 sf
Lot 14	13,939 sf	20'	10'	25'	1 Single-family Unit	2,789 sf

Bruce Porter Subdivision, 2nd Filing, Block 1, Plat 278

	Lot Size	Front	Setbacks	Rear	Density (Units)	FAR
			Side			
Lot 7	8,10,019 sf	20'	10'	25'	1 Single-family Unit	1,424 sf

MOUNTAIN SAGE
TOWNHOUSES ADDITION
PLAT 794

Alley (9.64' wide)



NOTES

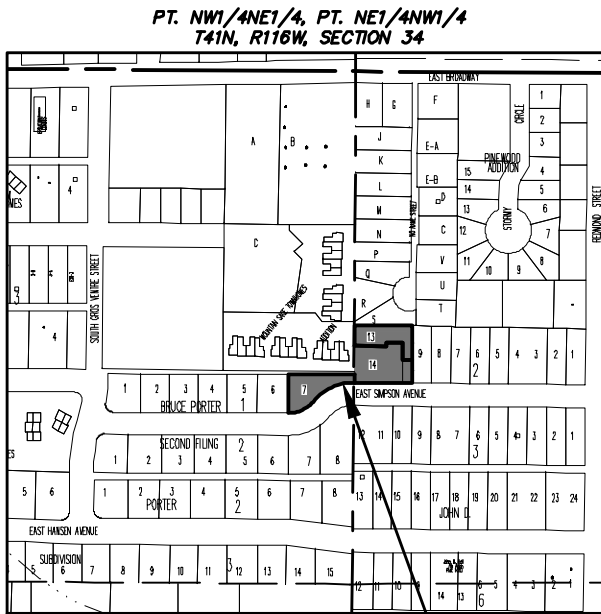
Easements shown are based on record information readily available in the Office of the Clerk of Teton County, Wyoming. Other easements or encumbrances may exist on the subject property.

Record dimensions shown are from Plat 1186 of record in said Office.



JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



VICINITY MAP
SCALE: 1" = 500 FEET

SUBJECT PROPERTIES

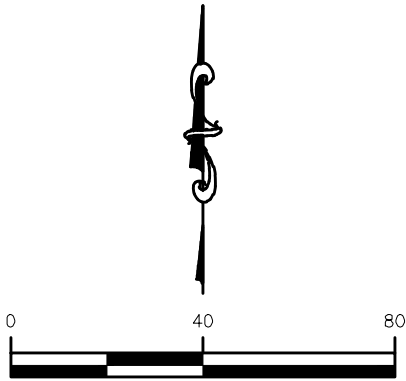


EXHIBIT A
EXISTING CONDITIONS
FOR
LOT 7, Plat 278
&
LOT 13 and 14, Plat 1186

LOCATED WITHIN
PT. NW1/4NE1/4, PT. NE1/4NW1/4
Section 34,
Township 41 North, Range 116 West, 6th P.M.
Teton County, Wyoming



PROPOSED DEVELOPMENT PROGRAM

Planning & Building Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

PROPOSED DEVELOPMENT PROGRAM. *If a proposed development program is required as part of an application, it should be submitted as a table, in the following format.*

PROPOSED DEVELOPMENT PROGRAM 475 East Simpson Avenue - Lot 7, Plat 278		
Area Calculations. Please complete for each affected lot or parcel.		
10,019 SF	Base Site Area	Adjusted Site Area
Gross Site Area		
Land within road easements and rights-of-way	--	-
Land within existing vehicular access easements		
Land between levees or banks of rivers and streams	-	-
Lakes or ponds > 1 acre	-	-
Land previously committed as open space in accordance with these or prior LDRs	-	
50% of lands with slopes greater than 25%	-	
Calculated Totals	10,019 SF	10,019 SF

Development Calculations. Please complete for each structure or use.				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 DU per Lot	1	0	1
Floor area (by use if applicable)		Residential	Residential	Residential
FAR or maximum floor area	0.40	1,424	0	1,424
Site Development	0.55	3,062	0	3,062
Landscape Surface Ratio	0.45	6,555	5,434	(1,121)
Setbacks				
Front or street yard	20'	20'	20'	-
Rear yard	25'	25'	25'	-
Side yard	10'	10'	10'	-
Side yard	10'	10'	10'	-
Height	30'	30'	30'	-



SITE PLAN—MINIMUM STANDARDS

Planning & Building Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

GENERAL STANDARDS. *When a site plan is required as part of an application submittal, it should adhere to the following general standards.*

1. **Page Size.** Site plans should be on 24 x 36 inch paper. Larger page sizes require prior approval of the Planning or Building Department.
2. **Scale.** All site plan elements should be drawn to an accepted engineering scale that allows review of the proposal. A scale bar depicting the chosen scale should be included on the site plan.
3. **Title Block.** The site plan should contain a title block indicating the owner's name, designer or engineer's name, date of the drawing, date of any revisions or alterations of the drawing, sheet or page number, and a description of the work depicted.
4. **North Arrow.** A north arrow should be provided on the site plan.
5. **Legend.** The site plan should include a legend describing any lines, symbols, or shading used on the site plan.

INFORMATION TO BE DEPICTED. *A site plan should depict the following information.*

1. Boundaries of the entire property
2. All existing and proposed easements (road, driveway, utility, etc.)
3. Adjacent streets, roads, and public improvements
4. Existing and proposed access driveways and parking areas
5. Location of existing and proposed structures
6. Dimensioned setbacks from property lines, rights-of-way and protected natural resources
7. Grade or contour lines for areas of slope greater than 5%
8. Locations of wells, septic systems, leach fields, sewer lines and other existing and proposed utilities
9. Snow storage areas
10. Required landscaping
11. Existing and proposed fencing

Flexibility of Requirements. *Planning, Building or Engineering staff may waive or alter requirements for information to be depicted on a site plan to suit the specifics of an application, particularly for uses proposed within existing physical development where a more conceptual site plan may be sufficient.*



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Land within existing vehicular access easements		
Land between levees or banks of rivers and streams	-	-
Lakes or ponds > 1 acre	-	-
Land previously committed as open space in accordance with these or prior LDRs	-	
50% of lands with slopes greater than 25%	-	
Calculated Totals	10,019 SF	10,019 SF

