Jackson Town Council Regular Meeting

December 7, 2020
6:00 PM
Town Council Chambers

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: https://us02web.zoom.us/j/84306962135?pwd=RFMxR2QyTWZxays4UEY2TEhOMEw5UT09
If the link does not work, join at zoom.com with Webinar ID **843 0696 2135** Password: **toj**
or join by phone **1.346.248.7799** with Webinar ID **843 0696 2135** and Passcode **937382**

II. OPENING

A. Call to Order and Roll Call

B. Pledge of Allegiance

C. Announcements/Proclamations

1. Employee Introduction: Scott Mohror, Senior Engineer

III. PUBLIC COMMENT

This section is reserved for questions and comments from the public on items that are not otherwise included in this agenda. Public comment is limited to 3 minutes. As a general practice, the Council will not hold discussion or debate these items. Nor will they make any decisions on items presented during this time but rather refer items to staff for follow-up. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item, or send an email to *Council@jacksonwy.gov*.

IV. CONSENT CALENDAR

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

A. Meeting Minutes:

1. November 16, 2020 workshop
2. November 16, 2020 regular meeting
3. November 30, 2020 special meeting
4. December 1, 2020 special meeting

B. Disbursements

C. Temporary Sign Permit: Jackson Hole Food & Wine (P20-197)

D. Special Event: Winter Wonderland

E. Special Event: Pedigree Dog Sled Race Ceremonial Start. *This item will be continued to the December 21 regular meeting*.

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

A. Administration

1. Resort Liquor License Application, CCC's Center Street LLC (Sandy Birdyshaw)

B. Planning

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

1. **Item P20-166**: Subdivision Plat at 808 Upper Redmond (Paul Anthony) *This item will be continued to the January 19, 2021 meeting*.
2. Northern South Park Neighborhood Plan: Steering Committee Selection (Tyler Sinclair)

VI. RESOLUTIONS

VII. ORDINANCES

A. **Ordinance I**: An Ordinance Amending and Reenacting Jackson Municipal Code Title 2.40 regarding the Planning Commission (Presented for 3rd reading and designated Ord 1267)

B. **Ordinance J**: An Ordinance Amending Section 8.10 of the Jackson Land Development Regulations for the Planning Commission (Presented for 3rd reading and designated Ord 1268)

C. **Ordinance K**: Amending and Reenacting Jackson Municipal Code Title 10.04 regarding Parking Garage Level 4 Winter Parking Restrictions (Presented for 2nd reading)

D. **Ordinance L**: An Ordinance Amending and Reenacting Jackson Land Development Regulations Section 6.3.3 Amount of Affordable Workforce Housing Required (Mitigation Rates, Presented for 2nd reading)

E. *Ordinance M - T are for Historic Preservation and Town Square Regulations:*
Ordinance M: An Ordinance Adding Jackson Land Development Regulations Division 5.9 Preservation of Historic Resources (Presented for 2nd Reading)

F. **Ordinance N**: An Ordinance Amending and Reenacting Jackson Land Development Regulations Related to the Historic Preservation Program (Presented for 2nd reading)

G. **Ordinance O**: An Ordinance Adding Jackson Land Development Regulations Section 8.5.6, 8.5.7, and 8.5.8 to Establish Historic Preservation Procedures (Presented for 2nd reading)

H. **Ordinance P**: An Ordinance Amending and Reenacting Jackson Land Development Regulation Section 6.3.2 Regarding Housing Mitigation for Historic Properties (Presented for 2nd reading)

I. **Ordinance Q**: An Ordinance Amending and Reenacting Jackson Land Development Regulation Division 8.10 Regarding Duties and Responsibilities of the Teton County Historic Preservation Board (Presented for 2nd reading)

J. **Ordinance R**: An Ordinance Amending and Reenacting Jackson Land Development Regulation Division 9.5 Definitions (Presented for 2nd reading)

K. **Ordinance S**: An Ordinance Amending and Reenacting Jackson Land Development Regulations Section 2.2 and 2.3 Regarding Development and Standards in the Downtown Core, Urban Commercial, and Town Square Zones (Presented for 2nd reading)

L. **Ordinance T**: An Ordinance Amending and Reenacting Jackson Municipal Code Section 15.38.020 Regarding Historic Buildings (Presented for 2nd reading)

M. **Ordinance U**: An Ordinance Amending and Reenacting Jackson Municipal Code Sections 13.04 and 13.08 Regarding Water and Wastewater Rates, Fees, and Costs (Presented for 1st reading, Johnny Ziem)

VIII. MATTERS FROM MAYOR AND COUNCIL

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

A. Letter to Teton County regarding Northern South Park (Tyler Sinclair)

B. Board and Commission Reports

IX. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

X. ADJOURN

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

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

NOVEMBER 16, 2020 **JACKSON, WYOMING**

The Jackson Town Council met in regular workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 3:02 P.M. Upon roll call the following were found to be present:

TOWN COUNCIL: *In-person*: none. *via Zoom*: Mayor Pete Muldoon, Vice-Mayor Hailey Morton Levinson, Arne Jorgensen, Jim Stanford, and Jonathan Schechter.

STAFF: Larry Pardee, Lea Colasuonno, Tyler Sinclair, Zolo, Michelle Weber, Roxanne Robinson, Floren Poliseo, Johnny Ziem, Darren Brugmann, Kelly Thompson, and Sandy Birdyshaw.

Update to Jackson Municipal Code Title 13 Utilities Water and Sewer Rates. Johnny Ziem made staff comment that the purpose of the amendment to Jackson Municipal Code Title 13, was to update sewer and water rates and fees. Proposed amendments included an alternative structure for one-time sewer and water capacity fees, an alternative structure for water rates and sewer rates, a have the new rates be effective July 1, 2021, and a 3 Creek Capital Replacement Fee Adjustment.

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve the draft amendments to Title 13 and direct staff to bring back the draft ordinance as amended for first reading on the December 7, 2020, Regular meeting of the Jackson Town Council. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Budget Check-In. Larry Pardee provided an update and year-to-date overview of the Fiscal Year 2021 budget revenues and expenditures, the priority driven budget, frozen positions, and future funding of local government options including property tax, lodging tax, enterprise fund, fees, parking and exactions.. Discussion was held. Floren Poliseo and Lea Colasuonno made staff comment.

A motion was made by Jim Stanford and seconded by Arne Jorgensen to direct staff to bring back for the Council's consideration a property tax up to 8 mils, enterprise fund, updated development fees, and managed parking. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to adjourn.

Jim Stanford made comment on the season snowplow driver. Arne Jorgensen made comment. Johnny Ziem made staff comment.

The vote showed all in favor and the motion carried. The meeting adjourned at 4:46 P.M. minutes:spb

TOWN OF JACKSON

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ATTEST: Pete Muldoon, Mayor

_____

Sandra P. Birdyshaw, Town Clerk

Published JHNAG: November 25, 2020

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

NOVEMBER 16, 2020 **JACKSON, WYOMING**

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

TOWN COUNCIL: *In-person*: None. *via Zoom*: Mayor Pete Muldoon Vice-Mayor Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.

STAFF: Larry Pardee, Lea Colasuonno, Roxanne Robinson, Tyler Sinclair, Michelle Weber, Zolo, Floren Poliseo, Johnny Ziem, Paul Anthony, Carl Pelletier, and Sandy Birdyshaw.

Public Comment. Geneva Chong, Lee Bauknight, Shane Rothman, and Clare Stumpf made comment against Snow King's Forest Service Environmental Impact Statement.

Consent Calendar. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve the consent calendar including items A-E as presented with the following motions:

A. **Meeting Minutes**. To approve the meeting minutes as presented for the November 2, 2020 regular meeting.

B. **Disbursements.** To approve the disbursements as presented. 3T Products, LLC $1,385.08; Ace Hardware $437.51; Advanced Glass Trim, LLC $530.00; Alan's Welding Inc. $63.00; Amazon $3,010.40; Amplatz, Maria $314.53; Apex Sage Inc $5,161.15; Apple Inc $4,106.00; AT&T $1,785.29; Avail Valley Construction-Idaho, LLC $6,940.00; B-Cycle LLC -$908.41; Best Best & Krieger $438.00; Big R Ranch & Home $972.37; Briggs, Eric L $174.60; C & A Professional Cleaning Serv LLC $10,080.00; Carquest Auto Parts Inc. $54.85; Caselle Inc. $1,868.00; Cash $176.88; Centurylink $2,306.25; City Of Driggs $1,880.36; Commercial Tire-Id Falls $3,541.26; Community Entry Services $12,500.00; Convergeone, Inc $18,465.57; Creative Energies, LLC $6,507.82; Cultivate $1,250.00; Cummins Rocky Mountain LLC $720.00; Dash Medical Gloves $195.90; David Stubbs $1,750.00; Dean's Pest Control LLC $150.00; Dell $1,919.88; Department Of Family Services $50.00; E.R. Office Express $108.44; Electrical Whsle Supply Co Inc $93.54; Energy Laboratories Inc. $416.00; Entersect $8.97; Evans Construction Inc $274,706.23; Five-County Detention Center $300.00; Fleetpride $784.21; Freedom Mailing Service Inc. $1,838.05; Gm Sheet Metal LLC $1,130.67; HD Fowler Company $842.14; High Country Linen $1,115.72; Hill, Theodore $250.00; Hirst Applegate, LLP $726.50; Howell, Vickie $55.10; Hunt Construction Inc $29,740.00; Idaho Falls Peterbilt $301.22; Identi-Kit Solutions $408.00; Industrial Hose & Fitting $277.46; Intellichoice, Inc $1,520.00; Jackson Animal Hospital $180.10; Jackson Hole Childrens Museum $3,750.00; Jackson Hole Family Health $150.00; Jackson Hole Law, Pc $1,500.00; Jackson Hole News & Guide $1,124.34; Jackson Lumber Inc $68.00; Jh20 Water Conditioning & Filtration $58.00; Jham, Inc. $4,855.60; Kellerstrass Enterprises, Inc $19,430.81; Kois Brothers Equipment Company $750.80; Lacal Equipment, Inc $177.94; Lepco $82.00; Long Building Technologies Inc. $660.00; Lower Valley Energy Inc $38,428.49; LSC Transportation Consultants $14,742.72; Lutton, Jane $1,972.84; Marquina, Francisca $100.00; Mcbath, Donnie $155.00; Medora Corporation $3,310.00; Mettler-Toledo, LLC $425.00; Miller Sanitation $2,331.00; Minuteman Security Technologies $600.00; Mountain Electrical $309.93; MSC Industrial Supply Co $224.20; Napa Auto Parts Inc. $1,912.97; Nelson Engineering $2,180.08; Newlevel Group $4,500.00; Nova Collective $15,000.00; Oldcastle Precast Inc $3,150.00; Orsetto $4,000.00; Parrot, Dave $155.00; Partsmaster $87.31; Perform Printing Inc $493.15; Premier Truck- Salt Lake City $5,753.15; Proterra $38,051.36; Red's Auto Glass, Inc. $270.00; Ron's Towing $125.00; Rooted Landscape Architecture $255.00; Rui Inc. Dba Village Gardner $422.90; Seamless Docs $4,172.74; Shell Equipment Company LLC $4,544.00; Sherwin-Williams Co. $100.00; Silverstar $5,286.42; Smith Power Products, Inc. $19,981.36; Snake River MEP Complete, Inc $4,263.25; Snake River Roasting $199.65; St John's Hospital $455.00; Stotz Equipment $128.38; Swagit Productions, LLC $1,775.00; Teton County Alternative To Incarceratio $6,752.45; Teton County Integrated Solid Waste/Recy $33,085.10; Teton County Sheriff's-Jail $432.00; Teton County Transfer Station $10.00; Teton Motors Inc $788.99; Teton Mountain Ranch $1,100.00; Teton Tools LLC $136.69; Teton Trash Removal, Inc. $47.00; The Lodge @ Jackson Hole $274.00; Thomson West $893.85; Thyssen Krupp Elevator Corp. $3,691.44; TMSC LLC $36,683.68; Toolson Telephone, Inc $1,685.00; Trefonas Law, P.C. $1,167.80; Verizon Wireless $5,542.90; Vinci Law Office LLC $252.13; Wamco Lab, Inc. $350.00; Watchguard Inc. $135.91; Watts Steam Store Rocky Mt. Inc $400.00; Westbank Sanitation $550.10; Westwood Curtis $48,364.93; White Glove Cleaning, Inc. $6,530.12; Wood Environment & Infrastructure $537.00; Wy Child Support Enforcement $146.76; Wyoming First Aid & Safety $1,169.43; Wyoming Law Enforcement $50.00; Wyoming State Bar $355.00; Wyoming Water Development Commission $108,214.73; Wyoming.Com Inc $15.00; Wy-Test $400.00; Xerox Corporation $914.56; Yellow Iron Excavation, LLC $390.00.

C. **Municipal Court Report October 2020**. To accept the October 2020 Municipal Court Report into the record.

D. **Utility Easement with Lower Valley Energy at 400 W Snow King (P20-190).** To approve the Electric Distribution Easement between Lower Valley Energy and the Town of Jackson, as has been approved by the Town Engineer and Town Attorney and authorize the Mayor to execute all necessary easements.

E. **Parking Garage Level 4 Winter Parking Restrictions.** To direct staff to place the draft Ordinance K on a future agenda for first reading which will include amendments to Jackson Municipal Code Title 10, section 10.04.220 and 10.04.225, restricting parking on the unroofed portion (Level 4) of the Parking Structure.

There was no public comment on the Consent Calendar. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Special Event: Winter Wonderland and Special Event: Pedigree Dog Sled Race. The Mayor commented on Covid-19 orders. Carl Pelletier made staff comment. Discussion was held. Akop Manoukian made comment on behalf of the Winter Wonderland application. Dan Carter made comment on behalf of the Pedigree Dog Sled Race application.

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to continue the Winter Wonderland and Pedigree Dog Sled Race Special Event applications to the December 7, 2020 regular meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Core Services Facility Pedestrian Access Corridor Proposal. Johnny Ziem made staff comment on pathway options. Public comment was given by Geneva Chong.

A motion was made by Arne Jorgensen and seconded by Hailey Morton Levinson to approve the conveyance of a pathway easement for Option 1, which provides a pathway connection from Karns Meadow Drive to Lower Valley Energy's northwest property corner, and direct staff only provide for grading of the pathway until a future date of redevelopment of the Virginian property. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried.

P20-179: Subdivision Plat at 170 Redmond Street. Paul Anthony made staff comment. Lea Colasuonno made staff comment.

Based upon the findings as presented in the staff report and as made by the applicant for Item P20-179, a motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to make findings 1-4 as set forth in Section 8.5.3.C (Subdivision Plat) of the Land Development Regulations relating to 1) Conformance with Development Plan or Development Option Plan; 2) Complies with standards of Section 8.5.3. Subdivision Plat; 3) Complies with standards of Division 7.2. Subdivision Standards; 4) Complies with other relevant standards of these LDRs, and to approve a Subdivision Plat for a 2-lot subdivision at the property addressed at 170 Redmond Street subject to the departmental reviews attached to the staff report dated November 16, 2020, and the following three conditions:

1. Within thirty (30) calendar days from the date of Town Council approval, 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.
2. The Certificate of Owners shall include a statement that the plat is subject to the requirements of approved Development Plan P19-039, approved by the Town Council on May 20, 2019.
3. Park and School Exactions shall be paid at the time of plat recording.

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

P20-171: Amendment to Section 6.3.3 Amount of Affordable Workforce Housing Required (Housing Mitigation). Tyler Sinclair made staff comment.

A motion was made by Arne Jorgensen and seconded by Hailey Morton Levinson to approve Item P20-171 amending Section 6.3.3 Amount of Affordable Workforce Housing Required of the Town of Jackson Land Development Regulations (LDRs) to reduce the housing mitigation requirements for nonresidential uses by fifty percent (50%) of existing rates, being able to find, based upon the findings

as presented in the staff report, that pursuant to Section 8.7.1.C of the Land Development Regulations the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried.

Resolution #20-25: Coronavirus Relief Grant Application to the Office of State Lands & Investments. Roxanne Robinson made staff comment.

A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to approve Resolution 20-25 authorizing grant submission and the related Certification Statement as presented, subject to any corrections and authorize staff to submit a grant application to the Office of State Lands and Investment for Coronavirus Relief and authorize the Mayor and/or staff to execute and submit any and all future documents or agreements associated with this grant application.

> **RESOLUTION #20-25**: A resolution authorizing submission of a coronavirus relief grant application to the State Loan and Investment Board on behalf of the governing body for the Town of Jackson for the purpose of funding payroll expenses, remote meeting infrastructure, public noticing, marketing support, PPE supplies, facility UV purification for HVAC, supplemental facility cleaning, port-a-potties, masks, sanitizer and related bottling supplies, gloves, downtown outdoor distancing infrastructure, posters and signage, barricades and floor markings, and reception area remodels to protect the health, safety, and welfare of employees and the public.
>
> **WHEREAS**, the Governing Body for the Town of Jackson desires to participate in the CORONAVIRUS RELIEF GRANT program to assist in financing this request; and
>
> **WHEREAS**, the Governing Body of the Town of Jackson recognizes the need for the request; and
>
> **WHEREAS**, the Coronavirus Relief Grant program requires that certain criteria be met, as described in the State Loan and Investment Board's Rules and Regulations governing the program, and to the best of our knowledge this application meets those criteria; and
>
> **WHEREAS**, if any of the disbursed grant funds are later deemed to not comply with the SLIB criteria or the criteria of the CARES Act, the grant applicant agrees to repay the ineligible grant funds within 15 days of such finding to the Office of State Lands and Investments.
>
> **NOW, THEREFORE, BE IT RESOLVED** by the governing body of the Town of Jackson that a grant application in the amount of **$1,475,474** be submitted to the State Loan and Investment Board for consideration at the next Board meeting after application processing to assist in funding the TOWN OF JACKSON COVID-19 RESPONSE.
>
> **BE IT FURTHER RESOLVED**, that Larry Pardee, Town Manager, Roxanne Robinson, Assistant Town Manager, and Kelly Thompson, Finance Director are hereby designated as the authorized representatives of the Town of Jackson to act on behalf of the Governing Body on all matters relating to this grant application.
>
> **PASSED, APPROVED AND ADOPTED THIS** 19TH day of November 2020.

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

Ordinances. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to read Ordinances in short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance I: An Ordinance Amending and Reenacting Jackson Municipal Code Title 2.40 regarding the Planning Commission.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 283, 350, 652, 934, 1051 AND 1190 AND SECTION 4 OF ORDINANCE NOS. 164 AND 256 AND SECTIONS 2.40.010 AND 2.40.040 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING THE PLANNING COMMISSION AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance J: An Ordinance Amending Section 8.10 of the Jackson Land Development Regulations for the Planning Commission.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1049, 1050, 1191 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 8.10.5 AND 8.10.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE PLANNING COMMISSION AND BOARD OF ADJUSTMENT AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve Ordinance J at second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance K: An Ordinance Amending and Reenacting Jackson Municipal Code Title 10.04 regarding Parking Garage Level 4 Winter Parking Restrictions.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1080, 897, 681, 641, 610, 1114, 1079 AND 1052; SECTION 2 OF ORDINANCE NO. 214; AND SECTIONS 10.04.220 AND 10.04.225 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING OVERNIGHT PARKING IN THE PUBLIC PARKING STRUCTURE AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance L: An Ordinance Amending and Reenacting Jackson Land Development Regulations Section 6.3.3 Amount of Affordable Workforce Housing Required (Mitigation Rates)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 6.3.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE AMOUNT OF AFFORDABLE WORKFORCE HOUSING REQUIRED AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Geneva Chong made public comment.

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

Ordinance M: An Ordinance Adding Jackson Land Development Regulations Division 5.9 Preservation of Historic Resources.

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND ARTICLE 5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PRESERVATION OF HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance N: An Ordinance Amending and Reenacting Jackson Land Development Regulations Related to the Historic Preservation Program.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1199, 1197, 1196, 1154; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTIONS 1.9.2, 2.2.13.E, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 AND 8.10.4 OF THE TOWN OF JACKSON LAND

DEVELOPMENT REGULATIONS REGARDING HISTORIC PROPERTY PHYSICAL DEVELOPMENT, APPEARANCE AND SITING AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Geneva Chong made public comment.

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

Ordinance O: An Ordinance Adding Jackson Land Development Regulations Section 8.5.6, 8.5.7, and 8.5.8 to Establish Historic Preservation Procedures.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1165; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.5 TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE PROCESS FOR HISTORIC BUILDING DESIGNATION AND ALTERATIONS TO HISTORIC BUILDINGS REGISTERED AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance P: An Ordinance Amending and Reenacting Jackson Land Development Regulation Section 6.3.2 Regarding Housing Mitigation for Historic Properties.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 6.3.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HOUSING MITIGATION FOR HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance Q: An Ordinance Amending and Reenacting Jackson Land Development Regulation Division 8.10 Regarding Duties and Responsibilities of the Teton County Historic Preservation Board.

AN ORDINANCE AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165 AND 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.10 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE DUTIES AND RESPONSIBILITIES OF THE TETON COUNTY HISTORIC PRESERVATION BOARD AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance R: An Ordinance Amending and Reenacting Jackson Land Development Regulation Division 9.5 Definition.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1198, 1197, 1155, 1136, 1128, 1097; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 9.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Ordinance S: An Ordinance Amending and Reenacting Jackson Land Development Regulations Section 2.2 and 2.3 Regarding Development and Standards in the Downtown Core, Urban Commercial, and Town Square Zones.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; AND SECTIONS 2.3.1, 2.3.2, 2.2.14, 2.2.15, 2.2.16, 2.2.17 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT REGULATIONS AND STANDARDS FOR PROPERTIES IN THE DOWNTOWN CORE, URBAN COMMERCIAL AND TOWN SQUARE ZONES AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Public comment was given by Robbin Levy Mommsen, George Putnam, and Seadar Davis. Paul Anthony made staff comment on the setback change and boardwalks.

A motion was made by Arne Jorgensen and seconded by Hailey Morton Levinson to approve Ordinance S at first reading including an administrative adjustment to allow for extraordinary historic preservation tools as discussed in this meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance T: An Ordinance Amending and Reenacting Jackson Municipal Code Section 15.38.020 Regarding Historic Buildings.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF THE TOWN OF JACKSON ORDINANCE NO. 888 AND SECTION 15.38.020 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HISTORIC BUILDINGS AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

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

Matters from Mayor and Council.

Planning Commission Appointment. Pete Muldoon made comment that David Vandenburg had resigned from the Planning Commission leaving a vacant seat. The Mayor appointed Wendy Martinez to the Planning Commission to fill the vacant seat through July 31, 2023. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to consent to the Mayor's appointment of Wendy Martinez. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Consideration of a Snow King Objection Letter. Jim Stanford made comment on the Environmental Impact Statement released by the Forest Service. A motion was made by Pete Muldoon and seconded by Arne Jorgensen to approve the drafting and submission of a letter to the Forest Service before the deadline and addressing the biking element. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Future Funding of Local Government. No discussion was held.

Northern South Park. Arne Jorgensen commented on a sketch plan proposal before Teton County regarding the suburban zone in the northwest corner of Northern South Park and providing a comment letter related to infrastructure and transportation. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to draft a letter concerning the sketch plan submittal made to the county for Northern South Park to notify the County of our interest in that project and its impact to our infrastructures and the need for us to do a thorough review of it. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

East Jackson. Jim Stanford made comment on the rapidly changing character of East Jackson and the need to revisit zoning and development. A motion was made by Jim Stanford and seconded by Pete Muldoon to direct staff to begin the process of soul searching as we look at some of the changes taking place around town and we respond to the changing conditions and take a look at some of the issues as

spelled out by the Community Development Director here tonight, as soon as December 21st if possible. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Town Manager's Report. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to accept the Town Manager's Report into the record. The Town Manager's Report contained an update on the START Dispatch Supervisor position and November Sales and Lodging Tax. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. With the acceptance of the Town Manager's Report, staff was authorized to fill the dispatch supervisor position.

START Board concern. Pete Muldoon made comment on bus rider safety, density amid the pandemic, and possible measures the Town could take. Arne Jorgensen made comment on START Board discussions. Larry Pardee made comment on having a meeting with the public health officials.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 8:33 p.m. minutes:spb

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk
Publish JH News & Guide: November 25, 2020

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

NOVEMBER 30, 2020 **JACKSON, WYOMING**

The Jackson Town Council met in special session in the Council Chambers of the Town Hall located at 150 East Pearl at 1:32 P.M. Upon roll call the following were found to be present:

TOWN COUNCIL: *In-person*: None. *via Zoom*: Mayor Pete Muldoon, Vice-Mayor Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.

STAFF: Larry Pardee, Lea Colasuonno, Tyler Sinclair, Zolo, Roxanne Robinson, Darren Brugmann, Kelly Thompson, and Sandy Birdyshaw.

COVID Response Level of Service for Teton Village START Route. Darren Brugmann made comment on the need to increase the number of buses on the Teton Village routes during the upcoming winter season due to the requirement that bus capacity be reduced pursuant to the State's Seventeenth Continuation and Modification of Statewide Public Health Order #2: Regarding Gatherings of More Than Twenty-Five (25) People effective November 24, 2020 and the START Board's action taken on October 29th which reduced passenger capacity to 75% of seated capacity.

The Council held discussion.

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to 1) direct staff to draft a contract with Salt Lake Express to provide this service; and 2) to direct staff to bring the contract with Salt Lake Express back to be reviewed and approved by Town Council at a future meeting. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 2:44 p.m. minutes:spb

TOWN OF JACKSON

_____

Pete Muldoon, Mayor

ATTEST:

_____

Sandra P. Birdyshaw, Town Clerk

Publish JH News & Guide: December 9, 2020

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

DECEMBER 1, 2020 **JACKSON, WYOMING**

The Jackson Town Council met in special session in the Council Chambers of the Town Hall located at 150 East Pearl at 11:00 A.M. Upon roll call the following were found to be present:

TOWN COUNCIL: *In-person*: None. *via Zoom*: Mayor Pete Muldoon, Vice-Mayor Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter.

STAFF: Larry Pardee, Lea Colasuonno, Tyler Sinclair, Zolo, Roxanne Robinson, Michelle Weber, and Sandy Birdyshaw.

COVID-19 and Local Government Measures. Mayor Muldoon made introductory remarks and facilitated discussion.

Dr. Paul Beaupre, Chief Executive Officer of St. John's Health made comment on the state of the hospital due to COVID patients, impacts to their workforce, he pleaded with the community to try and stop community spread which was occurring, accepting patients from outside Teton County, and staffing capacity. Further discussion included contact tracing on employees, encouraging personal responsibilities, taking a break now to get ready for the ski season, the state seems to be focused on procurement and distribution, people were letting their guard down on precaution measures, surrounding hospital capacities, limited space at St. John's, and messaging to the community.

Jodie Pond, Director of Teton County Health Department made comment on testing and positivity rates, the contact tracing results and current efforts, she proposed looking at enforcement through fines, suspending school and club close-contact sports, a return to prior orders which limited capacity, limited restaurant seating to household members, a household-only order, recommended bars to close at 10pm, preferred the variance-to-the-state-wide-order route, a new stop the spread campaign, working with state partners, the difference in the terms 'household' and 'family', living conditions in our community are not the same as other resort communities, reengaging emergency support function number 15 for messaging with one voice.

Teton District Health Officer Dr. Travis Riddell made comment on COVID cases, orange and red levels, trends for the hospital and capacity, weighing closures to reduce the number of cases, how other areas are dealing with closures, using the data from community exposure and movement tracking studies, and reviewing this data further before making a decision. Further discussion included contact tracing results, the current struggle with enforcement, fines may work, cases by age, communications with the state health officer, the intermingle of other regions with our community, school virtual studies and after-school activities, that public health has not endorsed close-contact sports, appreciation for today's conversation and the importance of laying the options out for consideration, pursuing local regulations through the variance process, using the daily nixle alerts, and then he summarized strategies.

Jim Stanford thanked Drs. Beaupre and Riddell, Jodie Pond and the public health staff for their important role and tireless work on our behalf, he asked about contact tracing results, comparing our county with other resort communities, communicating through the emergency management website, and was ready to enact closures.

Jonathan Schechter made comment on the cases by age results, absence of federal assistance, state relations, using the term household versus family, effectiveness of the personal responsibility approach, and unifying our message.

Arne Jorgensen made comment on School District policies, rationing of care by an ethics committee, variance to state health orders, method of establishing fine enforcement, appreciation to the health committee for their endurance, and supported next steps discussed today,

Lea Colasuonno made comment on the Council's ability to enforce fines and penalties.

Hailey Morton Levinson asked what the health officers needed from the Council and supported the health committee in their efforts.

Pete Muldoon asked the health committee to pursue the variance option and come back to the Council. He stated public comment would not be taken today but after a draft ordinance is prepared if it goes that route.

A motion was made by Pete Muldoon and seconded by Hailey Morton Levinson to direct the town attorney to work with Teton County Public Health and Dr. Riddell to understand what actions they deem necessary and to be ready to draft that into an emergency ordinance should those requests not granted by the State. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

The Council held discussion on enforcement challenges and possible solutions. Lea Colasuonno commented on the town's ability to fine for order violations. Michelle Weber made comment on the police department's enforcement and the challenges presented by mask orders. Dr. Riddell made comment on the language in mask orders. Further discussion included consistency between the town and county, other health orders in place that may be enforceable, household gatherings, communication and messaging. Dr. Riddell commented on using "household" in the limitations on gatherings.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 1:19 p.m. minutes:spb

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk
Publish JH News & Guide: December 9, 2020