Development Calculations. <i>Please complete for each structure or use.</i>				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 DU per Lot	1	0	1
Floor area (by use if applicable)		Residential	Residential	Residential
FAR or maximum floor area	0.40	1,424	0	1,424
Site Development	0.55	3,062	0	3,062
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Front or street yard	20'	20'	20'	-
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Side yard	10'	10'	10'	-
Height	30'	30'	30'	-



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Gross Site Area		
Land within road easements and rights-of-way	--	-
Land within existing vehicular access easements		
Land between levees or banks of rivers and streams	-	-
Lakes or ponds > 1 acre	-	-
Land previously committed as open space in accordance with these or prior LDRs	-	
50% of lands with slopes greater than 25%	-	
Calculated Totals	10,019 SF	10,019 SF

Development Calculations. <i>Please complete for each structure or use.</i>				
	LDR Standard	Existing	Proposed	Gross
Number of units or density	1 DU per Lot	1	0	1
Floor area (by use if applicable)		Residential	Residential	Residential
FAR or maximum floor area	0.40	1,424	0	1,424
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Side yard	10'	10'	10'	-
Height	30'	30'	30'	-



SITE PLAN—MINIMUM STANDARDS

Planning & Building Department Planning Division

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DEVELOPMENT SUMMARY AND CALCULATIONS

475, 505 and 507 East Simpson Avenue

		NL-3 Zone Standards							
		Lot Size 7,500 (min)	FAR (max)	Existing FAR*	Site Development (max)	Existing Site Development	Landscape Surface Ratio (min)	Existing Landscape Surface Ratio	Complies
Existing Conditions	Plat 1186								
	Lot 13	8,712	3,485	3,506	4,792	3,816	3,920	4,808	no
	Lot 14	13,939	5,576	2,789	7,667	4,309	6,273	8,042	yes
	Plat 278								
	Lot 7	10,019	4,008	1,424	5,510	3,062	4,508	6,555	yes
Proposed Conditions			FAR (max)	Proposed FAR*	Site Development (max)	Proposed Site Development	Landscape Surface Ratio (min)	Proposed Landscape Surface Ratio	
	Plat 1186								
	Lot 13	8,712	3,485	3,506	4,792	3,816	3,920	4,808	no
	New Plat								
	Lot 1	8,894	3,558	1,424	4,892	3,062	4,002	5,434	yes
	Lot 2	7,532	3,013	-	4,142	-	3,389	-	yes
	Lot 3	7,532	3,013	-	4,142	-	3,389	-	yes

*FAR based on Teton County GIS Assessor's data



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: 505 East Simpson Ave.
Physical Address: 475 & 505 East Simpson Avenue, Jackson, Wyoming
Lot, Subdivision: Lot 7, Plat 278 & Lot 14, Plat 1186 PIDN: 22-41-16-34-1-88-002 & 22-41-16-34-2-11-001

PROPERTY OWNER.

Name: 505 Simpson, LLC & Lisa Elenz Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: Jorgensen Associates, Inc. c/o Ron Levy Phone: 307-733-5150
Mailing Address: P.O. Box 9550, Jackson, Wyoming ZIP: 83002
E-mail: rlevy@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 #: P20-012 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent

Ron Levy

Name Printed

Date

3/12/2020

Title



PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

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 GENERAL INFORMATION.

PAP#: P20-012
Date of Conference: 2/12/20
Planning Staff: Brendan Conboy

PROJECT.

Name/Description: 505 E. Simpson – Subdivision Plat – Land Division
Physical Address: 505 E Simpson
Lot, Subdivision Lot 14, John D. Hall, Ninth Addition, Plat 1168; and PIDN: 22-41-16-34-1-88-002
Lot 7, Blk. 1, Bruce Porter, Second Filing Plat 0278 22-41-16-34-2-11-001
Zoning District(s): Neighborhood Low Density – 3 (NL-3)
Overlay(s): N/A

STAKEHOLDERS.

Applicant: Mr. Ron Levy, Jorgensen Associates Inc.
Owner: 505 Simpson, LLC (505 E Simpson) and Lisa Elenz (475 E Simpson)
Agent: Ron Levy

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
Development Plan	A plat application may only be submitted following approval of a development plan for the proposed subdivision.	\$2,500
Subdivision Plat	Land division	\$1,000 + Technical review fees

MEETING ATTENDEES:

Name	Company	Phone/Email
Bredan Conboy	ToJ Planning Dept.	bconboy@jacksonwy.gov / 307-734-3493

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.

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Development Plan	2 Weeks	Planning Commission Recommendation -> Town Council Decision	Up to 150 days from sufficiency
Subdivision Plat	2 Weeks	Town Council	Up to 90 days from sufficiency

Checklist Key.

✓ **Required.** Applicant must demonstrate compliance with this requirement.

N/A **Not Applicable.** Review requirement is not applicable to this project.

General Information

Requirement

Notes

<u>✓</u>	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.	Each item requires separate application
<u>✓</u>	Notarized Letter of Authorization. See "Permit and Applications" section on Planning Department website for copy of form.	LOA from each party involved if not owner
<u>✓</u>	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.	See fees above
<u>✓</u>	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 County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Technical review fees for Subdivision Plat – County Surveyor and Title Review
<u>N/A</u>	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.	19 parcels within 200' with 16 different owners

<u>√</u>	Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	All applications digital with the exception of 8 hard copies for Dev Plan 10 days prior to Planning Commission hearing.
<u>√</u>	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.	For each application as it pertains.
<u>√</u>	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.	For Subdivision Plat
<u>√</u>	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	For each application
<u>√</u>	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Div 8.5, as applicable.	For each application
<u>√</u>	Proposed Development Program. Provide a table that summarizes the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.). An example is found in the Administrative Manual.	Subdivision Plat: Show compliance of lots with site plan for access, setbacks, lot size, etc.
<u>√</u>	Site Plan. Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	Provide existing/proposed site plan for each application
<u>N/A</u>	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.	
<u>N/A</u>	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Neighborhood Meeting is optional
<u>√</u>	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.	Posted notice required for all public hearings on site 10 days prior to the hearing. Provide photo of posted notice for each hearing to Planning Dept. Planning staff can assist with template if need be.