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
328	842-NCPERS GROUP WYOMIN	842122020	PAYROLL DEDUCTIONS	11/16/2020	96.00	96.00	11/23/2020
Total 328:					96.00	96.00	
6765	975 ALPINE LLC	11202020	RETURN BOND B19-0833 975 A	11/20/2020	1,000.00	1,000.00	11/25/2020
Total 6765:					1,000.00	1,000.00	
51	ACE HARDWARE	716591	staples	10/19/2020	9.88	.00	
51	ACE HARDWARE	716764	CRTEDIT	10/20/2020	26.99-	.00	
51	ACE HARDWARE	716785	water locate paint	10/20/2020	20.97	.00	
51	ACE HARDWARE	71681	replacement	10/20/2020	11.56	.00	
51	ACE HARDWARE	717397	thermometer	10/26/2020	29.96	.00	
51	ACE HARDWARE	717973	tool for locate truck	10/29/2020	21.99	.00	
51	ACE HARDWARE	717982	filters and batteries for WWTP	10/29/2020	55.46	.00	
51	ACE HARDWARE	718773	garden sprayer	11/05/2020	16.99	.00	
51	ACE HARDWARE	719149	marking paint	11/09/2020	75.49	.00	
51	ACE HARDWARE	719152	supplies	11/09/2020	17.98	.00	
51	ACE HARDWARE	719256	Facility Dept hand tools	11/10/2020	33.96	.00	
51	ACE HARDWARE	719340	Parking Garage snow plowing par	11/10/2020	11.99	.00	
51	ACE HARDWARE	719531	SKHM - falling ice caution tape	11/12/2020	11.99	.00	
51	ACE HARDWARE	719532	PG - utility closet lock	11/12/2020	26.99	.00	
51	ACE HARDWARE	719647	miscellaneous supplies	11/13/2020	32.70	.00	
Total 51:					350.92	.00	
21	ADVANCED INDUSTRIAL SUPP	5205226	SENSOR, TUBING	11/09/2020	268.11	.00	
Total 21:					268.11	.00	
2269	AFLAC	433720	ACCOUNT #y9599	11/20/2020	2,584.63	2,584.63	11/23/2020
Total 2269:					2,584.63	2,584.63	
6524	ALPHAGRAPHICS	IX-177938	2021 Taxi stickers	11/05/2020	220.00	.00	
Total 6524:					220.00	.00	
6760	ALPINE STREET ASSOCIATES,	112020	REFUND BOND B20-0397 125 S	11/20/2020	4,000.00	4,000.00	11/20/2020
6760	ALPINE STREET ASSOCIATES,	11202020	refund B20-0397 125 SCOTT LA	11/20/2020	2,000.00	2,000.00	11/25/2020
Total 6760:					6,000.00	6,000.00	
5726	AMAZON	11QT-JKHM-T	Computer monitors, cables, mobil	11/19/2020	1,197.14	.00	
5726	AMAZON	1LKH-L9FJ-CH	Computer monitors, cables, mobil	11/19/2020	219.99	.00	
5726	AMAZON	1YDK-RR69-J	ADAPTERS	11/21/2020	64.87	.00	
Total 5726:					1,482.00	.00	
660	AMERICAN PUMP COMPANY	033270	shaft coupler for well 3	11/06/2020	38.34	.00	
Total 660:					38.34	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4389	APPLE INC	AD26918821	AC FOR IPAD	11/17/2020	2,376.00	.00	
4389	APPLE INC	AD27707506	AC FOR IPAD	11/19/2020	99.00	.00	
4389	APPLE INC	AD27826609	APPLECARE	11/19/2020	199.00	.00	
4389	APPLE INC	AD28058276	MAGIC MOUSE	11/19/2020	99.00	.00	
4389	APPLE INC	AD28058277	MAGIC KEYBOARD	11/19/2020	329.00	.00	
4389	APPLE INC	AD28058278	CHARGER	11/19/2020	117.00	.00	
4389	APPLE INC	AD28172235	APPLE PENCIL	11/20/2020	119.00	.00	
4389	APPLE INC	AD28339133	SMART KEYBOARD	11/20/2020	4,296.00	.00	
4389	APPLE INC	AD29789237	IPAD ACCESSORIES	11/23/2020	3,614.00	.00	
Total 4389:					11,248.00	.00	
3487	ARCHITECTURAL BUILDING SU	71167053	Re-Keying Building. New Vendor: ABS, 1420 Lincoln	11/10/2020	780.40	.00	
Total 3487:					780.40	.00	
1783	AT&T	287259163099	Annual charges for account 28725	11/08/2020	1,239.25	.00	
1783	AT&T	287272169264	Remaining annual charges (11 m	11/12/2020	86.46	.00	
1783	AT&T	287279795460	MONTHLY ACCOUNT 28727979	11/11/2020	251.88	.00	
Total 1783:					1,577.59	.00	
6757	AXON ENTERPRISES, INC	SI-1661557	BASIC INSTRUCTOR	06/03/2020	495.00	.00	
Total 6757:					495.00	.00	
6090	BAUER, JAMISON	111020	DOT PHYSICAL REIMBURSEME	11/10/2020	155.00	.00	
Total 6090:					155.00	.00	
6755	BFIVE40 LLC	3755	PPE - face coverings (masks and	11/12/2020	1,727.99	.00	
Total 6755:					1,727.99	.00	
4774	BIG R RANCH & HOME	1473112	GLOVES	10/26/2020	6.98	.00	
Total 4774:					6.98	.00	
3500	BISON LUMBER	2011-74726	PW Bay-3 egress door roof	11/04/2020	111.55	.00	
Total 3500:					111.55	.00	
1560	BLUE SPRUCE CLEANERS,INC	12012020	Uniform cleaning: Harpell, Schmi	12/01/2020	87.81	.00	
Total 1560:					87.81	.00	
2850	BMV LLC	11162020	ship monthly samples	11/16/2020	58.99	.00	
Total 2850:					58.99	.00	
4614	C & A PROFESSIONAL CLEANI	DECEMBER	Gym and Locker Rm - December	11/16/2020	782.92	.00	
4614	C & A PROFESSIONAL CLEANI	DECEMBER 1	Town Hall - December Cleaning	11/16/2020	4,936.92	.00	
4614	C & A PROFESSIONAL CLEANI	DECEMBER 2	Public Works - December Cleanin	11/16/2020	2,216.11	.00	
4614	C & A PROFESSIONAL CLEANI	DECEMBER 3	Parking Garage - December Clea	11/16/2020	306.84	.00	
4614	C & A PROFESSIONAL CLEANI	NOVEMBER	Bunk Housing Cleaning	11/10/2020	77.25	.00	
Total 4614:					8,320.04	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5	CARQUEST AUTO PARTS INC.	6090-503791	TRANS FILTER, BRAKES FOR S	11/12/2020	31.15	.00	
5	CARQUEST AUTO PARTS INC.	6090-503820	TRANS FILTER, BRAKES FOR S	11/13/2020	72.79	.00	
5	CARQUEST AUTO PARTS INC.	6090-503958	TIRE VALVES FOR SO	11/14/2020	30.64	.00	
5	CARQUEST AUTO PARTS INC.	6090-504786	shop towels	11/20/2020	101.70	.00	
Total 5:					236.28	.00	
447	CDW-GOVERNMENT	4710581	WEBCAMS	11/25/2020	14,233.33	.00	
Total 447:					14,233.33	.00	
6769	CENTRALSQUARE	299526	FIELD OPS ANNUAL SUBSCRIP	11/23/2020	2,880.00	.00	
Total 6769:					2,880.00	.00	
544	CENTURYLINK	171298680	Remainder of FY21(~11 billing per	11/20/2020	260.48	.00	
544	CENTURYLINK	307-111-5050	Annual charges for account p-307	11/07/2020	1,936.69	.00	
544	CENTURYLINK	307-733-3106	MONTHLY CHARGES 307-733-3	11/13/2020	39.16	.00	
Total 544:					2,236.33	.00	
6761	CLARK, ROBERT M.	112320	BAIL REFUND 20-08-0213	11/23/2020	1,740.00	1,740.00	11/23/2020
Total 6761:					1,740.00	1,740.00	
260	COMMUNITY SAFETY NETWOR	12022020	ANNUAL CONTRACT	12/02/2020	12,250.00	.00	
Total 260:					12,250.00	.00	
4887	CONTROL SYSTEM TECHNOLO	9808	install new processor at well 2	11/16/2020	3,183.50	.00	
4887	CONTROL SYSTEM TECHNOLO	9809	troubleshoot well 8 and hook up n	11/16/2020	1,317.50	.00	
Total 4887:					4,501.00	.00	
6475	CONVERGEONE, INC	12078	11 months of Webex Enterprise fo	11/25/2020	319.36	.00	
6475	CONVERGEONE, INC	IE9065561	PRODUCT & SOFTWARE	11/30/2020	26,131.67	.00	
6475	CONVERGEONE, INC	IE9065561	PRODUCT & SOFTWARE	11/30/2020	1,658.00	.00	
Total 6475:					28,109.03	.00	
6767	COWBOY COFFEE	113020	RETURN BOND B19-0201 1007	11/30/2020	23,662.67	23,662.67	11/30/2020
Total 6767:					23,662.67	23,662.67	
708	DELTA DENTAL PLAN OF WYO	11202020	NOVEMBER AND DECEMBER P	11/20/2020	1,128.40	1,128.40	11/23/2020
708	DELTA DENTAL PLAN OF WYO	7017 11302020	OCTOBER CLAIMS	11/20/2020	7,321.70	7,321.70	11/23/2020
Total 708:					8,450.10	8,450.10	
6762	DENTON, KATHERINE	111920	BAIL REFUND 20-09-0145	11/19/2020	2,500.00	2,500.00	11/23/2020
Total 6762:					2,500.00	2,500.00	
2798	DPC INDUSTRIES, INC.	DE72000303-2	rent for chroine cylinders	10/31/2020	100.00	.00	
Total 2798:					100.00	.00	
6311	DUSTBUSTERS, INC	64980	ice kicker for winter sand	11/17/2020	6,026.08	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6311:					6,026.08	.00	
3408	E.R. OFFICE EXPRESS	16601	Copy Paper, 92 Bright, 20lb, 8.5 x	11/16/2020	147.12	.00	
3408	E.R. OFFICE EXPRESS	16631	2 cases of copy paper	11/19/2020	179.78	.00	
Total 3408:					326.90	.00	
5687	ECOR	1604	COMPLETE 12 PACKAGE FILTE	08/25/2020	1,183.47	.00	
Total 5687:					1,183.47	.00	
6451	ELITE PARTS	S21664	HOSE REEL REPAIR PARTS FO	10/27/2020	1,517.81	.00	
Total 6451:					1,517.81	.00	
3594	ELK COUNTRY INN, INC.	120120	Return Bond B19-0261 480 W Pe	12/01/2020	2,000.00	2,000.00	12/01/2020
3594	ELK COUNTRY INN, INC.	120120	Return bond B18-0521 480 W Pe	12/01/2020	52,950.00	52,950.00	12/01/2020
3594	ELK COUNTRY INN, INC.	120120	Return Bond B19-0262 480 W Pe	12/01/2020	2,000.00	2,000.00	12/01/2020
Total 3594:					56,950.00	56,950.00	
1134	ENERGY LABORATORIES INC.	355399	weekly testing WWTP	11/05/2020	114.00	.00	
1134	ENERGY LABORATORIES INC.	356726	weekly testing WWTP	11/12/2020	302.00	.00	
Total 1134:					416.00	.00	
6748	ENNIS-FLINT, INC	250920	torch for asphalt repair	09/30/2020	598.50	.00	
Total 6748:					598.50	.00	
3550	EXPOSURE SIGNS INC	7002	INSTALL DECALS ON ELECTRI	11/16/2020	370.00	.00	
Total 3550:					370.00	.00	
668	FREEDOM MAILING SERVICE I	39286	billing process	11/03/2020	912.52	912.52	11/20/2020
668	FREEDOM MAILING SERVICE I	39286	billing process	11/03/2020	912.53	912.53	11/20/2020
Total 668:					1,825.05	1,825.05	
6452	FROG CREEK PARTNERS, LLC	1094	service gutter bins	07/16/2020	500.00	.00	
Total 6452:					500.00	.00	
5065	G2 GLOVES	474	Longevity Service Awards	10/19/2020	1,500.00	.00	
Total 5065:					1,500.00	.00	
6316	GARCIA, GREGORIO	113020	DOT Physical reimbursement	11/30/2020	155.00	.00	
Total 6316:					155.00	.00	
6464	GEITTMANN LARSON SWIFT LL	11397	Epstein Litigation	11/10/2020	552.50	.00	
6464	GEITTMANN LARSON SWIFT LL	11420	Contracted legal services during	11/20/2020	3,387.00	.00	
Total 6464:					3,939.50	.00	
4212	GILLIG LLC	40743543	HEATER ACTUATOR FOR STAR	11/21/2020	52.18	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4212	GILLIG LLC	40743991	HANDLES FOR BUS DOORS	11/22/2020	39.20	.00	
4212	GILLIG LLC	40745483	WEBASTO HEATER PARTS FO	11/27/2020	301.37	.00	
4212	GILLIG LLC	40751212	TORQUE ROD FOR BUS 253	11/16/2020	650.62	.00	
Total 4212:					1,043.37	.00	
5734	GREENWAY PAINTING LLC	1329	START - Bus Wash Painting	11/16/2020	650.00	.00	
Total 5734:					650.00	.00	
4988	HD FOWLER COMPANY	I5632159	pipes, parts, for inventory	11/02/2020	3,529.97	.00	
4988	HD FOWLER COMPANY	I5632159	sewer saddles for inventory	11/02/2020	3,000.00	.00	
Total 4988:					6,529.97	.00	
96	HIGH COUNTRY LINEN	0205134	mats, odor control	08/15/2020	133.30	.00	
96	HIGH COUNTRY LINEN	0205134	towels, laundry bag	08/15/2020	87.20	.00	
96	HIGH COUNTRY LINEN	0214578	laundry bags, towels, mats, enviro	09/17/2020	3.00	.00	
96	HIGH COUNTRY LINEN	0214578	sewer collections - uniform cleani	09/17/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0214578	water - uniform cleaning	09/17/2020	16.97	.00	
96	HIGH COUNTRY LINEN	0214578	fleet - uniform cleaning	09/17/2020	38.80	.00	
96	HIGH COUNTRY LINEN	0214578	street - uniform cleaning	09/17/2020	33.47	.00	
96	HIGH COUNTRY LINEN	0214578	WWTP - uniform cleaning	09/17/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0214578	admin - uniform cleaning	09/17/2020	4.85	.00	
96	HIGH COUNTRY LINEN	0215854	admin - uniform cleaning	09/24/2020	9.70	.00	
96	HIGH COUNTRY LINEN	0215854	water - uniform cleaning	09/24/2020	23.72	.00	
96	HIGH COUNTRY LINEN	0215854	laundry bags, towels, mats, enviro	09/24/2020	61.83	.00	
96	HIGH COUNTRY LINEN	0215854	WWTP - uniform cleaning	09/24/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0215854	fleet - uniform cleaning	09/24/2020	91.12	.00	
96	HIGH COUNTRY LINEN	0215854	street - uniform cleaning	09/24/2020	46.08	.00	
96	HIGH COUNTRY LINEN	0215854	sewer collections - uniform cleani	09/24/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0217152	admin - uniform cleaning	10/01/2020	9.70	.00	
96	HIGH COUNTRY LINEN	0217152	street - uniform cleaning	10/01/2020	43.65	.00	
96	HIGH COUNTRY LINEN	0217152	WWTP - uniform cleaning	10/01/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0217152	fleet - uniform cleaning	10/01/2020	38.80	.00	
96	HIGH COUNTRY LINEN	0217152	laundry bags, towels, mats, enviro	10/01/2020	12.90	.00	
96	HIGH COUNTRY LINEN	0217152	sewer collections - uniform cleani	10/01/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0217152	water - uniform cleaning	10/01/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0219446	fleet - uniform cleaning	10/15/2020	44.62	.00	
96	HIGH COUNTRY LINEN	0219446	WWTP - uniform cleaning	10/15/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0219446	admin - uniform cleaning	10/15/2020	9.70	.00	
96	HIGH COUNTRY LINEN	0219446	laundry bags, towels, mats, enviro	10/15/2020	12.70	.00	
96	HIGH COUNTRY LINEN	0219446	water - uniform cleaning	10/15/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0219446	sewer collections - uniform cleani	10/15/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0219446	street - uniform cleaning	10/15/2020	38.80	.00	
96	HIGH COUNTRY LINEN	0220575	WWTP - uniform cleaning	10/22/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0220575	laundry bags, towels, mats, enviro	10/22/2020	122.83	.00	
96	HIGH COUNTRY LINEN	0220575	admin - uniform cleaning	10/22/2020	9.70	.00	
96	HIGH COUNTRY LINEN	0220575	sewer collections - uniform cleani	10/22/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0220575	street - uniform cleaning	10/22/2020	38.81	.00	
96	HIGH COUNTRY LINEN	0220575	water - uniform cleaning	10/22/2020	19.39	.00	
96	HIGH COUNTRY LINEN	0220575	fleet - uniform cleaning	10/22/2020	40.05	.00	
96	HIGH COUNTRY LINEN	0221115	Town hall operating supplies. ma	10/26/2020	3,160.44	.00	
96	HIGH COUNTRY LINEN	0221115	Town hall operating supplies. ma	10/26/2020	290.40	.00	
96	HIGH COUNTRY LINEN	0221504	towels, laundry bag	10/28/2020	87.20	.00	
96	HIGH COUNTRY LINEN	0221504	odor control	10/28/2020	10.00	.00	
96	HIGH COUNTRY LINEN	0221583	admin - uniform cleaning	10/29/2020	9.70	.00	
96	HIGH COUNTRY LINEN	0221583	laundry bags, towels, mats, enviro	10/29/2020	12.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0221583	sewer collections - uniform cleani	10/29/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0221583	water - uniform cleaning	10/29/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0221583	fleet - uniform cleaning	10/29/2020	40.05	.00	
96	HIGH COUNTRY LINEN	0221583	street - uniform cleaning	10/29/2020	43.65	.00	
96	HIGH COUNTRY LINEN	0221583	WWTP - uniform cleaning	10/29/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0222544	laundry bags, towels, mats, enviro	11/05/2020	12.70	.00	
96	HIGH COUNTRY LINEN	0222544	sewer collections - uniform cleani	11/05/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0222544	admin - uniform cleaning	11/05/2020	9.70	.00	
96	HIGH COUNTRY LINEN	0222544	water - uniform cleaning	11/05/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0222544	street - uniform cleaning	11/05/2020	43.65	.00	
96	HIGH COUNTRY LINEN	0222544	WWTP - uniform cleaning	11/05/2020	19.40	.00	
96	HIGH COUNTRY LINEN	0222544	fleet - uniform cleaning	11/05/2020	40.05	.00	
96	HIGH COUNTRY LINEN	0223389	mats, odor control	11/11/2020	133.30	.00	
96	HIGH COUNTRY LINEN	0223389	mats, odor control	11/11/2020	87.20	.00	
96	HIGH COUNTRY LINEN	0223922	Home Ranch operating supplies	11/16/2020	25.31	.00	
96	HIGH COUNTRY LINEN	C0212406	CREDIT	09/04/2020	159.30-	.00	
96	HIGH COUNTRY LINEN	C0217059	CREDIT	10/01/2020	3.80-	.00	
96	HIGH COUNTRY LINEN	S0218707	Town hall operating supplies. ma	10/09/2020	727.82	.00	
96	HIGH COUNTRY LINEN	S0222368	paper towels and soap	11/04/2020	170.45	.00	
96	HIGH COUNTRY LINEN	S0223057	paper towels, soap	11/09/2020	170.45	.00	
Total 96:					6,252.76	.00	
503	HUNT CONSTRUCTION INC	9400	crack seal HS Road	11/03/2020	6,340.00	.00	
503	HUNT CONSTRUCTION INC	9416	repair for water line	11/09/2020	2,520.00	.00	
Total 503:					8,860.00	.00	
4044	IDAHO FALLS PETERBILT	555385	ELECTRICAL OUTLET 8-WAY	11/11/2020	41.99	.00	
Total 4044:					41.99	.00	
36	IDAHO STATE TAX COMMISSIO	11232020	NOVEMBER WITHHOLDINGS	11/23/2020	3,213.00	3,213.00	11/23/2020
Total 36:					3,213.00	3,213.00	
3323	IDAHO TRAFFIC SAFETY, INC.	192928	signs	09/25/2020	560.00	.00	
Total 3323:					560.00	.00	
1935	INTERMOUNTAIN ELECTRIC IN	403151	SEALS FOR MCI ALTERNATOR	11/02/2020	107.08	.00	
Total 1935:					107.08	.00	
106	INTERSTATE BATTERY	22248873	BATTERIES FOR RESTOCK	10/19/2020	326.80	.00	
106	INTERSTATE BATTERY	22248937	BATTERIES FOR RESTOCK	10/26/2020	830.65	.00	
106	INTERSTATE BATTERY	22249077	2 BATTERIES FOR RESTOCK	11/09/2020	166.90	.00	
106	INTERSTATE BATTERY	22249161	BATTERIES FOR RESTOCK	11/16/2020	402.85	.00	
Total 106:					1,727.20	.00	
2	JACKSON CURBSIDE INC.	00028389	Town Square October Recycling	11/10/2020	1,375.00	.00	
Total 2:					1,375.00	.00	
858	JACKSON HOLE COMMUNITY H	112320	Quarterly Payment for Agreed Up	11/23/2020	6,250.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 858:					6,250.00	.00	
6474	JACKSON HOLE LAW, PC	1272	November Prosecution Services	11/24/2020	1,502.50	.00	
Total 6474:					1,502.50	.00	
131	JACKSON HOLE NEWS & GUID	317747	P20-166 Public Notice	10/07/2020	29.93	.00	
131	JACKSON HOLE NEWS & GUID	317748	P20-166 Public Notice	10/07/2020	25.65	.00	
131	JACKSON HOLE NEWS & GUID	31792	General Penny Ad	10/14/2020	524.40	.00	
131	JACKSON HOLE NEWS & GUID	317996	Public Notice P20-173	10/14/2020	25.65	.00	
131	JACKSON HOLE NEWS & GUID	318223	Public Notice (20-179)	10/21/2020	25.65	.00	
131	JACKSON HOLE NEWS & GUID	318375	General Penny Ad	10/28/2020	524.40	.00	
131	JACKSON HOLE NEWS & GUID	318453	Public Notice P20-171	10/28/2020	25.65	.00	
131	JACKSON HOLE NEWS & GUID	318550	General Penny Ad	10/31/2020	218.40	.00	
131	JACKSON HOLE NEWS & GUID	318553	General Penny Ad	10/31/2020	1,417.00	.00	
131	JACKSON HOLE NEWS & GUID	318554	General Penny Ad	10/31/2020	2,187.20	.00	
131	JACKSON HOLE NEWS & GUID	318555	General Penny Ad	10/31/2020	615.00	.00	
131	JACKSON HOLE NEWS & GUID	319022	11-2 Reg Mtg Minutes legal publis	11/11/2020	478.80	.00	
131	JACKSON HOLE NEWS & GUID	319121	Dispatch Supervisor Recruitment	11/18/2020	376.20	.00	
131	JACKSON HOLE NEWS & GUID	319375	publish 11-16 workshop mins	11/25/2020	68.40	.00	
131	JACKSON HOLE NEWS & GUID	319376	publish 11-16 reg mtg	11/25/2020	1,055.93	.00	
131	JACKSON HOLE NEWS & GUID	319377	legalNotice-LiquorApp-CCC's	11/25/2020	85.50	.00	
Total 131:					7,683.76	.00	
5810	JACKSON HOLE RADIO	20100280	General Penny Ad	10/31/2020	416.00	.00	
5810	JACKSON HOLE RADIO	20100281	General Penny Ad	10/31/2020	416.00	.00	
Total 5810:					832.00	.00	
114	JACKSON LUMBER INC	0000602109-0	2x6x8 wood (64 pcs)	10/01/2020	97.42	.00	
114	JACKSON LUMBER INC	0000614060-0	PW Bay-3 egress shed roof	11/06/2020	16.37	.00	
Total 114:					113.79	.00	
239	JH20 WATER CONDITIONING &	I201117656	water for the treatment plant	11/17/2020	33.00	.00	
Total 239:					33.00	.00	
3661	JOHNSON, ROBERTS & ASSOC	144196	Johnson, Roberts and Associates,	11/15/2020	19.50	.00	
Total 3661:					19.50	.00	
139	JORGENSEN ASSOCIATES, PC	45180	Core Services Facility contract	10/07/2020	53,857.24	.00	
139	JORGENSEN ASSOCIATES, PC	45222	Plat Review P20-179	10/14/2020	245.00	.00	
139	JORGENSEN ASSOCIATES, PC	45269	Plat Review P20-193	10/27/2020	175.00	.00	
Total 139:					54,277.24	.00	
5473	KELLERSTRASS ENTERPRISES	D33858	5800 GALLONS DIESEL, 4000 G	11/04/2020	17,093.31	.00	
5473	KELLERSTRASS ENTERPRISES	D33858-1	5800 GALLONS DIESEL, 4000 G	11/05/2020	3,709.26	.00	
Total 5473:					20,802.57	.00	
2485	KENWORTH SALES COMPANY	IDFIN4297756	FUEL FILTERS FOR EQUIPMEN	11/11/2020	101.52	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2485:					101.52	.00	
4102	LACAL EQUIPMENT, INC	0334051-IN	SIDE BROOM HYD CYL FOR S	11/10/2020	613.68	.00	
Total 4102:					613.68	.00	
6759	LASTING LEGACY LLC	111820	RETURN BOND B18-0521 480 W	11/18/2020	25,000.00	25,000.00	11/18/2020
Total 6759:					25,000.00	25,000.00	
5691	LEPCO	41893	START bus wash supplies	11/17/2020	112.50	.00	
5691	LEPCO	41896	START bus wash supplies	11/17/2020	352.98	.00	
Total 5691:					465.48	.00	
5607	LINCOLN COUNTY SHERIFF	11092020	Jackson Airport Coverage during	11/09/2020	1,375.00	.00	
Total 5607:					1,375.00	.00	
671	LINCOLN NATIONAL LIFE	107747 1220	107747 DECEMBER	11/20/2020	5,652.69	5,652.69	11/23/2020
671	LINCOLN NATIONAL LIFE	4170449587	107391 DECEMBER PREMIUM	11/21/2020	1,248.09	1,248.09	11/23/2020
Total 671:					6,900.78	6,900.78	
2224	LOCAL GOV'T LIABILITY POOL	12991	AA210012 MINOR VS START	11/16/2020	800.00	.00	
Total 2224:					800.00	.00	
677	MACY'S SERVICES	33175	bi-annual headworks cleaning	10/31/2020	2,316.00	.00	
Total 677:					2,316.00	.00	
5601	MALWAREBYTES	IN100086872	Annual maintenance for antivirus/	11/02/2020	7,838.00	.00	
Total 5601:					7,838.00	.00	
6754	MARTINSEN, BRIAN	INV-2079	30 inch trunk line cleaning and vid	11/04/2020	77,021.00	.00	
Total 6754:					77,021.00	.00	
6758	MEADOWS, WENDY	111820	RETURN BOND B20-0546 480 W	11/18/2020	40,000.00	40,000.00	11/18/2020
Total 6758:					40,000.00	40,000.00	
998	METROQUIP INC	P06868	TUBE ASM FOR SWEEPER	11/09/2020	116.33	.00	
998	METROQUIP INC	P06951	rebuild kit for sewer jet nozzle	11/17/2020	1,144.00	.00	
Total 998:					1,260.33	.00	
5953	MEYERS, TYLER	110920	DOT Physical Reimbursement	11/09/2020	110.00	.00	
Total 5953:					110.00	.00	
3841	MIKE'S OILFIELD SERVICES IN	101520-1	fall bypass headworks cleaning	10/15/2020	4,835.00	.00	
Total 3841:					4,835.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3932	MILLER SANITATION	166-11	aug route trash cans	09/04/2020	140.00	.00	
3932	MILLER SANITATION	166-11	sept route trash cans	09/04/2020	315.00	.00	
3932	MILLER SANITATION	17191	nov route trash cans	11/02/2020	315.00	.00	
Total 3932:					770.00	.00	
6766	MOHROR, SCOTT	112420	Travel reimbursement for Scott M	11/30/2020	700.67	.00	
Total 6766:					700.67	.00	
257	NAPA AUTO PARTS INC.	951591	credit	10/22/2020	4.60-	.00	
257	NAPA AUTO PARTS INC.	953938	LUBE BOTTLE FOR TIRE MACHI	11/03/2020	12.49	.00	
257	NAPA AUTO PARTS INC.	954190	BELT TENSIONER,ALARM FOR	11/04/2020	133.45	.00	
257	NAPA AUTO PARTS INC.	954211	studs for well 3	11/04/2020	3.14	.00	
257	NAPA AUTO PARTS INC.	954375	ABACK UP ALARM FOR STREE	11/05/2020	37.99	.00	
257	NAPA AUTO PARTS INC.	954400	DIESEL FUEL HOSES FOR FUE	11/05/2020	133.96	.00	
257	NAPA AUTO PARTS INC.	954620	AIR FILTERS FOR RESTOCK	11/06/2020	11.22	.00	
257	NAPA AUTO PARTS INC.	954939	PAINT FOR STREETS	11/07/2020	7.03	.00	
257	NAPA AUTO PARTS INC.	954957	WIRE FOR INVENTORY	11/07/2020	96.00	.00	
257	NAPA AUTO PARTS INC.	955072	AIR FILTERS FOR RESTOCK	11/09/2020	64.80	.00	
257	NAPA AUTO PARTS INC.	955482	OIL FILTERS FOR RESTOCK	11/10/2020	19.56	.00	
257	NAPA AUTO PARTS INC.	956730	FILTERS FOR RESTOCK	11/17/2020	624.30	.00	
Total 257:					1,139.34	.00	
4978	NETSUPPORT INCORPORATED	545945	DNA CORP PACK	11/24/2020	5,772.50	.00	
Total 4978:					5,772.50	.00	
5037	OLDCASTLE PRECAST INC	230209087	fish plaques for stormwater hoods	10/26/2020	740.00	.00	
Total 5037:					740.00	.00	
1504	ONE CALL OF WYOMING	57529	one call tickets october	11/06/2020	201.38	.00	
1504	ONE CALL OF WYOMING	57529	one call october tickets	11/06/2020	201.37	.00	
Total 1504:					402.75	.00	
6607	OPS STRATEGIES, LLC	20045	Housing Mitigation LDR Text Ame	10/31/2020	612.50	.00	
Total 6607:					612.50	.00	
6483	PREMIER TRUCK- SALT LAKE C	775238214	HOOD LATCH FOR STREET TR	11/11/2020	67.38	.00	
6483	PREMIER TRUCK- SALT LAKE C	775238342	SENSOR FOR STREET TRUCK	11/11/2020	569.65	.00	
6483	PREMIER TRUCK- SALT LAKE C	775238535	MIRROR AND WIPERS FOR HIG	11/12/2020	147.31	.00	
6483	PREMIER TRUCK- SALT LAKE C	775238923	MIRROR FOR HIGHWAY TRUCK	11/13/2020	116.65	.00	
Total 6483:					900.99	.00	
6087	PROCESS TECHNOLOGY, INC	5163440	new meters for well 6/7/8	08/31/2020	13,124.79	.00	
Total 6087:					13,124.79	.00	
6594	PROTERRA	1020122	2nd invoice for chargers	08/28/2020	265,750.00	.00	
Total 6594:					265,750.00	.00	
6613	QUADIENT, INC DEPT 3689	16182987	postage machine repairs	09/28/2020	175.78	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6613:					175.78	.00	
6768	RENDEVOUZ CUSTOM HOME L	113020	RETURN BOND B20-0259 PRO	11/30/2020	2,000.00	2,000.00	11/30/2020
Total 6768:					2,000.00	2,000.00	
6763	REYOS, LYLE	111920	BAIL REFUND 20-08-0171	11/19/2020	2,000.00	2,000.00	11/23/2020
Total 6763:					2,000.00	2,000.00	
4723	RON'S TOWING	20-10343	Tow bill for recovered stolen vehic	11/05/2020	250.00	.00	
Total 4723:					250.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1319035	155 W Pearl - summer landscapi	05/31/2020	502.00	.00	
Total 5812:					502.00	.00	
2597	RUSCHILL, RUSSELL	11302020	WGU Tuition Reimbursement for	11/30/2020	2,378.75	.00	
Total 2597:					2,378.75	.00	
13	SAFETY SUPPLY & SIGN CO., I	174584	flags 200	10/08/2020	655.85	.00	
Total 13:					655.85	.00	
6749	Seifert Graphics Inc.	30204	graphics for start bus	11/09/2020	2,125.55	.00	
6749	Seifert Graphics Inc.	30205	graphics for start bus	11/09/2020	5,661.12	.00	
Total 6749:					7,786.67	.00	
4150	SELECT BUILDERS INC	111720	RETURN BOND 517 east hansen	11/17/2020	2,000.00	2,000.00	11/17/2020
Total 4150:					2,000.00	2,000.00	
6323	SHELL EQUIPMENT COMPANY	1081	WATER CAPS FOR WATER TRU	10/15/2020	237.67	.00	
Total 6323:					237.67	.00	
4359	SHERWIN-WILLIAMS CO.	7719-5	red paint for bus stops	11/03/2020	272.20	.00	
4359	SHERWIN-WILLIAMS CO.	7916-7	Covid fogging chemicals	11/17/2020	1,440.00	.00	
4359	SHERWIN-WILLIAMS CO.	9797-0	xylene 5 gal	11/06/2020	64.80	.00	
Total 4359:					1,777.00	.00	
4720	SILVERSTAR	654791 1201	FY21 Silverstar service - communi	12/01/2020	29.99	.00	
4720	SILVERSTAR	654791 1220 B	FY21 Silverstar service - contract	12/01/2020	779.76	.00	
4720	SILVERSTAR	654791 1220 C	FY21 Silverstar service -internet s	12/01/2020	59.98	.00	
Total 4720:					869.73	.00	
6660	SUBLETTE COUNTY SHERIFF'S	124	Jackson Hole Airport coverage du	10/28/2020	1,815.00	.00	
Total 6660:					1,815.00	.00	
245	SUBURBAN PROPANE	92569	voided check 9647 and reissue	08/05/2020	60.00	60.00	11/20/2020
245	SUBURBAN PROPANE	92724	voided check #9765 and reissued	08/13/2020	27.97	27.97	11/20/2020