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: Neighborhood Low Density – 3 (NL-3)

Applicable LDR Section: Sec. 2.2.4

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

Requirement	Notes
<u>N/A</u> Structure Location and Mass (setbacks, height, FAR, etc.)	Show setbacks
<u>N/A</u> Maximum Scale of Development (individual building size)	

N/A	Design Review (Design Guidelines and Design Review Committee)	
	Site Development (Driveway and Access limits)	20' max curb cut
	Landscaping (see Div. 5.5 for more information)	.45 LSR
N/A	Fencing (see Sec. 5.1.2 for more information)	
N/A	Environmental Standards (see Div. 5.1 and 5.2 for more information)	
	• Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	
N/A	Scenic Standards (see Div. 5.3 for more information)	
	• Exterior Lighting • Scenic Resource Overlay (SRO) Standards	
N/A	Natural Hazards to Avoid (see Div. 5.4 for more information)	
	• 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)	Req'd for future development. Contact Brian Lenz, Tow Engineer.
	• 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)	Sec. 2.2.4.C
√ Parking (see Div. 6.2 for more information)	2/DU – 20' setback
√ Employee Housing (see Div. 6.3 for more information)	Assessed at Building Permit
√ Maximum Scale of Use	Sec. 2.2.4.C

√	Operational Standards (see Div. 6.4 for more information)	Div. 6.4
	• Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement	Notes
√ Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)	Min lot size 7,500 SF
√ Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information) • Affordable Housing • School and Parks Exactions	Assessed at time of Subdivision Plat. Due prior to recording subdivision plat.
√ Infrastructure (see Div. 7.6 and 7.7 for more information) • Transportation Facilities • Required Utilities	

OTHER APPLICABLE LDR STANDARDS

Requirement	Notes:
N/A Division 1.9, Nonconformities 1.9.2 Nonconforming Physical Development 1.9.3 Nonconforming Uses 1.9.4 Nonconforming Development Options and Subdivisions 1.9.5 Nonconforming Signs	No known nonconformities at this time
N/A Division 7.3, Open Space Standards 7.3.3 Configuration and Location of Required Open Space 7.3.4 Use of Open Space 7.3.5 Physical Development Permitted in Open Space 7.3.6 Record of Restriction 7.3.7 Ownership of Open Space	

ADDITIONAL COMMENTS

- Existing structure at 505 E Simpson required to be demolished/removed prior to recording Subdivision Plat. Should be planned well in advance of recording subdivision plat, see next point (30 days from approval of plat to record).
- Within thirty (30) calendar days from the date of Town Council approval of Subdivision Plat, the applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities in the Departmental

Reviews and submit the corrections to the Planning Department. The Planning Director shall review and approve all required changes prior to recording the plat with the County Clerk.

Per phone discussion on 2/19 timeline is:

1. Apply for Development Plan
2. Apply for Subdivision Plat

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.***

	Agency	Required for:
☒	Building Official	
☒	Town Attorney	
☒	Town Engineer	
☒	Title Company – for boundary adjustment and subdivision plat	
☒	County Surveyor – for boundary adjustment and subdivision plat	
☒	Jackson Hole Fire EMS	
☒	Housing Authority	
☐	Integrated Solid Waste & Recycling	
☐	National Park Service	
☒	Parks and Recreation Department	
☒	Pathways Coordinator	
☐	Public and Environmental Health	
☒	Police Department	
☐	Teton Conservation District	
☐	Teton County School District	
☐	Teton County (required when subdividing land within one mile of the Teton County)	
☐	U.S. Forest Service (if adjacent to or accessing through forest service lands)	
☐	Wyoming Department of Environmental Quality	
☐	Wyoming Department of Game & Fish	
☐	Other	

WARRANTY DEED

Robert J. Fuziak Jr., a single man and Lisa May Snavelly, a single woman,
GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and
valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY
AND WARRANT TO Adam Scott, a married man as to a one-third undivided interest
and Andrew Miller, a married man as to a one-third undivided interest and Michael
Wilson, a married man as to a one-third undivided interest, all as tenants in common,
GRANTEES, whose address is PO Box 642, Jackson, WY. 83001, the following
described real estate, situated in the County of Teton, State of Wyoming, hereby
releasing and waiving all rights under and by virtue of the homestead exemption laws of
the State of Wyoming, to-wit:

Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson,
Teton County, Wyoming, according to that plat recorded in the Office
of Teton County Clerk on October 20, 2005 as Plat No. 1168.

PIDN: 22-41-16-34-1-88-002

Together and including all improvements thereon, and all appurtenances and
hereditaments thereunto belonging. Subject to general taxes for the year of closing,
local improvement districts, guaranteed revenues to utility companies, building and
zoning regulations, city, county and state subdivision and zoning laws, easements,
restrictive covenants, and reservations of record.

GRANTOR: FUZIAK, ROBERT J JR ET AL
GRANTEE: SCOTT, ADAM ET AL
Doc 0962867 Filed At 12:42 ON 01/07/19
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary Antrobus Deputy Clerk

WITNESS the due execution and delivery of this Warranty Deed this 4th
day of January, 2019.

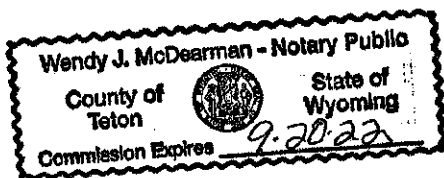
[Signature]
Robert J. Fuziak Jr.

[Signature]
Lisa May Snavelly

STATE OF WY)
COUNTY OF Teton) ss.

The foregoing instrument was acknowledged before me by Robert J. Fuziak Jr.
and Lisa May Snavelly this 4th day of January, 2019.

WITNESS my hand and official seal.



[SEAL]

[Signature]
Notary Public

My commission expires: 9.20.22

Released	
Indexed	/
Abstracted	/
Scanned	

WARRANTY DEED

*First American Title
Insurance Company*

Scott Guenther, a single man, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS and WARRANTS to Lisa Elenz, a single woman, GRANTEE, whose address is 1801 S. Manitou Avenue, Boise, Idaho 83706, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 7 of Block 1 of the Bruce Porter Subdivision, Second Filing, Town of Jackson, Wyoming according to that plat recorded in the office of the Teton County Clerk on May 28, 1976 as Plat No. 278.

PIN #: 22-41-16-34-2-11-001

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

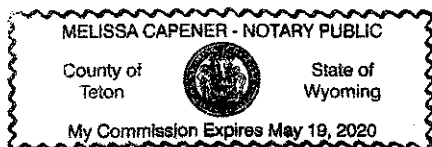
WITNESS my hand this 31 day May, 2019.


Scott Guenther

STATE OF WYOMING)
)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 31st day of May, 2019 by Scott Guenther.

WITNESS my hand and official seal.




Notary Public
My Commission Expires: 5/19/20

GRANTOR: GUENTHER, SCOTT

GRANTEE: ELENZ, LISA

Doc 0970531 Filed At 16:47 ON 05/31/19

Sherry L. Daigle Teton County Clerk fees: 12.00

By Mary D Antrobus Deputy

LETTER OF AUTHORIZATION

505 Simpson, LLC

, "Owner" whose address is: _____

PO Box 642, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

ANDREW MILLER, ADAM SCOTT, MIKE WILSON, as the owner of property
more specifically legally described as: Lot 14, John D. Hall Ninth Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc.

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:

MEMBER

(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 Teton)

SS.

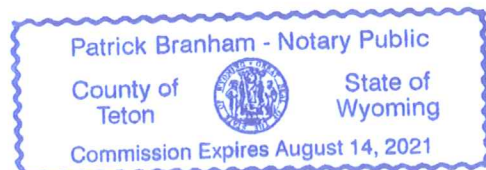
The foregoing instrument was acknowledged before me by Patrick Branham this 17th day of January, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



LETTER OF AUTHORIZATION

Lisa Elenz _____, "Owner" whose address is: _____

475 E. Simpson Ave., Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Lisa Elenz _____, as the owner of property

more specifically legally described as: Lot 7, Block 1, Bruce Porter 2nd Filing

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc. _____ 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:

Lisa Elenz

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: _____

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

STATE OF MINNESOTA)

)SS.

COUNTY OF Dakota)

The foregoing instrument was acknowledged before me by Lisa Elenz this 24 day of February, 2020.

WITNESS my hand and official seal.

(Seal)

Jessica A Hill
(Notary Public)

My commission expires: 01.31.21



Issued To:

Jorgensen Associates, PC
1315 HWY 89 S., Suite 201
Jackson, WY 83002

Report No.: W-21481
Effective Date: January 24, 2020
Current Date: February 5, 2020
Cost: \$250.00

Property Address: 505 East Simpson Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

505 Simpson LLC, a Wyoming limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of Teton County Clerk on October 20, 2005 as Plat No. 1168.

PIDN: 22-41-16-34-1-88-002

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Taxes, special and general, assessment districts and service areas for the year 2019.
Tax ID No.: OJ-006510
1st Installment: \$2,625.60 PAID
2nd Installment: \$2,625.59 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

4. General taxes for the year 2020, a lien in the process of assessment, not yet due or payable.
5. All matters as delineated on the Official Plat of John D. Hall Plat, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 131.
[Plat 131](#)
6. Reservations as contained in deed from Maude E. Schreyer to Margaret L. Ludtke, recorded October 15, 1974, as (book) 35 (page) 107, Official Records.
[B35P107](#)
7. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 12, 1978, as (book) 73 (page) 156, Official Records.
[B73P156](#)
8. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as utility in a document recorded November 26, 1979, as (book) 94 (page) 122, Official Records:
Purpose: UTILITY
[B94P122](#)
9. All matters as delineated on the official plat of "John D. Hall Ninth Addition the Town of Jackson," on file and of record with the Teton County Clerk and Recorded, Teton County, Wyoming, Plat No. 1168.
[Plat No. 1168](#)

Affidavit executed by surveyor, recorded December 7, 2005, as (book) 611 (page) 471 Official Records.
[B611P471](#)

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-21481

10. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, Inc., recorded November 16, 2005, as (book) 609 (page) 542, Official Records.
[B609P542](#)

11. A Mortgage to secure an indebtedness in the amount of \$720,000.00, and any other obligations secured thereby, dated January 7, 2019, recorded January 7, 2019, as (instrument) 0962868, Official Records.

Mortgagor: Andrew Miller, a married man, and Michael Wilson, a married man, and Adam Scott, a married man
Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for First Interstate Bank
Loan No: 5479708
MIN No.: 100282100054797084

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

*** CHAIN OF TITLE REPORT

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

Quitclaim Deed from Andrew Miller, a married man, and Michael Wilson, a married man, and Adam Scott, a married man, to 505 Simpson LLC, a Wyoming limited liability company, recorded January 25, 2019, as (instrument) 0963741, Official Records.

Issued To:

Jorgensen Associates, PC
1315 HWY 89 S., Suite 201
Jackson, WY 83002

Report No.: W-21666
Effective Date: February 21, 2020
Current Date: March 3, 2020
Cost: \$\$150.00

Project Reference: Lot 7 of Block 1, Bruce Porter 2nd Filing

Property Address: 475 East Simpson Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Lisa Elenz, a single woman

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.
Liz Jorgenson/Christina Feuz, Co-Managers
Phone: 307.732.2983

This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7 of Block 1 of the Bruce Porter Subdivision, Second Filing, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 28, 1976 as Plat No. 278.