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 245:					87.97	87.97	
6756	SUMMIT HOUSING GROUP, INC	201031	ARCHITECT-LS ARCHITECTUR	10/31/2020	20,131.25	.00	
6756	SUMMIT HOUSING GROUP, INC	201031	PHASE I-SHG	10/31/2020	2,300.00	.00	
6756	SUMMIT HOUSING GROUP, INC	201031	MARKET STUDY-SHG	10/31/2020	6,900.00	.00	
6756	SUMMIT HOUSING GROUP, INC	201031	ARCHITECT-LS ARCHITECTUR	10/31/2020	6,391.25	.00	
6756	SUMMIT HOUSING GROUP, INC	201031	TAX CREDIT APPLICATION-SH	10/31/2020	2,300.00	.00	
Total 6756:					38,022.50	.00	
1443	TETON COUNTY CLERK	113020A	Housing Department Monthly Ope	11/30/2020	20,991.75	.00	
Total 1443:					20,991.75	.00	
3898	TETON COUNTY PARKS & REC	111720	OCTOBER 2020 CAPITAL	11/17/2020	5,007.60	.00	
Total 3898:					5,007.60	.00	
996	TETON COUNTY SPECIAL FIRE	111720	SPECIAL FIRE FD - OCTOBER 2	11/17/2020	22,120.89	.00	
996	TETON COUNTY SPECIAL FIRE	111720A	FIRE STATION - OCTOBER	11/17/2020	238,037.66	.00	
Total 996:					260,158.55	.00	
1355	TETON COUNTY TRANSFER ST	486672	trash	10/30/2020	83.00	.00	
1355	TETON COUNTY TRANSFER ST	487428	yard waste	11/03/2020	80.00	.00	
Total 1355:					163.00	.00	
614	TETON COUNTY TREASURER	OJ-000327	PROPERTY TAX	09/28/2020	1,386.59	.00	
614	TETON COUNTY TREASURER	OJ-000327	205-4510-53660-008	09/28/2020	1,386.59	.00	
614	TETON COUNTY TREASURER	OJ-000327	205-4510-53660-008	09/28/2020	1,386.57	.00	
614	TETON COUNTY TREASURER	OJ-000327	205-4510-53660-008	09/28/2020	1,386.59	.00	
614	TETON COUNTY TREASURER	OJ-000665 920	PROPERTY TAX	09/28/2020	3,940.64	.00	
614	TETON COUNTY TREASURER	OJ-000955 920	PROPERTY TAX	09/28/2020	3,898.60	.00	
614	TETON COUNTY TREASURER	OJ-001154 920	PROPERTY TAX	09/28/2020	1,307.16	.00	
614	TETON COUNTY TREASURER	OJ-001154 920	PROPERTY TAX	09/28/2020	1,307.15	.00	
614	TETON COUNTY TREASURER	OJ-001154 920	PROPERTY TAX	09/28/2020	1,307.15	.00	
614	TETON COUNTY TREASURER	OJ-001154 920	PROPERTY TAX	09/28/2020	1,307.15	.00	
614	TETON COUNTY TREASURER	OJ-001257 920	PROPERTY TAX	09/28/2020	4,185.66	.00	
614	TETON COUNTY TREASURER	OJ-001631 920	PROPERTY TAX	09/28/2020	3,762.24	.00	
614	TETON COUNTY TREASURER	OJ-00287 920	PROPERTY TAX	09/28/2020	4,419.82	.00	
614	TETON COUNTY TREASURER	OJ-005483 920	PROPERTY TAX	09/28/2020	8,894.50	.00	
614	TETON COUNTY TREASURER	OJ-005484 920	PROPERTY TAX	09/28/2020	7,785.95	.00	
614	TETON COUNTY TREASURER	OJ-006074 920	PROPERTY TAX	09/28/2020	24,853.61	.00	
614	TETON COUNTY TREASURER	OJ-007156 920	PROPERTY TAX	09/28/2020	2,108.39	.00	
614	TETON COUNTY TREASURER	OJ-007165 920	PROPERTY TAXES	09/28/2020	2,108.39	.00	
614	TETON COUNTY TREASURER	OJ-008595 920	PROPERTY TAX - 440 W KELLY	09/28/2020	3,487.49	.00	
614	TETON COUNTY TREASURER	OJ-008596 920	PROPERTY TAX - 430 W KELLY	09/28/2020	6,340.74	.00	
Total 614:					86,560.98	.00	
1614	TETON COUNTY-FUND 10	111720	OCTOBER PATHWAYS	11/17/2020	7,086.93	.00	
1614	TETON COUNTY-FUND 10	111720B	MONTHLY CONTRIBUTION - JOI	11/17/2020	5,715.03	.00	
1614	TETON COUNTY-FUND 10	111720C	DISPATCH - OCTOBER BILLING	11/17/2020	38,116.08	.00	
Total 1614:					50,918.04	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3027	TETON COUNTY-FUND 13	113020	Fire/EMS Monthly Contribution	11/30/2020	107,600.21	.00	
Total 3027:					107,600.21	.00	
268	TETON MOTORS INC	5096381 1	RADIATOR AND SHADE FOR A	11/06/2020	476.64	.00	
Total 268:					476.64	.00	
5846	TETON TOOLS LLC	11102026107	12/24V TESTER	11/10/2020	63.00	.00	
Total 5846:					63.00	.00	
3237	THE AFTERMARKET PARTS CO	82234324	MERV FILTERS FOR START BU	11/03/2020	199.85	.00	
Total 3237:					199.85	.00	
6579	TITLE 22 CONSULTANTS	102320	Title Report 20-193	10/23/2020	125.00	.00	
Total 6579:					125.00	.00	
1354	US FOREST SERVICE	11042020	easment for nelson drive	11/04/2020	415.60	.00	
Total 1354:					415.60	.00	
706	USA BLUE BOOK	400603	new bypass bump, hoses, and par	10/26/2020	4,499.62	.00	
Total 706:					4,499.62	.00	
6764	VARSITY CONTRACTORS	111720	PAYMENT MADE IN ERROR ON	11/17/2020	130.00	130.00	11/23/2020
Total 6764:					130.00	130.00	
1949	VERIZON WIRELESS	9866129082	Annual charges for account 87145	11/01/2020	5,421.26	.00	
Total 1949:					5,421.26	.00	
6731	VINCI LAW OFFICE LLC	11202020	GARNISHMENT #18119	11/20/2020	252.13	252.13	11/23/2020
Total 6731:					252.13	252.13	
3420	VISA	Admin 1 #5397	Face book	10/25/2020	10.00	10.00	11/18/2020
3420	VISA	Admin 1 #5397	coolworks	10/25/2020	169.00	169.00	11/18/2020
3420	VISA	Admin 1 #5397	albertsons	10/25/2020	20.76	20.76	11/18/2020
3420	VISA	Admin 1 #5397	coolworks	10/25/2020	169.00	169.00	11/18/2020
3420	VISA	Admin 1 #5397	coolworks	10/25/2020	149.00	149.00	11/18/2020
3420	VISA	Admin 1 #5397	Yeti	10/25/2020	479.75	479.75	11/18/2020
3420	VISA	Admin 1 #5397	Planetize	10/25/2020	149.95	149.95	11/18/2020
3420	VISA	Admin 1 #5397	american planning	10/25/2020	195.00	195.00	11/18/2020
3420	VISA	Admin 1 #5397	paypal	10/25/2020	150.00	150.00	11/18/2020
3420	VISA	Admin 1 #5397	sidewinders	10/25/2020	570.00	570.00	11/18/2020
3420	VISA	ANIMAL SHEL	amazon toner	10/25/2020	166.89	166.89	11/18/2020
3420	VISA	Chief 1115 10/	memberdeals	10/25/2020	130.44	130.44	11/18/2020
3420	VISA	Chief 1115 10/	american airlines	10/25/2020	306.20	306.20	11/18/2020
3420	VISA	Chief 1115 10/	Priceline	10/25/2020	124.83	124.83	11/18/2020
3420	VISA	Chief 1115 10/	Albertson	10/25/2020	19.98	19.98	11/18/2020
3420	VISA	Chief 1115 10/	Pearl Street Bagels	10/25/2020	47.00	47.00	11/18/2020
3420	VISA	Chief 1115 10/	Dollar store	10/25/2020	35.06	35.06	11/18/2020
3420	VISA	Chief 1115 10/	high country linen	10/25/2020	61.93	61.93	11/18/2020

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	Finance #1073	amazon filters	10/25/2020	349.56	349.56	11/18/2020
3420	VISA	IT - 6908 10/25	concrete 5 paypal	10/25/2020	90.00	90.00	11/18/2020
3420	VISA	IT - 6908 10/25	amazon	10/25/2020	78.99	78.99	11/18/2020
3420	VISA	IT - 6908 10/25	paddle	10/25/2020	19.99	19.99	11/18/2020
3420	VISA	IT - 6908 10/25	iphone payment	10/25/2020	129.00	129.00	11/18/2020
3420	VISA	IT - 6908 10/25	dish network	10/25/2020	.05	.05	11/18/2020
3420	VISA	IT - 6908 10/25	logmein	10/25/2020	25.44	25.44	11/18/2020
3420	VISA	Police 3 #0355	costa vida	10/25/2020	23.48	23.48	11/18/2020
3420	VISA	Police 3 #0355	ups	10/25/2020	48.39	48.39	11/18/2020
3420	VISA	Police 3 #0355	travel expenses\	10/25/2020	362.16	362.16	11/18/2020
3420	VISA	Police 3 #0355	survival edge tactical	10/25/2020	625.00	625.00	11/18/2020
3420	VISA	Police 3 #0355	american assoc of police	10/25/2020	125.00	125.00	11/18/2020
3420	VISA	Police 3 #0355	travel expenses background	10/25/2020	97.83	97.83	11/18/2020
3420	VISA	PW 1 #8144 10	member services	10/25/2020	555.00	555.00	11/18/2020
3420	VISA	PW 1 #8144 10	ferguson	10/25/2020	35.21	35.21	11/18/2020
3420	VISA	PW 1 #8144 10	amazon steel rim	10/25/2020	87.49	87.49	11/18/2020
3420	VISA	PW 1 #8144 10	siriusxm	10/25/2020	174.67	174.67	11/18/2020
3420	VISA	PW 1 #8144 10	rocky mountain summit	10/25/2020	325.00	325.00	11/18/2020
3420	VISA	PW 1 #8144 10	psi customer service	10/25/2020	100.00	100.00	11/18/2020
3420	VISA	PW 1 #8144 10	amazon	10/25/2020	176.54	176.54	11/18/2020
3420	VISA	PW 1 #8144 10	member services	10/25/2020	555.00	555.00	11/18/2020
3420	VISA	PW 1 #8144 10	cate rental	10/25/2020	838.74	838.74	11/18/2020
3420	VISA	PW 1 #8144 10	amazon flashing	10/25/2020	123.95	123.95	11/18/2020
3420	VISA	PW 1 #8144 10	amazon urinal flush	10/25/2020	40.11	40.11	11/18/2020
3420	VISA	PW 1 #8144 10	lowes shelving	10/25/2020	210.94	210.94	11/18/2020
3420	VISA	PW 1 #8144 10	aero switch rocker	10/25/2020	68.91	68.91	11/18/2020
3420	VISA	PW 1 #8144 10	cutty's	10/25/2020	100.10	100.10	11/18/2020
3420	VISA	PW 1 #8144 10	drip depot	10/25/2020	27.20	27.20	11/18/2020
3420	VISA	SHELTER 729	order my tags	10/25/2020	219.00	219.00	11/18/2020
3420	VISA	SHELTER 729	shelter uniforms	10/25/2020	202.95	202.95	11/18/2020
3420	VISA	SHELTER 729	sam's club	10/25/2020	81.52	81.52	11/18/2020
3420	VISA	START #1 934	staples	10/25/2020	34.95	34.95	11/18/2020
3420	VISA	Victim 9126 10/	coca cola	10/25/2020	17.60	17.60	11/18/2020
Total 3420:					8,904.56	8,904.56	
5022	VISION SERVICE PLAN - (WY)	810873583	DECEMBER PREMIUM	11/17/2020	1,742.49	1,742.49	11/23/2020
Total 5022:					1,742.49	1,742.49	
1640	WESTERN STATE	IN001444909	SERVICE CALL FOR MINI EXCA	10/08/2020	1,026.08	.00	
1640	WESTERN STATE	IN001454261	REPAIR GRADER STEERING	10/20/2020	1,293.44	.00	
Total 1640:					2,319.52	.00	
472	WHITE GLOVE CLEANING, INC.	324B	Vine St Apt-3 carpet cleaning	11/06/2020	175.00	.00	
472	WHITE GLOVE CLEANING, INC.	6703	janitorial cleaning miller park	10/30/2020	562.50	.00	
472	WHITE GLOVE CLEANING, INC.	6753	shelter and facility cleaning	10/31/2020	2,136.36	.00	
472	WHITE GLOVE CLEANING, INC.	6753	trash collection @stops	10/31/2020	125.00	.00	
Total 472:					2,998.86	.00	
3580	WILSON, JOSH	07162020	DOT PHYSICAL	07/16/2020	150.00	.00	
Total 3580:					150.00	.00	
3619	WY CHILD SUPPORT ENFORCE	11202020	case #209790	11/20/2020	146.76	146.76	11/23/2020

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3619:					146.76	146.76	
4139	WY WORKERS' SAFETY & COM	11252020	DECEMBER PREMIUM	11/25/2020	6,429.64	6,429.64	11/25/2020
Total 4139:					6,429.64	6,429.64	
504	WYDOT	12012020	Vehicle registrations 2 transfer 1	12/01/2020	9.00	.00	
Total 504:					9.00	.00	
4198	WYOMING FIRST AID & SAFETY	194380	First Aid Supplies	11/19/2020	91.28	.00	
Total 4198:					91.28	.00	
406	WYOMING LAW ENFORCEMEN	S-11246	Wyoming Peace Officer Criminal	11/23/2020	1,290.00	.00	
Total 406:					1,290.00	.00	
329	WYOMING RETIREMENT SYST	201215	NOVEMBER CONTRIBUTIONS	11/25/2020	30,457.20	30,457.20	11/25/2020
329	WYOMING RETIREMENT SYST	201216	NOVEMBER CONTRIBUTIONS	11/25/2020	24,847.16	24,847.16	11/25/2020
329	WYOMING RETIREMENT SYST	201217	NOVEMBER CONTRIBUTIONS	11/25/2020	46,227.91	46,227.91	11/25/2020
Total 329:					101,532.27	101,532.27	
6717	WY-TEST	36406	Dustin Christensen Drug Screen	10/15/2020	80.00	.00	
Total 6717:					80.00	.00	
1334	WYTRANS	1583	wytrans membership dues	10/22/2020	480.00	.00	
Total 1334:					480.00	.00	
2179	XEROX CORPORATION	011877403	Xerox annual maintenance and su	11/04/2020	72.18	.00	
Total 2179:					72.18	.00	
3767	XYLEM CCI	840342	KCL solution for pH meter	10/02/2020	253.97	.00	
Total 3767:					253.97	.00	
Grand Totals:					1,523,284.14	305,148.05	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

City Treasurer: _____

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

STAFF REPORT

MEETING DATE & TITLE: December 7, 2020; Council Regular Meeting

SUBMITTING DEPARTMENT: Planning Department **PRESENTER**: Paul Anthony

SUBJECT: TEMPORARY SIGN PERMIT – Jackson Hole Food & Wine

PUBLIC COMMENT: Yes

PURPOSE & POLICY CONSIDERATIONS:

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

REQUESTED ACTION:

The applicant has requested a temporary banner under Section 5.6.1.C.4.d of the LDRs to be located at:

105 Buffalo Way, Albertsons during:
December 20, 2020 to January 2, 2021

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

RECOMMENDATION:

The Planning Director recommends approval of the banner to be located in one location subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The signs shall not be located on the sidewalks or in the public right of way.
3. The sign for Jackson Hole Food & Wine may be installed at:

105 Buffalo Way, Albertsons during:
December 20, 2020 to January 2, 2021

BACKGROUND: none

ANALYSIS: none

COMPREHENSIVE PLAN & PRIORITY ALIGNMENT: none

FISCAL IMPACT: none

STAFF IMPACT:

Preparation of this report took approximately 2 hours of staff time to process.

ATTACHMENTS OR LINKS: Applicant Submittal

REQUESTED MOTION

I move to **approve** Item P20-197 the temporary banner requested by Jackson Hole Food & Wine subject to three (3) conditions of approval.

1. The use of the site shall be granted by the property owner.
2. The signs shall not be located on the sidewalks or in the public right of way.
3. The sign for Jackson Hole Food & Wine may be installed at:

105 Buffalo Way, Albertsons during:
December 20, 2020 to January 2, 2021

TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

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

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

First**, go to www.townofjackson.com/245/Temporary-Sign-Permit **for process and other necessary information.

EVENT NAME:

Event Name: Jackson Hole Food & Wine Physical Address of Event: various at Teton Village

Description of Event: 3-day festival featuring intimate dinners, classes & tastings supporting Hole Food Rescue

Grand Opening _____ Yes _____ No X

EVENT SPONSOR/APPLICANT: Name:

Mailing Address: PO Box 14637 Phone: 307.690.4824

E-mail: megan@JHFoodandwine.com ZIP: 83002

Non-Profit: X For Profit: _____

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: Albertsons

Physical Address: 105 Buffalo Way

Dates of Display: Dec 26 - Jan 2

Consent from Owner Obtained? Yes X No____

Business/Description: _____

Physical Address: _____

Dates of Display: _____

Consent from Owner Obtained? Yes____ No____

Business/Description: _____

Physical Address: _____

Dates of Display: _____

Consent from Owner Obtained? Yes____ No____

Business/Description: _____

Physical Address: _____

Dates of Display: _____

Consent from Owner Obtained? Yes____ No____

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

Yes X No ____ Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.

Yes X No ____ Installation specifications, and any structural details or specifications required for freestanding signs.

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

Signature of Authorized Event Applicant — Date: October 13, 2020

Applicant Name Printed: Megan D. Gallagher — Title: Director

Albertson's banner

Winter Fest 2021

Specs

95X145

Has grommets

JH Food & Wine can hang it using zip ties

JACKSON HOLE

FOOD & WINE

est. 2016

WINTER FEST

MARCH 11 - 13, 2021

EAT • DRINK • SKI • SUPPORT

SUPPORTING

HOLE FOOD RESCUE

JHFOODANDWINE.COM

STAFF REPORT

MEETING DATE & TITLE: December 7, 2020 Regular Town Council Evening Meeting

SUBMITTING DEPARTMENT: Administration **PRESENTER**: Carl Pelletier

SUBJECT: Special Event: Winter Wonderland **PUBLIC COMMENT:**

PURPOSE & POLICY CONSIDERATIONS:

To consider the special event request made by Jackson Hole Skating Association to host Winter Wonderland on the Town Square. This request involves the use of George Washington Memorial Park, amplified sound, and town personnel.