PIDN: 22-41-16-34-2-11-001

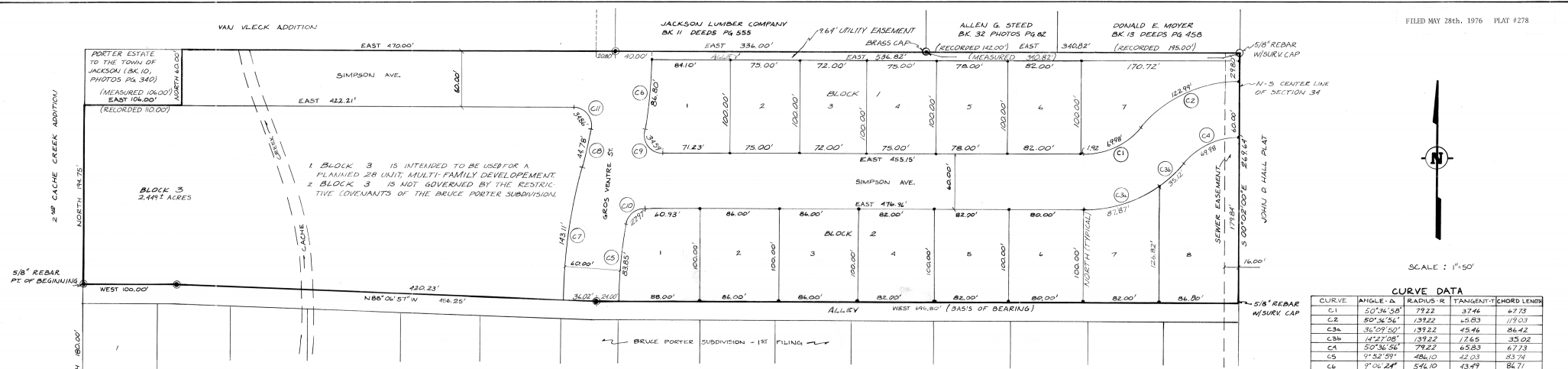
ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO)
THE FOLLOWING:

1. General taxes for the year 2020, a lien in the process of assessment, not yet due or payable.
2. Taxes, special and general, assessment districts and service areas for the year 2019.
Tax ID No.: OJ-000538
1st Installment: \$2,558.76 PAID
2nd Installment: \$2,558.76 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.
3. All matters as delineated on the Official Plat of Bruce Porter Subdivision - 2nd Filing, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 278.
[Plat 278](#)
4. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded September 26, 1977, as (book) 62 (page) 284, Official Records.
[B62P284](#)
5. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$236,547.00, dated May 29, 2019, recorded May 31, 2019, as (instrument) 0970534, Official Records.
Mortgagor: Lisa Elenz, a single woman
Mortgagee: U.S. Bank National Association
6. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$145,000.00, dated November 19, 2019, recorded December 4, 2019, as (instrument) 0982395, Official Records.
Mortgagor: Lisa Elenz, a single person
Mortgagee: U.S. Bank National Association

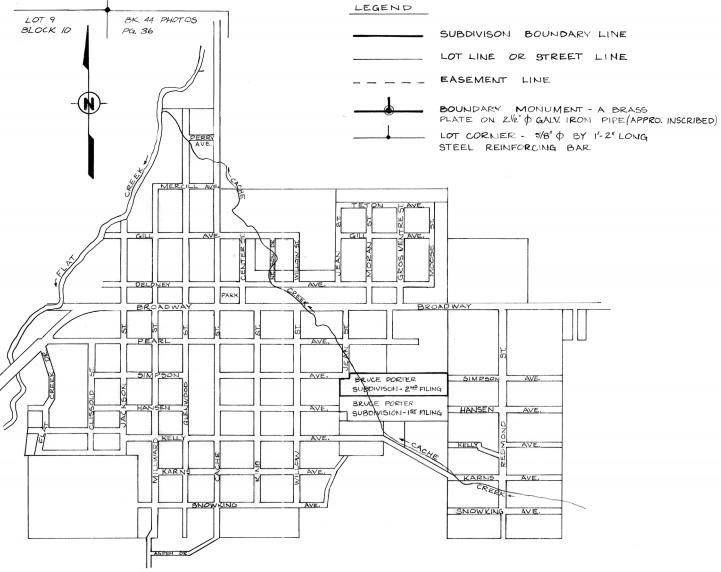
Said Mortgage provides for a revolving line of credit.

***** End of Encumbrances *****



MAP OF THE BRUCE PORTER SUBDIVISION - 2ND FILING
IN THE S1/2 NE1/4 NW1/4, S34, T41N, R16W
JACKSON, TETON COUNTY, WYOMING

CURVE DATA				
CURVE	ANGLE - Δ	RADIUS - R	TANGENT - T	CHORD LENGTH
C1	50°34'56"	79.22	37.46	67.73
C2	50°34'56"	139.22	65.83	119.03
C3a	36°09'50"	131.22	75.46	86.42
C3b	101°01'08"	139.22	17.65	33.02
C4	50°34'56"	79.22	65.83	67.73
C5	9°52'59"	486.10	42.03	83.74
C6	9°04'24"	546.10	43.49	86.71
C7	15°00'55"	546.10	71.97	122.71
C8	51°14'40"	486.10	22.40	44.76
C9	99°06'25"	20.00	23.46	30.44
C10	85°07'04"	20.00	16.82	25.74
C11	99°57'48"	20.00	23.78	30.61



LEGEND
SUBDIVISION BOUNDARY LINE
LOT LINE OR STREET LINE
EASEMENT LINE
BOUNDARY MONUMENT - A BRASS PLATE ON 2 1/2\"/>

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT COLLECTIVELY WE ARE THE OWNERS OF A TRACT OF LAND WITHIN THE S1/2 NE1/4 NW1/4, SECTION 34, T41N, R16W, TETON COUNTY, WYOMING, WHICH TRACT OF LAND IS WHOLLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF JACKSON AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:
BEGINNING AT A POINT WHICH IS NORTH 180.00 FEET FROM THE NORTHWEST CORNER OF A TRACT OF LAND FORMERLY OWNED BY DAVID WUPPIKE (BK 44, PHOTOS PG 36) AS PREVIOUSLY CONVEYED, SAID NORTHWEST CORNER BEING IDENTICAL WITH THE NORTHEAST CORNER OF LOT 9, BLOCK 10, 2ND CACHE CREEK ADDITION TO THE TOWN OF JACKSON WYOMING, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE BRUCE PORTER SUBDIVISION - 1ST FILING, THEREAFTER ALONG THE FOLLOWING COURSES AND DISTANCES, TO WIT:
BEARING DISTANCE REMARKS
NORTH 194.75 FEET ALONG THE EAST LINE OF THE SECOND CACHE CREEK ADDITION TO A POINT SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY THE TOWN OF JACKSON (BK 10, PHOTOS PG 340) THEREAFTER, ALONG THE SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL (BK 10, PHOTOS PG 340) THEREAFTER, ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL BEING IDENTICAL TO THE SOUTHWEST CORNER OF THE VAN VLECK ADDITION, THEREAFTER, ALONG THE SOUTH LINE OF THE VAN VLECK ADDITION TO THE SOUTHEAST CORNER OF SAID ADDITION THEREAFTER, ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE JACKSON LUMBER COMPANY (BK 11, DEEDS PG 555) TO A POINT THEREAFTER, ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY ALLEN G. STEED (BK 38, PHOTOS PG 80) AND A PARCEL OF LAND OWNED BY DONALD E. MOYER (BK 13, DEEDS PG 458) TO A POINT ON THE WEST LINE OF THE JOHN D. HALL PLAT, THEREAFTER, ALONG THE WEST LINE OF THE JOHN D. HALL PLAT TO THE NORTHEAST CORNER OF THE BRUCE PORTER SUBDIVISION - 1ST FILING, THEREAFTER, ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1ST FILING TO A POINT THEREAFTER, ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1ST FILING TO A POINT (THE SAME), ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1ST FILING TO THE POINT OF BEGINNING.
SAID TRACT CONTAINING 2.49 ACRES MORE OR LESS.
WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID DESCRIBED LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND ALLEYS AS SHOWN HEREON, THAT THE ABOVE AND FOREGOING "BRUCE PORTER SUBDIVISION - 2ND FILING" AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THAT WE HEREBY DEDICATE AND SET APART THE STREETS, ALLEYS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS UNDER AND BY THE VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF WYOMING.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF FEBRUARY 1976.
ALBERT L. NELSON DAVID WUPPIKE JEANINE PORTER GILL, EXECUTRIX OF THE ROBERT BRUCE PORTER ESTATE
BEVERLY A. NELSON DOROTHY A. WUPPIKE
STATE OF WYOMING) SS
COUNTY OF TETON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT L. NELSON, BEVERLY A. NELSON, DAVID WUPPIKE, DOROTHY A. WUPPIKE AND JEANINE PORTER GILL, EXECUTRIX OF THE ROBERT BRUCE PORTER ESTATE THIS 23rd DAY OF MAY, 1976.
WITNESS MY HAND AND OFFICIAL SEAL.
PUBLIC NOTARY
MY COMMISSION EXPIRES 11-10-79

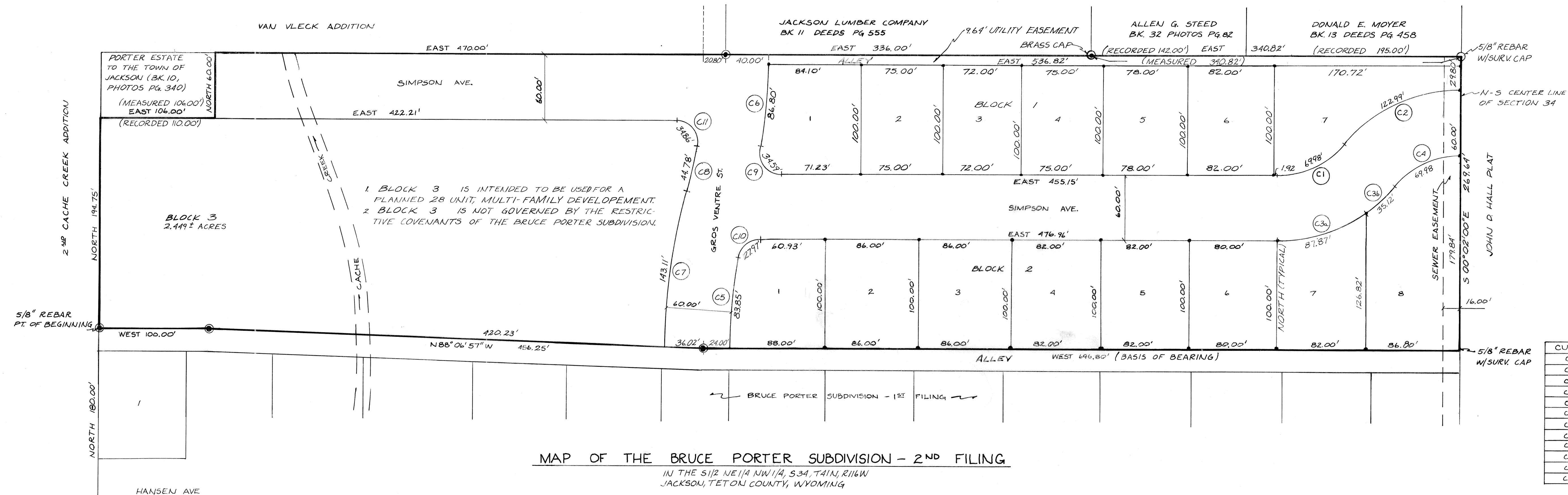
ENGINEERS CERTIFICATION
I, ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE FOREGOING OWNERS OF THE LAID SHOWN HEREON, I HAVE SUPERVISED THE SAID LAID AS SHOWN HEREON INTO LOTS, BLOCKS, ALLEYS AND STREETS TO BE KNOWN AS THE "BRUCE PORTER SUBDIVISION - 2ND FILING" THAT THE DIMENSIONS OF THE PLAT AND LOTS CONTAINED ARE CORRECTLY SHOWN TO A SCALE OF 1" = 50.00' AND THAT BY DATE 1, 1976 ALL LOTS WILL BE WELL AND ACCURATELY STAKED
Albert L. Nelson
WYOMING P.E. AND L.S. NO. 578