This item was continued from the November 16, 2020 regular Town Council evening meeting. Since this meeting new Statewide Public Health Orders were issued regarding public gatherings. Statewide Public Health Order #2: regarding gatherings of more than 25 people reads: "Gatherings of more than twenty-five (25) people are prohibited in order to help stop the spread of COVID-19 and protect the health of the public." The order goes on to say that "Events not specifically identified by name or type within this Order may allow outdoor gathering of more than 25 people but no more than 50% of venue capacity with a maximum of 250 people." The Order goes on to mention that events allow must follow certain conditions that must be enforced by the host or organizer of the event. These conditions include, but are not limited to: 6-foot distance must be maintained between individual and groups at all times, staff, hosts/organizers, and participants (not attendees) must be screened for symptoms of COVID-19 prior to the event, the entire event facility to the extent there are facilities, shall be cleaned thoroughly, staff who come within 6-feet of event attendees or other staff must wear a face covering, the event shall not take place without appropriate protective equipment for staff, signage must remind attend attendees if they have symptoms of COVID-19 and reminding separate parties to stand at least 6 feet apart, etc.

The applicant has indicated that the Winter Wonderland special event would be able and willing to meet all of the conditions listed in Statewide Public Health Order #2.

Please note that representatives from the Town of Jackson, the Teton County Department of Health, and Jackson Hole Skating Association have been working together on an event plan that satisfies the requirements of the current public health orders in Teton County and the State of Wyoming. The special event plan for the Winter Wonderland contained in this staff report has been reviewed by the Teton County Department of Health. This event proposal allows for additional spacing to accommodate 6-feet of social distancing, includes face covering requirements, addresses requirements for symptoms screening, includes, addresses COVID-19 cleaning protocols, and outlines COVID-19 information dissemination for the participants and spectators. If approved, one of the conditions states that the organizer must comply with all state and local health orders in place during the time of operation.

It should be noted that since the date of our first meeting between the organizer, town staff and the Teton County Health Department there has been a significant spike in the number of active COVID-19 cases in Teton County. On October 8, 2020 during the time of the initial meeting there were 11 new reported daily cases with a 7 day average of 7.7 cases per day. At the time of this staff report there were 24 new daily cases with a 7 day average of 23 cases per day. The Health Department has indicated that the event plan does satisfy the current state and local health orders in place as of November 11, 2020; however there was concern regarding group gatherings and the Health Department's ability to conduct effective contact tracing if a positive case of COVID-19 was noted among a participant.

REQUESTED ACTION:
To approve or deny the special event request for the Winter Wonderland submitted by the Grand Teton Skating Association.

RECOMMENDATION:
Approval of the Winter Wonderland Special Event Request.

BACKGROUND:
Grand Teton Skating Association (GTSA), a local non-profit, is requesting Council permission to install an outdoor public skating rink in George Washington Memorial Park for the winter of 2020/2021. With the exception of the changes being made to accommodate health department COVID-19 mitigation requirements, there are no significant changes from the applicant's request approved last year.

The applicant anticipates installing the skating rink in mid-December 2020 (depending on the weather) and opening for operation in late December. The applicant understands that they will not be able to move into the Stage Stop Building until after the Chamber of Commerce finishes their "Santa on Town Square" special event. The applicant will need to work with the Chamber of Commerce on a definitive move in date. The applicant is requesting to begin skating operations on Friday, December 18, 2020. The applicant will charge $5 for skate rentals for locals and $10 for skate rentals for visitors.

The applicant plans on ceasing operations of the skating rink on or before March 20, 2020 (depending on the weather and removing the skating rink prior to Easter. In years past there has been concern of having the ice rink removed before Easter in preparation for the Town Square Easter Egg Hunt. This upcoming year, Easter falls on Sunday, April 4. With the current situation of COVID-19 it is uncertain if we will have an community Easter Egg Hunt in 2021, but just in case, staff recommends a condition of operation should include that the applicant must have ice removed with ample time for Parks and Recreation to prepare the turf for the annual Easter Egg Hunt on the Town Square.

Last year the Town Council approved a small, temporary warming tent on the east side of the stage stop building. This tent was utilized by both the Chamber of Commerce for their "Santa on the Town Square" and by Winter Wonderland after Christmas. The applicant is seeking approval of the same warming tent again this year. This year the warming tent would have the additional benefit of providing extra space for people waiting to rent skates (since the number of individuals allowed inside of the stage stop building will be limited this year due to COVID-19). In an effort to adhere to social distancing guidelines provided by the T.C. Department of Health this would potentially offer more space for individuals to social distance. The tent and any sources of heat inside of the tent would need to be approved by the Jackson Fire Department prior to installation.

Additional requests include:

- Council permission to rent ice skates and sell hot chocolate and stocking caps from the Stage Stop Building on federal holidays and weekends (from approximately noon to 9:00 P.M.), and Mondays through Fridays (from approximately 4:30 P.M. to 9:00 P.M.). All sales directly benefit the applicant which is a local non-profit. These are the same dates that were approved last year. The public can skate on the rink on any day; however, the Stage Stop building will only be open for rentals on operating days during operating hours.
- Council permission to play amplified music of varying genres from approximately 4:30 P.M. to 9:00 P.M. on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays and from approximately noon to 9:00 P.M. Saturdays, Sundays, and on federal holidays.
- Council permission for access to water to form the skating rink, two-hundred (200) feet of fire hose, a nozzle, a hydrant fitting, and wrench. Depending on the time of day, Jackson Hole Fire/EMS may provide fire hydrant access at the corner of Center and Deloney streets and supply a water tender to deliver water for the initial freezing of the ice.
- Access to electricity in the park.

- Council permission to display up to four onsite banners.
    - One of these banners (3 feet by 6 feet) will remain on the outside of the Stage Stop building for the duration of the operation of the ice rink identifying this as "Winter Wonderland". This banner has been approved in years past.
    - The other two smaller banners have been requested to be displayed on the Plexiglas over the winter season. These two smaller banners would be different each week. These two smaller banners would recognize local sponsors. The sizes of these two smaller banners will vary from week to week, but their size would not exceed 3 feet by 5 feet. These two smaller banners would be placed facing inwards on the Plexiglas which surrounds the ice rink. Each week, two new banners would be placed on the Plexiglas during the hours of operation. These banners would be on display only during operating hours. These banners have been approved in years past.
    - A final banner request is a 3 foot by 5 foot banner with skate rental information to be hung on the back side of the Stage Stop Building (facing inwards towards the interior of the Town Square). If approved, the staff would request that this banner only be displayed during operating hours. This has been approved in years past.
- Similar to last year, the applicant has requested permission to remove a segment of the fence from George Washington Memorial Park just off of the Stage Stop Building ramp so that patrons with rented ice skates on can access the skating rink more efficiently. The applicant also requests permission to install an accessible ramp. Several years ago Public Works constructed a ramp for the applicant. The applicant indicated that this ramp worked well for their needs.
- Snow Removal on the ice surface when snow accumulation is four inches (4") or more. This snow removal is to be provided once the Teton County/Jackson Parks and Recreation Department has completed its regular sidewalk plowing routes, and as needed. This is the same request as last year.

As in past years, the applicant will continue the following practices:

- The applicant will install Plexiglas walls and an overlapping barrier on the ground and under the ice to mitigate any safety concerns and to block water from overflowing onto the boardwalks in the park.
- If bales of hay are used on the ice rink then the applicant will place a buffer material between the bales of hay and the ground so that they can be easily removed in the spring.
- Parks and Recreation will relocate the recycling cans near the skating rink as deemed necessary.
- Staff has recommended that the use of construction fencing and tape should not permitted.
- The applicant will cover any and all jagged edges from the posts along the sides of the rink.

Additional considerations:

If Chamber of Commerce decides to utilize the Stage Stop Building for "Santa on the Town Square" the Chamber of Commerce will have primary and exclusive access to the stage stop building for their event. Following this event the Chamber of Commerce has agreed to allow the use of the Stage Stop Building for Winter Wonderland. If the Chamber of Commerce decides that they will not be utilizing the stage stop building for "Santa on the Town Square" event the Chamber has indicated that the applicant could utilize the space prior to December 26, 2020. The applicant will work with the Chamber of Commerce on an exact move in date.

Staff concerns:

Staff recommends that, if approved, the applicant take additional measures to ensure that any ice build-up on surrounding boardwalks, sidewalks and crosswalks be mitigated during the installation process of creating the rink. Last year this concern was brought to the attention of staff.

If the Town Council determines that the Town Square is an appropriate venue for the Winter Wonderland ice skating rink, then staff will continue to diligently work with the applicant to ensure that the project moves forward as best as possible.

ANALYSIS:
This plan has been reviewed by all Town Departments as well as by the Teton County Department of Health. The Teton County Department of Health has indicated that with the safety precautions listed in the application and outlined during a pre-event meeting held on October 8, 2020 that the organizers satisfied all of the current health orders in place on November 11, 2020 with the plan outlined above.

This plan would address the public health orders that are currently in place as of November 11, 2020. If the public health orders were to change prior to or during the Winter Wonderland, the applicant would need to abide by all current health orders.

ALTERNATIVES:
N/A

COMPREHENSIVE PLAN & PRIORITY ALIGNMENT:
This event aligns with our Quality of Life which is important to our community. We have always been a diverse community that supports a variety of lifestyles and employment opportunities, and we welcome others to share in the enjoyment of our ecosystem and western mountain lifestyle.

FISCAL IMPACT:
Fiscal Impact is estimated at $2,200 for to provide snow removal. Other potential financial impacts may be involved with any unforeseen complications encountered during the winter season this may include, but is not limited to, electrical system repair, turf replacement, and irrigation work.

STAFF IMPACT:
Parks and Recreation services to provide access from the Stage Stop Building, clear the ice of snow as needed, relocate the recycling containers, and provide access to electricity; Fire Department/Public Works services to assist with providing water to construct the skating rink. Other potential staff impacts may be involved with any unforeseen complications encountered during the winter season this may include, but is not limited to, electrical system repair, turf replacement, and irrigation work.

ATTACHMENTS OR LINKS:
Special Event Application
2020 MOU

SUGGESTED MOTION: *(Council always has the option to adopt, approve with conditions, continue, or deny items.)*
I move to approve the application made by Grand Teton Skating Association for the Winter Wonderland special event, subject to the conditions listed in the staff report and further approve the Memorandum of Understanding attached to the staff report subject to approval by the Town Attorney including any minor changes approved by the Town Attorney, and authorize the Mayor to execute the agreement. In addition, the applicant will abide by all health state and local orders in place during the time of operation.

MEMORANDUM OF UNDERSTANDING BETWEEN SK8 JH, INC.
AND TOWN OF JACKSON, WYOMING

1. Parties. This Memorandum of Understanding ("*MOU*") is made and entered into by and between Sk8 Jh, Inc., a Wyoming non-profit corporation d/b/a Grand Teton Skating Association, whose address is P.O. Box 1370, Jackson, WY 83001 ("*GTSA*"), and the Town of Jackson, a Wyoming municipal corporation, whose address is 150 E. Pearl Avenue P.O. Box 1687, Jackson, WY 83001 ("*Town*").

2. Purpose. The purpose of this MOU is to establish the terms and conditions under which the Town grants GTSA the right to use open space located on Town-owned property within a portion of the Town Square as depicted in Exhibit A attached hereto and incorporated herein by reference ("*Property*"), for installation of an outdoor skating rink for the use and benefit of the general public during the term of this MOU.

3. Term of MOU. This MOU is effective upon the date last signed and executed by the duly authorized representatives of the Parties and shall remain in full force and effect until April 1, 2021. This MOU may be terminated by either Party upon written notice, which notice shall be delivered by hand or by certified mail to the addresses listed below.

4. Payment. No payment shall be made to either Party by the other as a result of this MOU.

5. Responsibilities of the Town. The Town commits to provide GTSA with:
   A. The exclusive use of the Property from 12:00 pm until 9:00 pm on weekends and federal holidays, and from 4:30 pm until 9:00 pm on Mondays, Tuesdays, Wednesdays, Thursdays and Fridays for the term of this MOU, subject to the responsibilities of GTSA as set forth herein. During non-operating hours, the Town Council and/or Town staff may approve of other uses on the Town Square, including the Property, and may give permission for other events or groups to use the ice rink; and

   B. Snow removal from the ice surface when snow accumulation is four inches (4") or more, to be provided after the Teton County/Jackson Parks and Recreation Department completes its regular sidewalk plowing responsibilities, if GTSA determines such services are needed; and

   C. Two hundred (200) feet of fire hose, a nozzle, a hydrant fitting and wrench. Jackson Hole Fire/EMS will provide fire hydrant access at the corner of Center and Deloney streets and supply a water tender to deliver water for the initial freezing of the ice at its availability and sole discretion; and

   D. Relocation of recycling receptacles near the skating rink; and

   E. Removal of a segment of fence along George Washington Memorial Park ("*Park*") and installation of an ADA-accessible ramp to provide access through the Park from the Stage Stop Building to the skating rink, all of which is as Town staff deems appropriate.

6. Responsibilities of the GTSA. GTSA understands, covenants, and agrees that, other than the responsibilities of the Town as set forth in Paragraph 5, GTSA is solely responsible for:

A. The rink installation; ice manufacture; ice; ice rink maintenance and management; all ice rink operations including, but not limited to, lights, light figures, sculptures, music, heaters, hot beverages, advertising, skate rentals, and the sound system; and

B. Securing the ice rink during operating and non-operating hours, including appropriate temporary fencing and/or barriers for the ice rink and any other structures associated with the ice rink on the Property; and

C. Staffing the Property and maintaining operating hours necessary to support user group requirements and meet Town requirements for dependable public skating time; and

D. Keeping the Property orderly, clean, sanitary, and free from rubbish, obstructions, objectionable odors or nuisances, and in an adequate condition of repair and safety; and

E. Not altering the Property without first obtaining the express written consent of the Town. With the exception of the structures presented to and approved by the Town Council on August 7, 2017 and any other set forth herein; and

F. Having all ice removed prior to April 1, 2020 and returning the Property to pre-event conditions by the same;

G. Entering into an agreement with the Chamber of Commerce concerning the use of the Stage Stop Building; and

H. Giving the Town prompt written notice, defined as within five (5) business days, of any accident, fire, or damage on or to the Property; and

I. Only permitting employees, agents, servants, and business invitees to remain in or loiter upon the Property; and

J. Complying with all laws, orders, regulations, rules, ordinances, and covenants of all state and federal statutes and all local ordinances and regulations applicable to GTSA and/or its use of the Property; and

K. Complying with all reasonable rules and regulations that may be established, from time to time, by the Town; and

L. Completely closing the outdoor skating rink to patrons thirty (30) minutes prior to the commencement of the International Pedigree Stage Stop Sled Dog Race Special Event. The outdoor skating rink will be allowed to reopen after the last sled dog team exits the starting gate on the date of the event; and

M. Not utilizing construction fencing or using tape as fencing; and

N. Taping and/or securing all power and sound cords that cross walkways to avoid creating a tripping hazard; and

O. Installing, maintaining, and removing the Plexiglass walls as depicted in Exhibit A attached hereto; and

P. Placing a buffer material approved by the Parks and Recreation Department between any bales of hay and the ground; and

Q. Maintaining a clear path through the Park to the skating rink, if Park access is available as described in Paragraph 5.E; and

R. Working with the Parks and Recreation Department to raise the western edge of the ice rink, thereby leveling the ice rink. Pallets and/or fill dirt will not be used to raise the western edge of the skating rink; and

S. Playing music during the ice rink hours of operation and keeping this music at a low volume in compliance with the Town of Jackson Municipal Code and Land Development Regulations; and

T. Directing and controlling all public parking to conform to the regulations and requirements of the Town.

7. Use of the Property.

A. The Town has the authority to prohibit parking that interferes with the safe and appropriate use of the Property and retains the right to sign and enforce parking regulations for public safely, access, and appropriate use; and

B. Events involving the use, handling, mixing, or liberation of combustible/flammable liquids, vapors, gases, fireworks, explosive materials, or any other use defined by the Uniform Fire Code as a Hazardous/Extra Hazardous Use are expressly prohibited. All use of the Property by GTSA must comply with the laws, regulations, covenants, and ordinances of the United States, the State of Wyoming, the County of Teton, and the Town of Jackson; and

C. GTSA shall not sell or allow the sales of any alcoholic beverages on the Property.

8. Acceptance and Maintenance of the Property. GTSA has inspected the Property and accepts it in "as is" condition. GTSA agrees to be responsible for routine maintenance and repairs on the Property. GTSA shall not knowingly commit or willingly permit to be committed any act or thing contrary to the rules and regulations of any federal, state, municipal, or quasi-governmental authority. If the Town determines, in its sole discretion, that the Property is not being properly maintained in accordance with this paragraph, it shall give notice to GTSA in writing to repair and/or maintain the Property. GTSA shall have forty-eight (48) hours in which to correct any minor deficiencies and thirty (30) days for larger repairs which are the responsibility of GTSA under this MOU. If the repairs and maintenance duties of GTSA as described herein are not performed to the Town's satisfaction within the required time period, the Town may employ another person or entity

to repair and/or maintain all or any part of the Property and GTSA shall be responsible for the payment of all expenses and costs related to said repair and maintenance, which if not paid, shall be deemed a default as provided herein.

9. Alterations and Improvements. The Town has the right, and GTSA shall permit the Town or its representative(s), at any time to enter the Property to inspect and/or to make such additions, repairs, or alterations as it may deem necessary or proper for the safety, improvement, or preservation of the Property. All such improvements will be done, so far as practicable, to avoid interference with GTSA's occupancy and use of the Property. GTSA is not entitled to compensation for unavoidable interference with its occupancy and use and waives any claim for damages, including loss of business, resulting therefrom.

10. Insurance. GTSA must, at GTSA's expense, maintain a policy or policies of comprehensive general liability insurance with the premiums thereof fully paid on or before the due date. The policy or policies must be issued by and binding upon an insurance company with a Best Rating Guide A plus Class 15 Rating, such insurance to afford minimum portion of not less than a single limit for bodily injury and property damage of not less than One Million Dollars ($1,000,000.00). The insurance policy must name the Town including its Officers, Officials, Employees, and Volunteers as an additional insured, state that coverage is primary and non-contributory, and cover all risks incident to GTSA's use of the Property and business in connection therewith.

    GTSA shall furnish and deposit with the Town certificates of all such insurance policies to be maintained by GTSA with evidence of payment of the premiums thereon obtained at or prior to the commencement of the term of this MOU, and copies of all insurance policies obtained at any time thereafter during the term of this MOU. All such insurance policies, including such policies referred to immediately above, shall contain a clause or endorsement to the effect that they may not be terminated or materially amended during the term of this MOU except after fifteen (15) days written notice thereof to the Town.

11. Signs. GTSA shall have the right to erect and maintain signs or banners in, on, or about the Property provided that same shall comply with the conditions of Town Council approvals, as well as governing laws, regulations, covenants, and ordinances of the United States, State of Wyoming, County of Teton and/or the Town of Jackson.

12. Indemnification. GTSA shall indemnify the Town and save it harmless from and against any and all claims, actions, damages, liability, and expense (including attorney's fees related thereto) in connection with loss of life, personal injury, or damage to property occurring in, on, about, or arising out of the Property or the occupancy or use of the Property by GTSA or its agents, licensees, invitees, concessionaires, guests, contractors, customers, employees, etc. or occasioned wholly or in part by any act or omission of GTSA, its agents, licensees, business invitees, concessionaires, guests, contractors, customers, or employees, etc.

13. Attorney's Fees. In the event either party shall find it necessary to obtain the services of an attorney to enforce any of the covenants or conditions of this MOU, the prevailing party shall be entitled to reimbursement for all costs and expenses, including reasonable attorney's fees, whether or not litigation is commenced.

14. Non-Assignment. GTSA shall not assign, mortgage, hypothecate, or otherwise encumber this MOU or any interest therein, nor permit the Property or any part thereof to be used by any other person, firm, corporation, or other entity other than the GTSA without the written consent of the Town in each instance. The consent by the Town to an assignment shall not be construed to release the GTSA from the requirement that it obtain the Town's written consent for any further assignment(s). In the event permission is granted for any such assignment, subletting, licensing, or granting of a concession, GTSA shall nevertheless remain liable for the performance of all the terms, conditions, and covenants of this Agreement, including, without limitation, the covenant to pay rent.

15. Town's Access. The Town and its agents, employees, or other representatives may enter the Property at any reasonable time after reasonable notice for the purpose of (a) inspecting the Property to ascertain GTSA's compliance with the terms and conditions of this MOU; (b) in order to make repairs, additions, or alterations as the Town deems necessary; or (c) for any other reasonable purposes.