STATE OF WYOMING) SS
COUNTY OF TETON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT L. NELSON THIS 23rd DAY OF MAY, 1976. WITNESS MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-10-79

APPROVED BY THE TOWN OF JACKSON
MAYOR: [Signature]
ATTEST BY TOWN CLERK: [Signature]
TOWN ENGINEER: [Signature]
CHAIRMAN OF THE PLANNING COMMISSION: [Signature]

STATE OF WYOMING) SS
COUNTY OF TETON)
FILED FOR RECORD IN MY OFFICE THIS 23rd DAY OF MAY 1976 AT 10:00 A.M.
AND RECORDED AS PLAT NO. 278
COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS

BRUCE PORTER SUBDIVISION - 2ND FILING
IN THE S1/2 NE1/4 NW1/4, SEC. 34, T41N, R16W, JACKSON, TETON COUNTY, WYOMING



CURVE DATA				
CURVE	ANGLE - Δ	RADIUS - R	TANGENT - T	CHORD LENGTH
C1	50°36'58"	79.22	37.46	67.73
C2	50°36'56"	139.22	65.83	119.03
C3a	36°09'50"	139.22	45.46	86.42
C3b	14°27'08"	139.22	17.65	35.02
C4	50°36'56"	79.22	65.83	67.73
C5	9°52'59"	486.10	42.03	83.74
C6	9°06'24"	546.10	43.49	86.71
C7	15°00'55"	546.10	71.97	142.71
C8	5°16'40"	486.10	22.40	44.76
C9	99°06'25"	20.00	23.46	30.44
C10	80°07'04"	20.00	16.82	25.74
C11	99°51'48"	20.00	23.78	30.61

MAP OF THE BRUCE PORTER SUBDIVISION - 2ND FILING
IN THE S1/2 NE1/4 NW1/4, S34, T41N, R116W
JACKSON, TETON COUNTY, WYOMING

- LEGEND
- SUBDIVISION BOUNDARY LINE
 - LOT LINE OR STREET LINE
 - EASEMENT LINE
 - BOUNDARY MONUMENT - A BRASS PLATE ON 2 1/2" Ø GALV. IRON PIPE (APPROX. INSCRIBED)
 - LOT CORNER - 5/8" Ø BY 1'-2" LONG STEEL REINFORCING BAR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT COLLECTIVELY WE ARE THE OWNERS OF A TRACT OF LAND WITHIN THE S1/2 NE 1/4 NW 1/4, SECTION 34, T41N, R116W, TETON COUNTY, WYOMING, WHICH TRACT OF LAND IS WHOLLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF JACKSON AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT WHICH IS NORTH 180.00 FEET FROM THE NORTHWEST CORNER OF A TRACT OF LAND FORMERLY OWNED BY IDA WIED (BK. 44, PHOTOS PG. 36) AS PREVIOUSLY CONVEYED, SAID NORTHWEST CORNER BEING IDENTICAL WITH THE NORTHEAST CORNER OF LOT 9, BLOCK 10, 2ND CACHE CREEK ADDITION TO THE TOWN OF JACKSON, WYOMING, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE BRUCE PORTER SUBDIVISION - 1ST FILING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES, TO WIT:

BEARING	DISTANCE	REMARKS
NORTH	194.75 FEET	ALONG THE EAST LINE OF THE SECOND CACHE CREEK ADDITION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY THE TOWN OF JACKSON (BK. 10, PHOTOS PG. 340) THENCE;
EAST	106.00 FEET	ALONG THE SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL (BK. 10, PHOTOS PG. 340) THENCE;
NORTH	60.00 FEET	ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL BEING IDENTICAL TO THE SOUTHWEST CORNER OF THE VAN VLECK ADDITION; THENCE;
EAST	470.00 FEET	ALONG THE SOUTH LINE OF THE VAN VLECK ADDITION TO THE SOUTHEAST CORNER OF SAID ADDITION THENCE
EAST	336.00 FEET	ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE JACKSON LUMBER COMPANY (BK. 11, DEEDS PG. 555) TO A POINT, THENCE;
EAST	340.82 FEET	ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY ALLEN G. STEED (BK. 32, PHOTOS PG. 82) AND A PARCEL OF LAND OWNED BY DONALD E. MOYER (BK. 13, DEEDS PG. 458) TO A POINT ON THE WEST LINE OF THE JOHN D. HALL PLAT, THENCE
S00°02'00"E	269.64 FEET	ALONG THE WEST LINE OF THE JOHN D. HALL PLAT TO THE NORTHEAST CORNER OF THE BRUCE PORTER SUBDIVISION - 1 ST FILING; THENCE;
WEST	676.80 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1 ST FILING TO A POINT, THENCE;
N 88°06'57"W	456.25 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1 ST FILING TO A POINT, THENCE;
WEST	100.00 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1 ST FILING TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 7.469 ACRES MORE OR LESS. WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID DESCRIBED LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND ALLEYS AS SHOWN HEREON; THAT THE ABOVE AND FOREGOING "BRUCE PORTER SUBDIVISION - 2ND FILING" AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE HEREBY DEDICATE AND SET APART THE STREETS, ALLEYS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER. WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS UNDER AND BY THE VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF WYOMING.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF FEBRUARY 1976.

Albert L. Nelson
ALBERT L. NELSON
Beverly A. Nelson
DAVID W. UPDIKE
DOROTHY A. UPDIKE
JEANNINE PORTER GILL, EXECUTRIX OF THE ROBERT BRUCE PORTER ESTATE

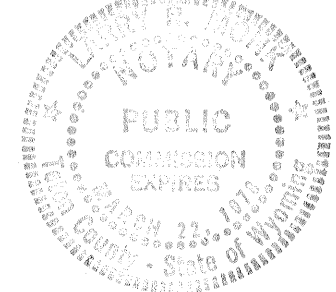
STATE OF WYOMING }
COUNTY OF TETON }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT L. NELSON, BEVERLY A. NELSON, DAVID W. UPDIKE, DOROTHY A. UPDIKE, AND JEANNINE PORTER GILL, EXECUTRIX OF THE ROBERT BRUCE PORTER ESTATE THIS 28TH DAY OF May, 1976.
WITNESS MY HAND AND OFFICIAL SEAL.
PUBLIC NOTARY
MY COMMISSION EXPIRES 11-10-79

ENGINEERS CERTIFICATION

I, ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE FOREGOING OWNERS OF THE LAND SHOWN HEREON, I HAVE SUBDIVIDED THE SAID LAND AS SHOWN HEREON INTO LOTS, BLOCKS, ALLEYS, AND STREETS TO BE KNOWN AS THE "BRUCE PORTER SUBDIVISION - 2ND FILING" THAT THE DIMENSIONS OF THE PLAT AND LOTS CONTAINED ARE CORRECTLY SHOWN TO A SCALE OF 1" = 50.00' AND THAT BY JUNE 1, 1976 ALL LOTS WILL BE WELL AND ACCURATELY STAKED

Albert L. Nelson
WYOMING P.E. AND L.S. NO. 578

STATE OF WYOMING }
COUNTY OF TETON }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT L. NELSON THIS 28TH DAY OF May, 1976. WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC
MY COMMISSION EXPIRES 11-10-79

APPROVED BY THE TOWN OF JACKSON

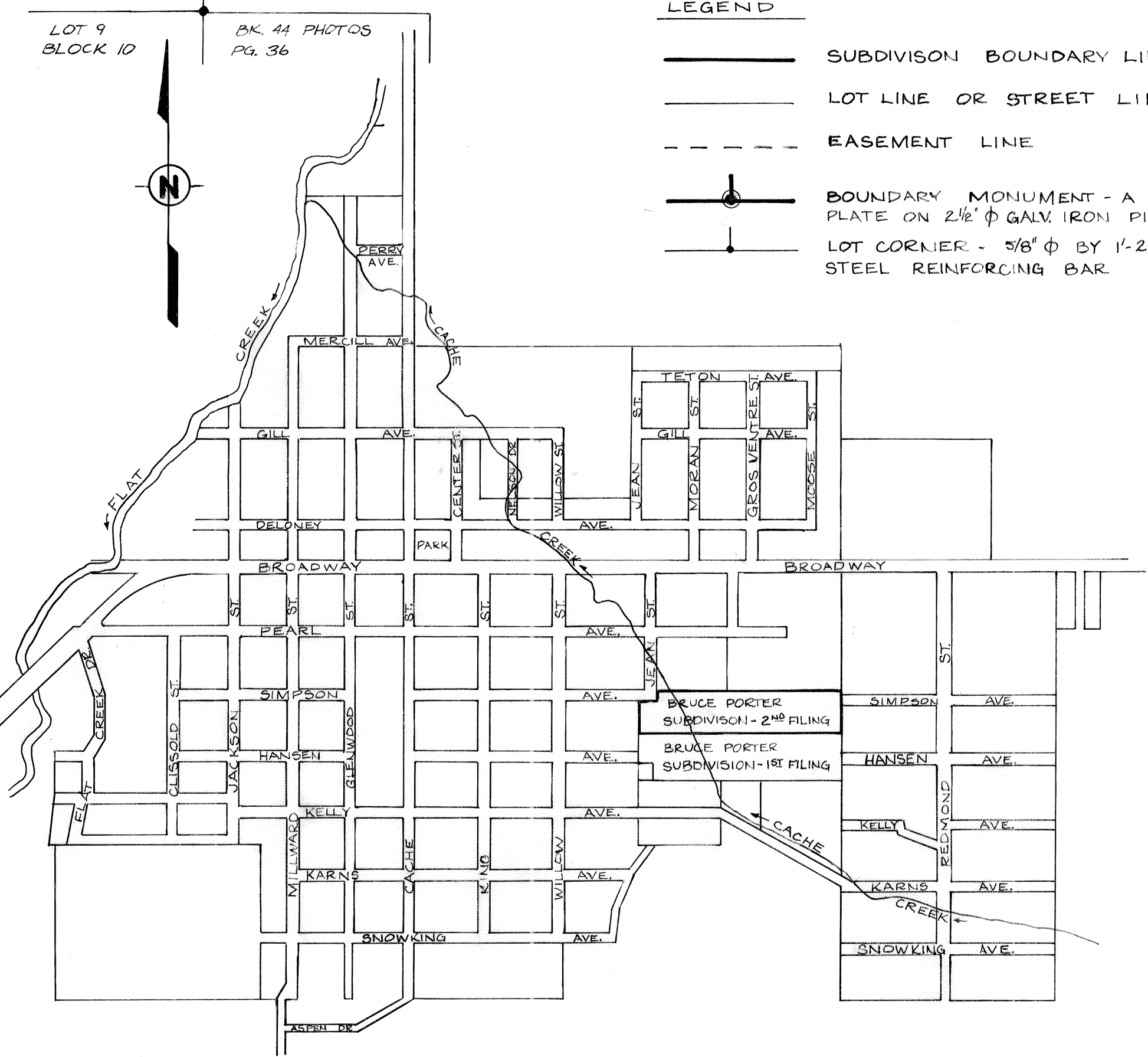
Mayor: [Signature]
Attest by Town Clerk: [Signature]
Town Engineer: [Signature]
Chairman of the Planning Commission: [Signature]
DATE: 5/24/76
DATE: 5/24/76
DATE: 5/25/76
DATE: 5/25/76

STATE OF WYOMING }
COUNTY OF TETON }
FILED FOR RECORD IN MY OFFICE THIS 28TH DAY OF May, 1976, AT 10:00 A.M.
AND RECORDED AS PLAT NO. 278

V. J. Nelson, Esq.
COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS

BRUCE PORTER SUBDIVISION - 2ND FILING
IN THE S1/2 NE1/4 NW1/4, SEC. 34, T41N, R116W, JACKSON, TETON COUNTY, WYOMING

DATE OF PREPARATION 2-11-76 15-76 2-15-76-5



LOCATION MAP
TOWN OF JACKSON

NELSON ENGINEERING
JACKSON, GREEN RIVER, WYO.
JACKSON - PHONE: 733-2087
P.O. BOX 1147 - 411 S. CACHE ST.