16. Notices. Any notices required or permitted to be given or served by either party to the other, unless otherwise stated herein, shall be deemed to have been duly given or served when in writing and forwarded by certified mail, postage prepaid, return receipt requested, to the respective addresses set forth below. Such notices shall be deemed given upon mailing of same.

GTSA: Sk8 Jh, Inc.
P.O. Box 1370
Jackson, WY 83001

TOWN: Town of Jackson
ATTN: Town Manager
P.O. Box 1687
Jackson, Wyoming 83001

17. Amendment or Modification. GTSA acknowledges that it has not relied upon any statement, representation, agreement or warranty, except such as are expressly stated herein, and that no amendment, change or modification of this MOU shall be valid or binding unless expressed in writing and executed by the parties hereto in the same manner as the execution of this MOU.

18. General Provisions.

A. No Partnership. No partnership or joint venture is created by this MOU.

B. Applicable Law. The construction, interpretation, and enforcement of this MOU shall be governed by the laws of the State of Wyoming. The courts of the State of Wyoming shall have jurisdiction over any action arising out of this MOU and over the Parties, and the venue shall be the Ninth Judicial District, State of Wyoming.

C. Entirety of Agreement. This MOU represents the entire and integrated agreement between the Parties and supersedes all prior negotiations, representations, and agreements, whether written or oral.

D. Severability. Should any portion of this MOU be judicially determined to be illegal or unenforceable, the remainder of the MOU shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.

E. Governmental Immunity. The Town does not waive its governmental immunity by entering into this MOU, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOU.

F. Third-Party Beneficiary Rights. The Parties do not intend to create in any other individual or entity the status of a third-party beneficiary, and this MOU shall not be constructed so as to create such status. The rights, duties, and obligations contained in this MOU shall operate only between the Parties to this MOU, and shall insure solely to the benefit of the Parties to this MOU. The provisions of this MOU are intended only to assist the Parties in determining and performing their obligations under this MOU. The Parties to this MOU intend and expressly agree that only parties signatory to this MOU shall have any legal or equitable right to seek to enforce this MOU, to seek any remedy arising out of a party's performance or failure to perform any term or condition of this MOU, or to bring an action for the breach of this MOU.

G. Signatures. In witness thereof, the Parties to this MOU through their duly authorized representatives have executed this MOU through their duly authorized representatives have executed this MOU on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this MOU as set forth herein.

The effective date of this MOU is the date of the signature last affixed to this document.

Sk8 Jh, Inc. d/b/a Grand Teton Skating Association

_____ Date _____

By:
Its:

Town of Jackson, Wyoming

_____ Date _____

Pete Muldoon
Mayor

Attest:

_____ Date _____

Sandy Birdyshaw
Town Clerk

EXHIBIT A

SEVENTEENTH CONTINUATION, AND MODIFICATION, OF STATEWIDE PUBLIC HEALTH ORDER #2: REGARDING GATHERINGS OF MORE THAN TWENTY-FIVE (25) PEOPLE

In an effort to stop the spread of the coronavirus (COVID-19), the Wyoming Department of Health finds it necessary to protect the health of the public by continuing certain restrictions as outlined in this Order. Additionally, this Order implements measures in line with the White House unveiling, on April 16, 2020, of certain guidelines for Opening Up America Again - a three-phased approach beginning with State or Regional Gating Criteria and continuing through three phases of removing restrictions when there is no evidence of resurgence of the virus.

The metrics measuring outbreak progress and healthcare system capacity support the Wyoming Department of Health continuing the previous statewide public health orders through a measured and data-based approach. As with previous statewide public health orders, this Order continues to authorize countywide variances to the restrictions within this Order, in the form of a Countywide Variance Order, if approved by the County Health Officer and the State Health Officer. This Order also limits certain gatherings, described below, to twenty-five (25) individuals, as compared to the fifty (50) person limit described in the previous statewide public health order (Sixteenth Continuation). This Order also reduces the size of gatherings at indoor and outdoor events. Further, this Order specifies that participants in organized sporting events and artistic performances shall not congregate in groups larger than 25 individuals. Last, this Order revokes specific gathering exceptions previously approved by the State Health Officer.

This Order is effective on November 24, 2020, and shall remain in effect through December 15, 2020, unless the Wyoming Department of Health revokes or extends this Order before December 15, 2020.

FINDINGS

1. COVID-19 was first detected in Wuhan, China in 2019, and since then has spread to over 60 countries including the United States. There are 21,750 confirmed cases of COVID-19 in Wyoming as of November 18, 2020, as well as the presence of community spread. It is expected that more cases will be diagnosed. There have been 155 deaths among Wyoming residents related to COVID-19.

2. COVID-19 is a respiratory illness, transmitted through person-to-person contact or by contact with surfaces contaminated with the virus. Persons infected with COVID-19 may become symptomatic two to fourteen days after exposure. The symptoms of COVID-19 include fever, cough, and shortness of breath. In some cases, COVID-19 can result in severe disease including hospitalization, admission to an intensive care unit, and death, especially among older adults and persons with serious underlying health conditions. New information about the implications of this virus is ongoing.

3. The World Health Organization declared COVID-19 a worldwide pandemic as of March 11, 2020.

4. On March 13, 2020, the President of the United States declared a national emergency concerning the coronavirus, specifically stating that, in "December 2019 a novel (new) coronavirus known as SARS-CoV-2 ("the virus") was first detected in Wuhan, Hubei Province, People's Republic of China, causing outbreaks of the coronavirus disease (COVID-19) that has now spread globally [...] The spread of COVID-19 within our Nation's communities threatens to strain our Nation's healthcare systems. [...] Additional measures [...] are needed to successfully contain and combat the virus in the United States."

5. On March 13, 2020, Wyoming Governor Mark Gordon declared a State of Emergency and Public Health Emergency in the State of Wyoming, stating that on March 11, 2020, an individual within the State of Wyoming tested presumptive positive for COVID-19 and the State of Wyoming is experiencing a public health emergency in response to the evolving COVID-19 outbreak.

6. Governor Gordon's Declaration of a State of Emergency and Public Health Emergency directs the Wyoming Department of Health to take all appropriate and necessary actions, and that in the judgment of the Director of the Wyoming Department of Health, any actions necessary should be taken to provide aid to those locations where there is a threat or danger to public health, safety, and welfare.

7. A significant number of Wyoming citizens are at risk of serious health complications, including death, from COVID-19. Although most individuals who contract COVID-19 do not become seriously ill, people with mild symptoms, and even asymptomatic persons with COVID-19, place other vulnerable members of the public at significant risk.

8. A large number of persons with serious infections may compromise the ability of healthcare systems in Wyoming to deliver the necessary healthcare to the public.

9. Wyoming Statute § 35-1-240(a)(i), (ii), and (iv) provides all the rights and powers for the Wyoming Department of Health, through the State Health Officer, Dr. Alexia Harrist, MD, PhD, or under her directive through other employees of the Wyoming Department of Health, to control the causes of communicable disease; and to forbid gatherings of people when necessary to protect public health.

10. In addition to the above findings, stopping the spread of COVID-19 includes washing your hands often, practicing social distancing by avoiding close contact with others, staying at least six feet away from someone who is ill or showing signs of illness, avoiding touching your face, eyes, nose and mouth, covering your cough or sneeze into your elbow or by using a tissue, and by wearing a face covering when in public.

ORDER

1. As used in this order "Face Covering" means a covering made of cloth, fabric, or other soft or permeable material, without holes, that covers the nose and mouth and surrounding areas of the lower face.

2. Gatherings of more than twenty-five (25) people are prohibited in order to help stop the spread of COVID-19 and protect the health of the public.

3. "Gatherings" are any planned or spontaneous event, public or private, bringing together, or likely bringing together, more than twenty-five (25) people in a single room or a single confined space (whether indoor or outdoor) at the same time.

4. If a business or other entity (child care facility, K-12 school, college, university, and trade school) is governed by statewide public health order #1 or #3, the restrictions in those orders govern those businesses or entities unless otherwise specifically noted herein.

5. Gatherings at the following are exempted from this Order:

   a. Hotels and motels for lodging purposes;

   b. Livestock auctions;

   c. Groups of workers being transported to a location for their jobs;

   d. Government business, military and National Guard facilities, law enforcement, jails, secure treatment centers, and correctional facilities, including any facility operated by the Wyoming Department of Corrections, and any facility used to respond to natural disasters or public health emergencies;

   e. Federal, State, and local government facilities, including government service centers;

   f. Relief facilities, including food pantries and shelter facilities;

   g. Residential buildings, excluding individual household residences;

   h. Grocery stores, markets, convenience stores, pharmacies, drug stores;

   i. Truck stops, gas stations, and auto-repair facilities;

   j. Retail or business establishments, where more than twenty-five (25) people may be present but are generally not within six (6) feet of one another;

   k. Healthcare facilities, including hospitals, medical facilities, home health agencies, personal care agencies, hospices, adult family homes, mental health centers, and pharmacies;

   l. Alcohol and drug treatment centers;

   m. Long-term care and assisted living facilities, including nursing homes and assisted living facilities, as long as the facility complies with guidance and directives from the CDC, the Wyoming Department of Health, and appropriate licensing and regulatory agencies;

   n. Religious or faith based organizations and funeral homes; and

o. Parades.

5. Events not specifically identified by name or type within this Order may allow indoor gatherings of more than 25 people but no more than 25% of venue capacity with a maximum of 100 people. Events not specifically identified by name or type within this Order may allow outdoor gatherings of more than 25 people but no more than 50% of venue capacity with a maximum of 250 people. Events allowed under this paragraph are subject to the following conditions, to be enforced by the host or organizer of the event. These events include by way of example but are not limited to rodeos, speedway motor races, outdoor concerts, sporting events, fairs, track and field races, farmer's markets, fireworks shows, weddings, and any other event of a similar nature.

   a. Groups of attendees seated or standing together must be limited to 8, however, an event may make exceptions for groups greater than 8 if the group is solely comprised of members from the same household;

   b. A 6-foot distance must be maintained between individual groups at all times, including but not limited to entrances, exits, concessions, ticket booths, and restrooms;

   c. Prior to the event, staff, hosts/organizers of the event, and event participants (not event attendees) must be screened for symptoms of COVID-19, or exposure to a person with COVID-19 during the previous 14 days. Staff, hosts/organizers, or event participants with symptoms of illness, or known exposure to a person with COVID-19 infection within the previous 14 days, shall not participate in the event; logs of the screening activity shall be kept and made available for inspection by the local health officer;

   d. The entire event facility, to the extent there are facilities, shall be cleaned thoroughly, including all high touch areas before and after each event, according to CDC guidelines for cleaning;

   e. Staff who come within 6 feet of event attendees or other staff must wear a face covering;

   f. In the event the required 6 feet of distance between individual groups cannot be maintained, face coverings must be worn during the event, to the greatest extent possible;

   g. The event shall not take place without appropriate protective equipment for staff (face coverings, gloves for serving and cleaning, etc.), EPA-approved disinfectants and sanitizers, soap and other necessary cleaning supplies;

   h. The event shall encourage contactless and non-signature payment, as applicable; if not possible for the attendee, card and payment stations must be sanitized after each use; staff shall sanitize hands between handling payment options;

   i. Signage must remind attendees not to enter if they have symptoms of COVID-19, and the signage must be displayed at the entrance of the event; signage must also be positioned on event premises reminding separate parties to stand at least 6 feet apart;

j. Food and beverage service shall follow the provisions for restaurants in the Seventeenth Continuation, and Modification, of Statewide Public Health Order Regarding Bars, Restaurants, Theaters, Gymnasiums, Child Care Facilities, K-12 Schools, Colleges, Universities, and Trade Schools;

k. Participants in sporting events and artistic performances shall not congregate in groups larger than 25 individuals;

l. The event should follow the public health recommendations of the Centers for Disease Control and the Wyoming Department of Health, including washing hands often with soap and water, practicing social distancing by avoiding close contact with others, avoiding touching your face, eyes, nose and mouth, covering your cough or sneeze into your elbow or by using a tissue, and wearing a face covering when in public; and

m. For clarity, the person limit in paragraph 5 (page 4) is not calculated by adding participants and spectators/attendees together.

6. Additional specific gathering exceptions to the prohibitions in this Order may be granted, at the discretion of the County Health Officer, under the direction and supervision of the State Health Officer, if demonstrated, in writing, to the County Health Officer that people at the gathering will maintain at least six (6) feet of space between one another, and that effective sanitation will be performed before and after the gathering. Any specific exception under this paragraph must be approved in writing by the State Health Officer, and may be modified or revoked by the County Health Officer under the supervision and direction of the State Health Officer.

7. Countywide variances to the prohibitions mandated in this Order may be granted in the form of a Countywide Variance Order if approved and signed by both the County Health Officer and the State Health Officer. Countywide Variance Orders may be less restrictive (or more restrictive) than the measures imposed in this Order.

8. This Order is entered in conjunction with the statewide public health orders titled "Seventeenth Continuation, and Modification, of Statewide Public Health Order Regarding Bars, Restaurants, Theaters, Gymnasiums, Child Care Facilities, K-12 Schools, Colleges, Universities, and Trade Schools", entered November 19, 2020, and "Seventeenth Continuation, and Modification, of Statewide Public Health Order #3 Regarding Nail Salons, Hair Salons, Barber Shops, Massage Therapy Services, Tattoo, Body Art and Piercing Shops, and Cosmetology, Electrology, and Esthetic Services", entered November 19, 2020.

9. Specific gathering exceptions previously approved by the State Health Officer are revoked.

10. This Order does not alter any individual county health orders currently in effect.

As the State Health Officer, I specifically deem this Order necessary to protect the public health. *See* Wyo. Stat. Ann. § 35-1-240(a)(i), (ii), and (iv). I will reassess the necessity of this Order as appropriate to do so and according to accepted epidemiological and medical standards. Any person or legal entity that violates this Order shall be subject to criminal prosecution under Wyo. Stat. Ann. §§ 35-1-105 and -106.

DATED THIS 19 DAY OF November, 2020.

Alexia Harrist
Wyoming State Health Officer

Special Event Application

Submit Completed Document To:

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

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

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

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

APPLICANT INFORMATION

Name of Event: J.H. Winter Wonderland

Name of Organization: Grand Teton skating Association

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

Mailing Address: P.O.Box 1370

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Akop Manoukian

Email Address: akopm@aol.com

Work Phone: 3077330066 Cell Phone: 801-231-3875

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☐ Other: Seasonal recreational activity

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

Community and tourist ice skating activity on the square during the winter season

Location of Event: West side of town square Alternative Location: n/a

Date(s) of Event: Dec 26th 2020- mid March 2021 Event Operating Hours: M-F 4:30 - 9, Sa -

Event Set Up Begins Date: December 08, 2020 Time: 24/7

Event Clean Up Ends Date: March 20, 2021 Time: Daytime

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 20-70 Total Event: 2300

Special Considerations (check all that apply):

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

Event Co-Sponsor (s): Community Foundation & various local businesses

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

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

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

Name: Olga Salmina Cell Phone: 307-690-7345

EVENT SITE PLAN

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

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

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

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

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

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

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

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

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

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

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

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

RESIDENT AND/OR BUSINESS NOTIFICATION

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

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

☐ Yes ☐ No

Special Event Application

TOWN EQUIPMENT REQUESTS

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

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

- The equipment above can be arranged through the Public Works Department (307) 733-3079. A $500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.
- The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.
- If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.
- Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

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

POLICE DEPARTMENT (307) 733-1430

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

Please describe in detail your request: _____

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

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping ☑ Snow Removal ☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

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

☑ Electricity Access

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

☐ Additional Public Restroom Cleaning

Please describe in detail your request:

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

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

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

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol ☐ Ambulance ☐ Fire Engine

☐ Rescue Truck ☐ Bicycle Patrol ☐ Event Site Inspection

Please describe in detail your request:

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS **(307) 732-8651**

☐ Event Specific Shuttle(s)

Please describe in detail your request:_____

_____

VOICE / MUSIC AMPLIFICATION REQUESTS

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

If "Yes", please indicate times: Start Time: M-F 4:30 pm, Sa -Su Finish Time: 9:00 pm

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

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

SIGN or BANNER REQUESTS

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

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

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

INSURANCE REQUIREMENTS

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

A certificate of insurance is attached: ☐ Yes ☐ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

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

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

Do you plan to provide portable restroom facilities? ☐ Yes ☐ No

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

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

If "No", please explain:_____

_____

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

Restroom Company:_____

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

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

ALCOHOL

Will there be alcoholic beverages at the event? ☐ Yes ☐ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes ☐ No

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

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

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event? ☐ Yes ☐ No

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

Please describe any sales activity at your event:

Hot chocolate and water

Will any food or beverages be sold at your event? ☐ Yes ☐ No

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

TRASH REMOVAL PLAN

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

Will you be using a waste company for your waste removal plan? ☐ Yes ☐ No

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

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

When will the trash receptacles be delivered? _____

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

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

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

Special Event Application

SUSTAINABLE EVENT PLANNING

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

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

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

RECYCLING PLAN

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

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

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

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

When will these recycling receptacles be delivered? _____

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

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

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

Special Event Application

SIGNIFICANT EVENT CHANGES

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

☒ Yes ☐ No

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

When we started Winter Wonderland, the idea behind it was to bring the Town Square to life during the winter season. Previously we got an approval from the mayor and the town council to do ice rink, animated lighting, the snow and ice carving competitions, and the ice castle. Unfortunately, besides ice rinks we never could go forward with the rest of ideas. If GTSA can put everything together we might implement the idea of a snow castle either this or upcoming season. After finalizing logistics, I will provide an update.
Other than that, our operational season will be, as always, weather dependent. Our hours will be Monday- Friday 4:30 - 9:00 PM and Sat. -Sun. 12:00 -9:00 pm. At these times music will be played for the skater's pleasure.
.

STANDARD CONDITIONS OF APPROVAL

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

GENERAL

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

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

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

Initials: AM

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

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

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

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

STREETS

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

SIDEWALKS

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

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

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

POWER / ELECTRICAL

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

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

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

ADDITIONAL PERMIT & LICENSE FEES

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

Initials: AM

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

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

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

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

PORTABLE RESTROOMS

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

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

INSURANCE

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

FOOD / VENDING

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

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

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

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

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

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ALCOHOL

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

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

No alcohol shall be served in bottles or glass containers.

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

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

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

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

TOWN PARKS

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

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

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

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

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

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

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

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

Initials: AM

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TENTS

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

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

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

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

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

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

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

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

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

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

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

FAIR GROUNDS / RODEO GROUNDS

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

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

Initials: AM

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

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

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

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

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

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

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

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

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

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

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

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

APPLICANT: eSigned via SeamlessDocs.com Akop Manoukian Key: d006bb9c9987956c6be92b86b94d9294 **Signature**

APPLICANT: Akop Manoukian **Printed Name**

DATE: 09/04/2020

TITLE: Executive director

STAFF REPORT

MEETING DATE & TITLE: December 7, 2020 Regular Town Council Evening Meeting

SUBMITTING DEPARTMENT: Administration **PRESENTER**: Carl Pelletier

SUBJECT: Special Event: Pedigree Stage Stop Dog Sled Race **PUBLIC COMMENT:**

PURPOSE & POLICY CONSIDERATIONS:

At the November 16, 2020 regular Town Council evening meeting the Pedigree Stage Stop Dog Sled Race special event was continued to the December 7, 2020 regular Town Council evening meeting.

REQUESTED ACTION:

The applicant has requested to continue the consideration of the Pedigree Stage Stop Dog Sled Race special event to the December 21, 2020 regular Town Council evening meeting.

RECOMMENDATION:

To continue the consideration of the Pedigree Stage Stop Dog Sled Race special event to the regular Town Council evening meeting scheduled for December 21, 2020.

SUGGESTED MOTION:

I move to continue the Pedigree Stage Stop Dog Sled Race special event application to the December 21, 2020 regular Town Council evening meeting.

STAFF REPORT

Meeting Date:	12/7/2020	**Meeting Title:**	Regular
Submitting Department:	Clerk	**Presenter:**	Sandy Birdyshaw
Agenda Item:	Application for Resort Liquor License – CCC's Center Street LLC dba The Cloudveil	**Public Comment:**	Yes, public hearing for protests

Purpose & Policy Considerations.
Consideration of a new resort liquor license application. The Town Council is the local licensing authority for the issuance, renewal, and transfer of all liquor licenses within the Town of Jackson.

It is necessary for the Mayor to OPEN A PUBLIC HEARING to hear protests against the issuance of liquor licenses. After public comment has been heard, the Mayor must CLOSE THE PUBLIC HEARING. Then Council may act on the application.

Requested Action.
To consider the criteria and findings for the resort liquor license

Recommendations.
Staff does not make a recommendation whether to approve or deny the application.

Background.
On November 10, 2020, an application was submitted for a new resort liquor license by CCC's Center Street LLC, doing business as, The Cloudveil for their new hotel at 112 Center Street.

The application was distributed according to Town procedure to Town and joint departments for review and comment. Other than waiting for the appropriate permits and certificate of occupancy to be issued, no other concerns have been noted.

If this application is approved, the applicant will submit an application to be included in the annual renewal hearing with the Town Council on February 16, 2021.

Analysis.
The Town Council should consider the following from Wyoming Statutes (W.S.) 12-4-104 (b) regarding the issuance of a liquor license:

(b) A license or permit shall not be issued, renewed or transferred if the licensing authority finds from evidence presented at the hearing:

(i) The welfare of the people residing in the vicinity of the proposed license or permit premises shall be adversely and seriously affected;

(ii) The purpose of this title shall not be carried out by the issuance, renewal or transfer of the license or permit;

(iii) The number, type and location of existing licenses or permits meet the needs of the vicinity under consideration;

(iv) The desires of the residents of the county, city or town will not be met or satisfied by the issuance, renewal or transfer of the license or permit; or

(v) Any other reasonable restrictions or standards which may be imposed by the licensing authority shall not be carried out by the issuance, renewal or transfer of the license or permit.

In addition to the above, Wyoming Statutes clearly outlines the qualifications for a resort liquor license in 12-4-401:

- i Have an actual valuation of not less than one million dollars, excluding the value of the land;
- ii Include a restaurant;
- iii Include a convention facility, which shall seat no less than one hundred (100) persons; and
- iv-a *Either* Include a minimum of one hundred (100) sleeping rooms,
- iv-b *Or* be a ski resort facility open to the general public in which the applicant shall have committed or expended on the facility not less than ten million dollars.

The applicant meets the required criteria of i, ii, iii, and iv-a as displayed in the application.

Other conditions placed on a resort liquor license through the state statutes includes alcohol sales are for only on premise consumption and allowed within the contiguous boundary of the resort property, sales for off-premise consumption is only authorized through temporary catering permits approved by the Town of Jackson.

The Plan of Operations includes liquor service in the restaurant, on the restaurant patio, at the pool patio, with room service orders, and on the rooftop terrace all of which are in the contiguous boundaries of the resort. The Plan does not include liquor-stocked mini-bars or mini-fridges in the sleeping rooms.

Alternatives (Optional).
Deny the application.
Postpone action to the next regular meeting.

Comprehensive Plan & Priority Alignment.
This application was processed according to Title 12 of the state statutes, and as related to the Comprehensive Plan Policy 8.1.a. the delivery of quality levels of service to the community and the decisions related to temporary liquor permits also have a direct correlation to the health, safety, and welfare of the community as discussed in Section 8.

Fiscal Impact.
Upon approval, the prorated annual license fee of $1,000 will be deposited into the Town's general fund. The resort's alcohol sales will also generate an undetermined amount of sales tax revenue. The annual renewal for this liquor license is $3,000 and will be deposited upon that approval in February 2021.

Staff Impact.
Staff impact includes approximately 5 staff hours for review and working closely with the applicant to complete the application package, working with the Wyoming Liquor Division, communicating and working with departments during review, providing a complete staff report, presenting to Council, and if approved, printing and issuing the license. If approved, this license would be included in the Police Department's compliance visits.

Attachments or Links.
Application

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items*.

Having considered the Wyo. Stat. §12-4-104(b) statutory factors for this application, I move to approve the issuance of a resort liquor license to CCC's Center Street LLC *dba* The Cloudveil for the license year ending March 31, 2021, subject to

the following conditions and further direct the Town Clerk to issue the license upon confirmation that the conditions of approval have been met within the timeframe set forth in Wyoming Statute 12-4-103(a)(iv).

1) Prior to liquor license issuance, the applicant shall comply with all Town of Jackson Building Codes, Fire, Health & Safety Codes, and the Land Development Regulations, and will have obtained all required permits and approvals from all applicable Town/County departments.

2) Prior to liquor license issuance, the applicant shall provide a copy of the food service permit for the restaurant.

3) Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.

WLD-31 (4/17)

NEW or TRANSFER LIQUOR LICENSE or PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Trf from:		
Reviewer:	Initials	Date
Agent:		/ /
Chief:		/ /

To be completed by Town Clerk

Local License # _____

License Fees — Annual Fee: $_____.____ — Date filed with clerk: 11/10/2020

mths 4 — Prorated Fee: $1,000.00 — Advertising Dates: (2 Weeks) 11/18 & 11/25

Transfer Fee: $_____.____

Publishing Fee: $100.00 — **Hearing Date:** 12/7/2020

License Term: 12 / 7 / 2020 (Month / Day / Year) through 3 / 31 / 2021 (Month / Day / Year)

LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.

Applicant: CCC's Center Street, LLC

Trade/Business Name (dba): The Cloudveil

Building to be licensed/Building Address: 112 Center Street (Number & Street)

Jackson (City) WY (State) 83001 (Zip) Teton (County)

Mailing Address: PO Box 4955 (Number & Street Name or P.O. Box) Jackson (City) WY (State) 83001 (Zip)

Business Telephone Number: (307)690-9891 Fax Number: (____)_____

E-Mail Address: bruce.grosbety@thecloudveil.com

Brief legal description and the zoning of the licensed building or site for licensed building: W.S. 12-4-102 (a) (vi)

LOTS 2-3-4-5, BLK. 3, CLUBHOUSE, PT SW1/4, SW1/4, SEC. 27, TWP. 41, RNG 116, Zoned Town Square

FILING FOR

- [x] NEW LICENSE
- [ ] TRANSFER OF LOCATION
- [ ] TRANSFER OWNERSHIP
- [ ] ASSIGNMENT LETTER ATTACHED

FORMERLY HELD BY: _____

FILING IN (CHOOSE ONLY ONE)

- [x] CITY OF: JACKSON
- [ ] COUNTY OF: _____

FILING AS (CHOOSE ONLY ONE)

- [ ] INDIVIDUAL
- [ ] PARTNERSHIP
- [ ] LP/LLP
- [x] LLC
- [ ] CORPORATION
- [ ] LTD PARTNERSHIP
- [ ] ORGANIZATION
- [ ] OTHER _____

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

RETAIL LIQUOR LICENSE:
- [ ] ON-PREMISE ONLY (BAR)
- [ ] OFF-PREMISE ONLY (PACKAGE STORE)
- [ ] COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)

- [ ] RESTAURANT LIQUOR LICENSE
- [x] RESORT LIQUOR LICENSE
- [ ] BAR AND GRILL

LIMITED RETAIL (CLUB):
- [ ] VETERANS CLUB
- [ ] FRATERNAL CLUB
- [ ] GOLF CLUB
- [ ] SOCIAL CLUB

- [ ] MICROBREWERY
- [ ] WINERY
- [ ] DISTILLERY SATELLITE
- [ ] WINERY SATELLITE
- [ ] COUNTY RETAIL or SPECIAL MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS:
- [ ] CONVENTION FACILITY
- [ ] CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM
- [ ] GOLF CLUB
- [ ] GUEST RANCH
- [ ] RESORT

To Assist the Liquor Division with scheduling inspections: **WHEN DO YOU OPERATE?**

- [x] FULL TIME (e.g. Jan through Dec)
- [ ] SEASONAL / PART-TIME
- [ ] NON-OPERATIONAL / PARKED

If not full time, specify:

Months of Operation: from _____ to _____

Days of Week (e.g. Mon through Saturday): from _____ to _____

Hours of Operation (e.g. 10am to 2am): from _____ to _____

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 6

1. BUILDING OWNERSHIP: Does the applicant? W.S. 12-4-103 (a) (iii)

(1) **OWN** the licensed building? [x] YES (own)

(2) **LEASE** the licensed building? (Lease must be through the term of the liquor license) [ ] YES (lease)

If Yes, please submit a copy of the lease and indicate:

(A) Lease expiration date _____, located on page_____paragraph_____of lease.

(B) Where the **Sales** provision for alcoholic or malt beverages is located, on page_____paragraph_____of lease. (MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)

2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601 (b) ☒ YES ☐ NO

3. Does any manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm: W.S. 12-5-401, 12-5-402, 12-5-403

   (a) Hold any interest in the license applied for? ☐ YES ☒ NO

   (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business? ☐ YES ☒ NO

   (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO

   (d) If you answered **YES** to any of the above, explain fully and submit any documents in connection there within:

   _____

4. Does the applicant have any interest or intent to acquire an interest in any other liquor license issued by **this** licensing authority? W.S. 12-4-103 (b) ☐ YES ☒ NO

   If "YES", explain: _____

5. **If applicant is filing as an Individual, Partnership or Club:** W.S. 12-4-102 (a) (ii) & (iii)

   List each individual, partner or club officer must complete the box below.

True and Correct Name	Date of Birth	Residence Address: Number & Street Name City, State & Zip *DO NOT LIST PO BOX*	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application.)

6. **If the applicant is a Corporation, Limited Liability Company, Limited Liability Partnership, or Limited Partnership:** W.S. 12-4-102 (a) (iv) & (v)

   List each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock of the corporation, limited liability company, limited liability partnership, or limited partnership, **and every officer**, **and every director** must complete the box below.

True and Correct Name	Date of Birth	Residence Address: Number & Street Name City, State & Zip *DO NOT LIST PO BOX*	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
James Walter	[redacted]	[redacted]	[redacted]	2	100	YES ☐ NO ☒	YES ☐ NO ☒
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application)

7. BAR AND GRILL LICENSE:

Have you submitted a valid food service permit or application? W.S. 12-4-413 (a) ☐ YES ☐ NO

8. RESTAURANT LICENSE:

(a) Give a description of the dispensing room(s) and state where it is located in the building. W.S. 12-4-408 (b) (e.g. 10 x 12 room in SE corner of building):_____

_____

(b) Have you submitted a valid food service permit or application? W.S. 12-4-407 (a) ☐ YES ☐ NO

(c) Have you attached a drawing of the establishment that includes the restaurant dispensing room(s)? W.S. 12-4-410 (f) ☐ YES ☐ NO

9. RESORT LICENSE:

Does the resort complex:

(a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☒ YES ☐ NO

(b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☒ YES ☐ NO

(c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☒ YES ☐ NO

(d) If no on question (c), have a ski resort facility open to the general public in which you have committed or expended not less than 10 million dollars ($10,000,000.00)? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO

(e) Are you contracting/leasing the food and beverage services? W.S. 12-4-403(b)

1. If Yes, have you submitted a copy of the food and beverage contract/lease? ☒ YES ☐ NO

10. MICROBREWERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

(a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT ☐ BAR AND GRILL ☐ WINERY

(b) Do you self distribute your products? W.S. 12-2-201(a) (Requires wholesaler license with the Liquor Division) ☐ YES ☐ NO

(c) Do you distribute your products through an existing malt beverage wholesaler? W.S. 12-2-201(g)(i) (Requires authorization to sell license with the Liquor Division) ☐ YES ☐ NO

11. WINERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

(a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT ☐ BAR AND GRILL ☐ MICROBREWERY

12. LIMITED RETAIL (CLUB) LICENSE:

FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

13. LIMITED RETAIL (CLUB) LICENSE:

VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):

(a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

14. LIMITED RETAIL (CLUB) LICENSE:

GOLF CLUBS W.S. 12-1-101(a)(iii)(D) / W.S. 12-4-301(e):

(a) Do you have more than fifty (50) bona fide members? ☐ YES ☐ NO

(b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? ☐ YES ☐ NO

(c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? ☐ YES ☐ NO

1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) ☐ YES ☐ NO
2. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

15. LIMITED RETAIL (CLUB) LICENSE:

SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E) / W.S. 12-4-301(b):

(a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO

(b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO

(c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? ☐ YES ☐ NO

(d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO

(e) Has the club received twenty-five dollars ($25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO

(f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO

(g) Have you filed a true copy of your bylaws with this application? ☐ YES ☐ NO

(h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) ☐ YES ☐ NO

REQUIRED ATTACHMENTS:

☒ A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102 (a) (vi).

☒ Restaurants: include a drawing of the establishment that includes the dispensing room(s) W.S. 12-4-410 (f).

☒ Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a) (iii) / W.S. 12-4-403(b) / W.S. 12-4-301(e).

☐ If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601 (b).

OATH OR VERIFICATION

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

Requires signatures by **ALL** Individuals, **ALL** Partners, **ONE (1)** LLC Member, or **TWO (2)** Corporate Officers or Directors except that if all the stock of the corporation is owned by **ONE (1)** individual then that individual may sign and verify the application upon his oath, or **TWO (2)** Club Officers. W.S. 12-4-102(b)

STATE OF WYOMING)
) **SS.**
COUNTY OF ___**Teton**_____)

Signed and sworn to before me on this 6th day of November, 2020 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)		James D. Walter	President
2)			
3)			
4)			
5)			
6)			

Witness my hand and official seal:

Signature of Notary Public

JEANNE CARRUTH
Notary Public - Wyoming
Teton County
My Commission Expires Oct 11, 2022

(SEAL)

My commission expires: 10/11/2022

TOWN OF JACKSON
Office of Town Clerk
P.O. Box 1687 / 150 East Pearl Avenue
Jackson, Wyoming 83001
(307) 733-3932 ext 1113

Liquor License Application
Provide for each person who signed the application

AFFIDAVIT of AUTHORIZATION

The undersigned applicant hereby states he/she is authorized to sign the attached Liquor License and/or Permit Application form as issued by the Wyoming Liquor Division for use by the Town of Jackson, and authorizes the Town of Jackson and its agents and employees to seek information as set forth in Municipal Code Section 6.20 and conduct investigations into the truth of the foregoing statements as set forth in the application. The applicant hereby agrees to comply fully with the rules and regulations of the Town of Jackson governing the license/permit requested.

AFFIDAVIT of UNDERSTANDING

The undersigned applicant hereby states that he/she understands that the submittal, review, approval, issuance, and/or received payment of the attached Liquor License and/or Permit Application form as issued by the Wyoming Liquor Division for use by the Town of Jackson does not imply that any other reviews, authorizations, permits, and approvals have been made by any Town/County departments or elected bodies. Additional reviews, authorizations, permits, and approvals may be required at any time from additional Town/County departments and/or elected bodies, which may include the time period after approval but before issuance of the attached Liquor License and/or Permit Application form. It is the duty of the applicant to seek any additional required reviews, authorizations, permits, and approvals from any Town/County department or elected bodies.

Applicant please note: Corporations and Limited Liability Companies must submit a listing of all officers and all directors, including dates of birth and Social Security Numbers. Please attach the list to this document.

PRINT

Full Legal Name: James (First Name) David (Full Middle Name) Walter (Last Name)

[redacted] Male or Female
Date of Birth Social Security Number Driver License: State / Number Circle one

11/6/2020
Date Signed

Applicant Signature

State of Wyoming)
)ss
County of Teton)

Subscribed and sworn to before me this 6th day of November, 2020.

(SEAL)

Jeanne Carruth
Notary Public or officer authorized to administer oaths

JEANNE CARRUTH
Notary Public - Wyoming
Teton County
My Commission Expires Oct 11, 2022

Rev 3/17

Frost

Post Office Box 1600
San Antonio Texas 78296-1600

October 23, 2020

Town of Jackson
150 E. Pearl Avenue
P.O. Box 1687
Jackson, Wyoming 83001

Re: The Cloudveil Liquor License Application

To Whom It May Concern:

It is the understanding of Frost Bank that our good client, CCC's Center Street, LLC, has applied for a liquor license with the Town of Jackson for their hotel property, The Cloudveil.

Please be advised that Frost Bank has a long-standing relationship with the applicant, CCC's Center Street, LLC, and that they maintain an active account and remain in good standing. All activities of CCC's Center Street, LLC have been handled professionally.

Sincerely yours,

David J. Palans

David J. Palans
Executive Vice President

Clerk's Note 11/10/2020: Frost Bank is a Texas-chartered bank based in San Antonio with 134 branches and 1,300 automated teller machines, all in Texas.

It is the primary subsidiary of Cullen/Frost Bankers, Inc., a bank holding company.

Frost Bank is a subsidiary of Cullen/Frost Bankers, Inc. (NYSE Symbol: CFR), a Texas financial services company offering banking, investments and insurance.

Plan of Operation

Liquor License Application
Type:

Applicant: CCC's Center Street, LLC

DBA: The Cloudveil

Describe how the premises will be operated, what is the nature of the business?

The Cloudveil is a full service luxury hotel that will provide overnight accommodations, a three meal restaurant (breakfast, lunch, dinner) inclusive of a room service menu that will allow guests to dine in their rooms. The Cloudveil will also provide full service banquets and catering operations in our meeting space and on our roof top terrace.

What type of alcoholic beverages will be available to customers?

Cloudveil will serve beer, wine and cocktails

Describe the process that a customer will follow to order alcohol or malt beverages, and how an employee will prepare and deliver an alcoholic beverage to the customer.

Customers will order alcohol or malt beverages directly with a server, bartender or order taker after all required age verifications, then the drinks will be prepared in the bar area and delivered to the guest/customer service staff. Room service orders will follow the same procedure with the exception that I.D. will be verified upon delivery.

What is the official building capacity? Total Hotel public spaces and restaurant: 1199

Do you plan to serve alcohol outside on a deck or patio? Alcohol will be served on the restaurant patio, roof terrace and pool area.

If so, include a sketch or site plan showing the outside area.

If so, describe the outside area, including egress: The restaurant patio is directly connected to the restaurant space along Center Street, the pool area is located off the main lobby of the hotel and only accessible with guest key card or by staff providing access, the roof terrace is accessible through the third floor of the hotel via key card access. All areas comply with egress approved during the building process.

What is your plan to keep customers from leaving with open alcohol containers?

Staff will be trained by professional Food and Beverage Trainers, supported by policies and procedures to enforce all local laws. The entrances on both Center Street and King Street will be staffed for additional support.

Provide the names of up to three (3) people who should receive communication from the Town and Police Department related to liquor operations:

Name	Position/Title	Email
1) Bruce Grosbety	General Manager and Regional Vice President of the Hotel	bruce.grosbety@thecloudveil.com
2) Jeff Everson	Hotel Director of Operations	jeff.everson@thecloudveil.com
3) Robert Nolan	Chief Operating Officer of Hospitality	Robert@CrystalCreekCapital.com

Prepared by: _____ Date: Nov 4, 2020

Restaurant
(highlighted)

1 MAIN LEVEL - EXITING PLAN
G1311 / Scale 3/32" = 1'-0"

Ground Floor

EXITING PLAN LEGEND AND NOTES

- NO. OCCUPANTS EXITING — MIN. REQ. EXIT/STAIR WIDTH
- ACCUMULATING NO. OF OCCUPANTS — MIN. REQ. EXIT/STAIR WIDTH

MIN. REQ. STAIRWAY WIDTH 0.3" PER OCCUPANT (IBC 1005.3.1)
MIN. REQ. WIDTH OF OTHER MEANS OF EGRESS 0.2" PER OCCUPANT (IBC 1005.3.2)

ROOM TAG
- ROOM NUMBER
- ROOM NAME
- ROOM AREA
- NO. OCCUPANTS
- OCCUPANT LOAD FACTOR

PATH OF TRAVEL

LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5)

LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - DIRECTIONAL "RIGHT"

LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - BI-DIRECTIONAL

LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - DIRECTIONAL "LEFT"

FE — FIRE EXTINGUISHER LOCATION (EXTINGUISHERS SHALL BE MINIMUM 3-A 20-B:C) U.N.O.

- ASSEMBLY GROUP A-2
- ASSEMBLY GROUP A-3
- ASSEMBLY GROUP A-4
- BUSINESS GROUP B
- MERCANTILE GROUP M
- RESIDENTIAL GROUP R-1
- RESIDENTIAL GROUP R-2
- STORAGE GROUP S-2
- Calculating...

CLIENT
CRYSTAL CREEK CAPITAL
REAL ESTATE ADVISORS, LLC
PO BOX 544
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001

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SB GROUP A CALIFORNIA PARTNERSHIP
A DIVISION OF the SB Group of Companies

ISSUES

ISSUE	ISSUANCE	DATE
A	BLDG PERMIT SUBMISSION	2018-03-15
B	PLAN CHECK RESPONSE / ADDENDUM 1	2019-04-26
C	PLANCHECK RESPONSE / ADDENDUM 2	2019-08-01
D	PLANCHECK RESPONSE / ADDENDUM 3	2019-09-18
1	ASBUILT R1	2020-01-24

CONSULTANTS

SEAL

PRIME CONSULTANT
IBI
IBI GROUP
10 Exchange Place, Suite 112
Salt Lake City, UT 84111, USA
tel 801 572 4231 fax 801 572 4231
ibigroup.com

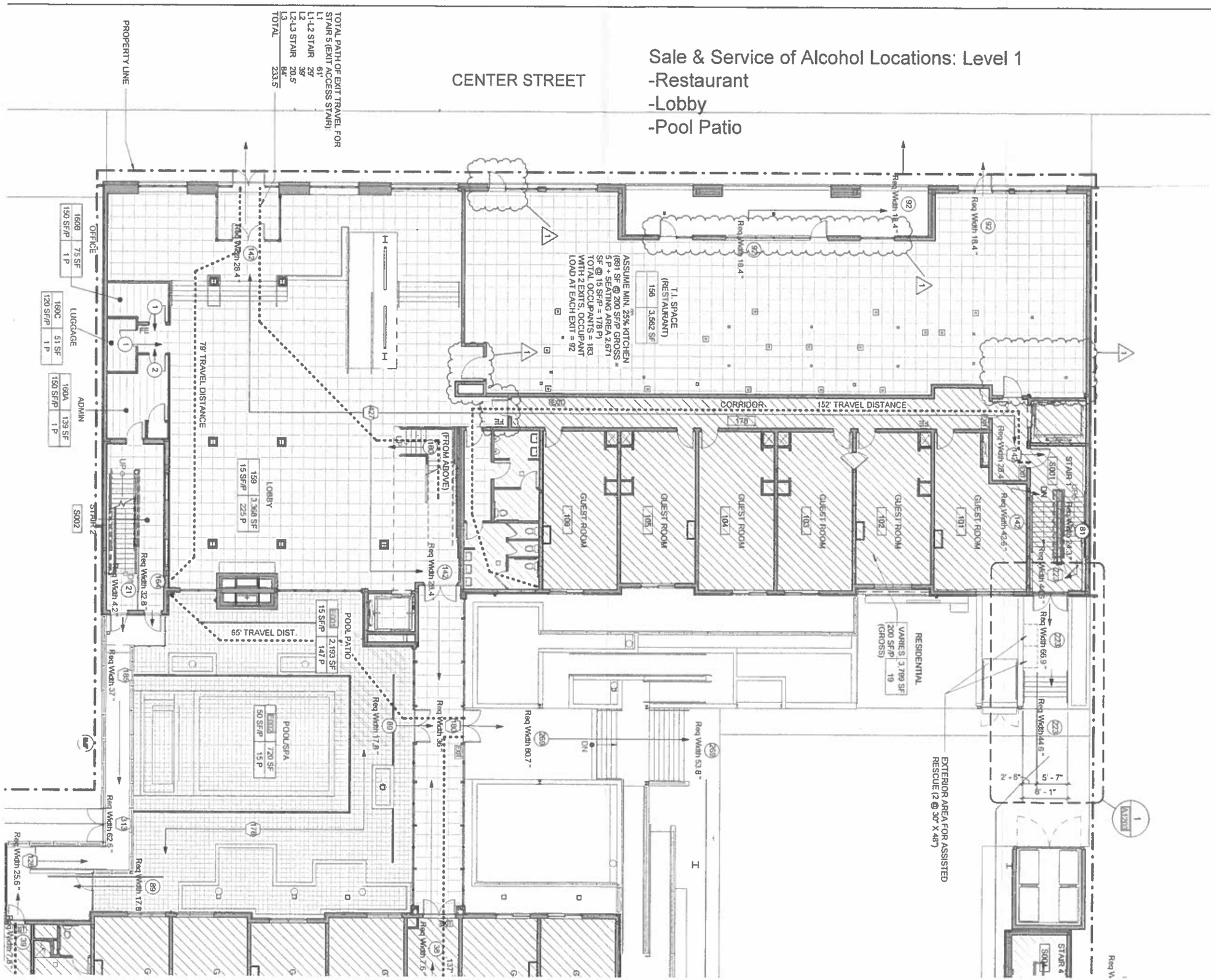
PROJECT
CENTER STREET HOTEL
112 CENTER STREET
Jackson, Wyoming 83001

PROJECT NO 113760	
DRAWN BY: SS	CHECKED BY CR
PROJECT MGR JH	APPROVED BY CR
SCALE 3/32" = 1'-0"	

SHEET TITLE
LEVEL 1 - EXITING PLAN

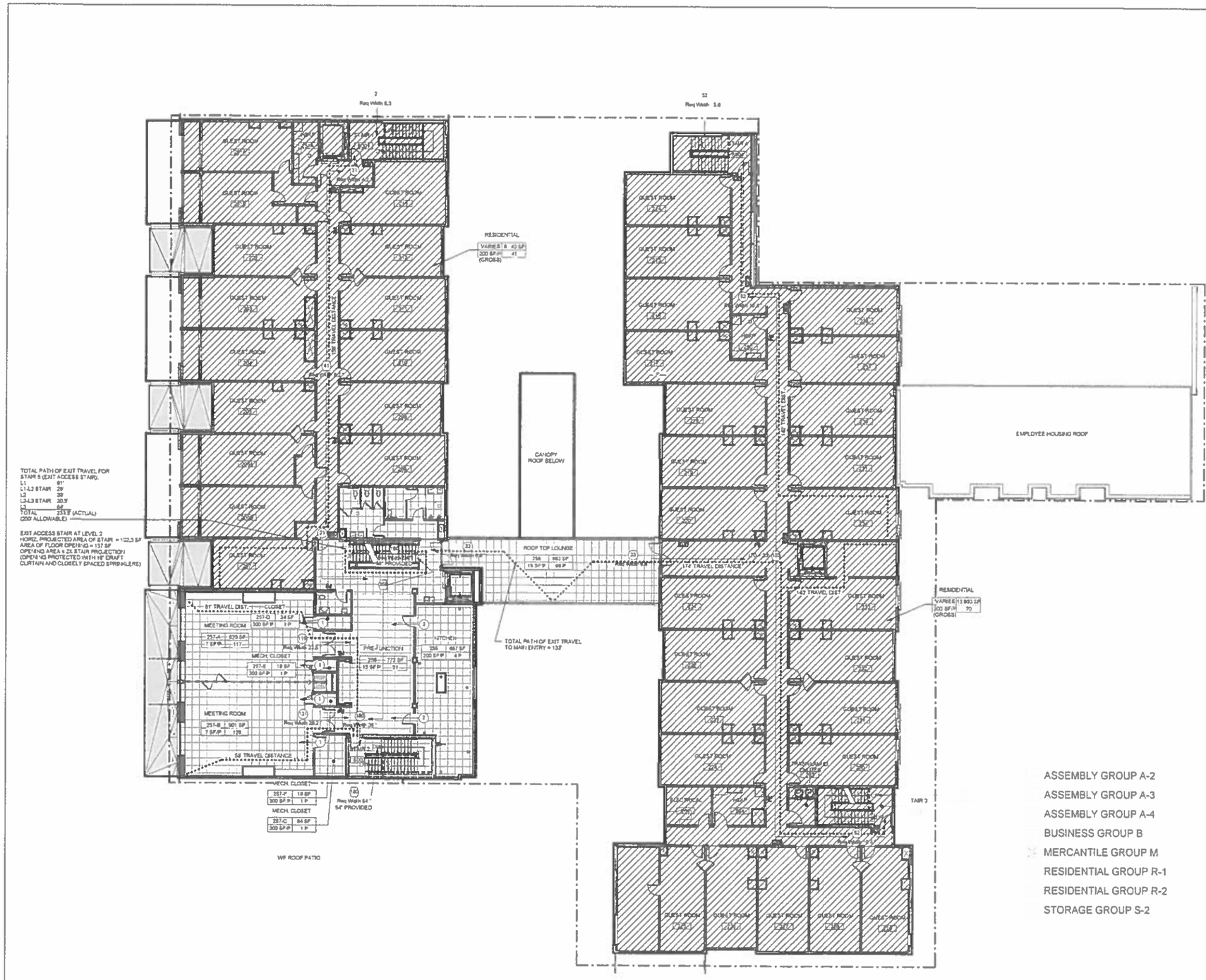
SHEET NUMBER G1311 | ISSUE 1

Sale & Service of Alcohol Locations: Level 1
-Restaurant
-Lobby
-Pool Patio



ROUND FLOOR

CLOSE-UP RESTAURANT



2ND FLOOR

1 LEVEL 2 - EXITING PLAN
Scale 3/32" = 1'-0"

EXITING PLAN LEGEND AND NOTES

- 6 — NO. OCCUPANTS EXITING
- Req Width 0" — MIN. REQ. EXIT/STAIR WIDTH
- 6 — ACCUMULATING NO. OF OCCUPANTS
- Req Width 0" — MIN. REQ. EXIT/STAIR WIDTH

MIN. REQ. STAIRWAY WIDTH 0.3" PER OCCUPANT (IBC 1005.3.1)
MIN. REQ. WIDTH OF OTHER MEANS OF EGRESS 0.2" PER OCCUPANT (IBC 1005.3.2)

ROOM TAG

- Name — ROOM NUMBER / ROOM NAME
- 200 / 200 SF — ROOM AREA
- 200 SF/P / 200 P — NO. OCCUPANTS / OCCUPANT LOAD FACTOR

PATH OF TRAVEL

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5)

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - DIRECTIONAL "RIGHT"

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - BI-DIRECTIONAL

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.3 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - DIRECTIONAL "LEFT"

FE — FIRE EXTINGUISHER LOCATION (EXTINGUISHERS SHALL BE MINIMUM 2-A 20-B (C) UNO.

ASSEMBLY GROUP A-2
ASSEMBLY GROUP A-3
ASSEMBLY GROUP A-4
BUSINESS GROUP B
MERCANTILE GROUP M
RESIDENTIAL GROUP R-1
RESIDENTIAL GROUP R-2
STORAGE GROUP S-2

CLIENT
CRYSTAL CREEK CAPITAL
REAL ESTATE ADVISORS, LLC
PO BOX 844
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001

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ISSUES

ISSUE	ISSUANCE	DATE
A	BLDG PERMIT SUBMISSION	2018-02-15
B	PLAN CHECK RESPONSE / ADDENDUM 1	2018-04-26
C	BACKCHECK RESPONSE / ADDENDUM 2	2018-06-08
D	BACKCHECK RESPONSE / ADDENDUM 3	2018-08-16

KEYPLAN

CONSULTANTS

SEAL
LICENSED ARCHITECT — PETER F. FILIPAK — C2100 — 08-16-2018 — STATE OF WYOMING

PRIME CONSULTANT
IBI GROUP
10 Exchange Place, Suite
Salt Lake City, Ut
Tel 801 532 42 Fax 801 532 423
ibigroup.com

PROJECT
CENTER STREET HOTEL
112 CENTER STREET
Jackson, Wyoming 83001

PROJECT NO 113760	
DRAWN BY BS	CHECKED BY CR
PROJECT MGR JH	APPROVED BY CR
SCALE 3/32" = 1'-0"	

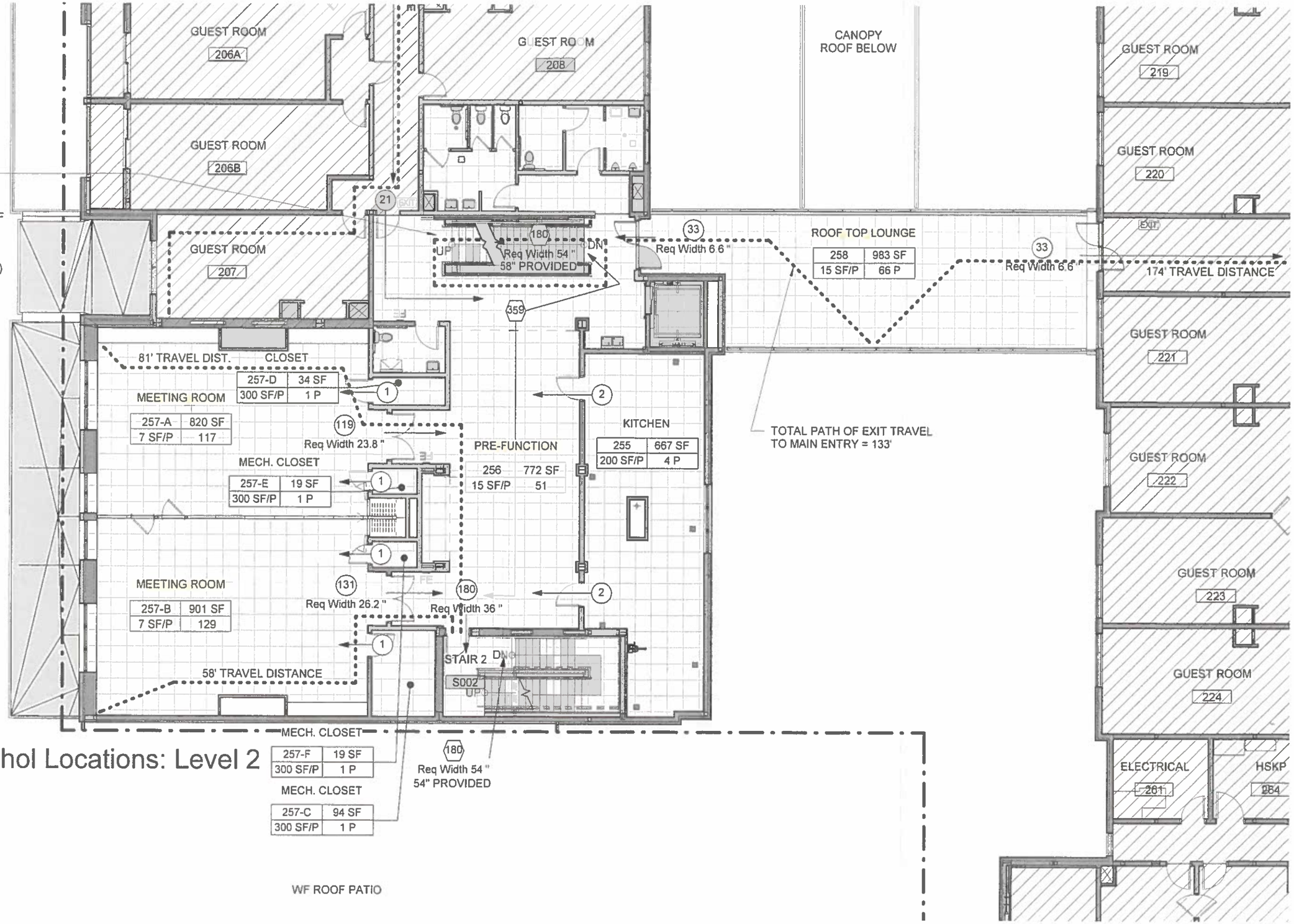
SHEET TITLE
LEVEL 2 - EXITING PLAN

SHEET NUMBER G1312 — ISSUE D

TOTAL PATH OF EXIT TRAVEL FOR
STAIR 5 (EXIT ACCESS STAIR):

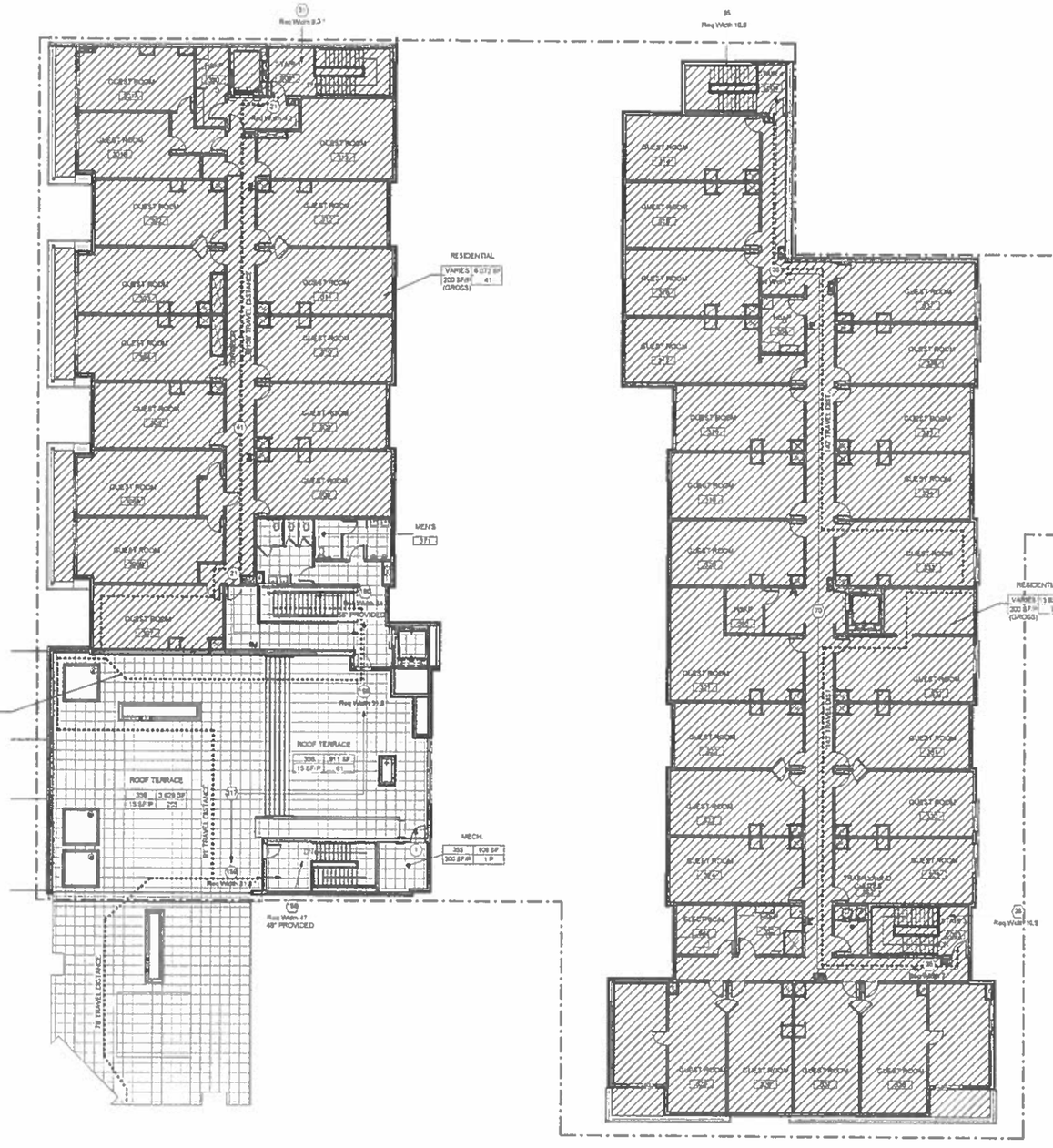
L1	61'
L1-L2 STAIR	29'
L2	39'
L2-L3 STAIR	20.5'
L3	84'
TOTAL	233.5' (ACTUAL)
(250' ALLOWABLE)	

EXIT ACCESS STAIR AT LEVEL 2
HORIZ. PROJECTED AREA OF STAIR = 102.3 SF
AREA OF FLOOR OPENING = 137 SF
OPENING AREA ≤ 2X STAIR PROJECTION
(OPENING PROTECTED WITH 18" DRAFT
CURTAIN AND CLOSELY SPACED SPRINKLERS)



Sale & Service of Alcohol Locations: Level 2
-Meeting Room (2)
-Pre-Function Room
-Roof Top Lounge

2nd Floor



TOTAL PATH OF EXIT TRAVEL FOR STAIR 5 (EXIT ACCESS STAIR):
L1 67'
L1-L2 STAIR 29'
L2 39'
L2-L3 STAIR 20.5
L3 84'
TOTAL 233.5' (ACTUAL)
(250' ALLOWABLE)

EXIT ACCESS STAIR AT LEVEL 3
HORIZ. PROJECTED AREA OF STAIR = 96.5 SF
AREA OF FLOOR OPENING = 152.8 SF
OPENING AREA + 2X STAIR PROJECTION
(OPENING PROTECTED WITH 1HR DRAFT CURTAIN AND CLOSELY SPACED SPRINKLERS)

3RD FLOOR + ROOF TOP

1 LEVEL 3 - EXITING PLAN
Scale: 3/32" = 1'-0"

EXITING PLAN LEGEND AND NOTES

0 — NO. OCCUPANTS EXITING
Req Width 0" — MIN. REQ. EXIT/STAIR WIDTH

0 — ACCUMULATING NO. OF OCCUPANTS
Req Width 0" — MIN. REQ. EXIT/STAIR WIDTH

MIN. REQ. STAIRWAY WIDTH 0.3" PER OCCUPANT (IBC 1005.3.1)
MIN. REQ. WIDTH OF OTHER MEANS OF EGRESS 0.2" PER OCCUPANT (IBC 1005.3.2)

ROOM TAG

Name — ROOM NUMBER
ROOM NAME
area | sq SF — ROOM AREA
occ | sq SF — NO. OCCUPANTS
OCCUPANT LOAD FACTOR

PATH OF TRAVEL

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.2 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5)

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.2 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - DIRECTIONAL "RIGHT"

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.2 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - BI-DIRECTIONAL

EXIT — LOW-LEVEL EXIT SIGN PER IBC 1013.2 (UL 924 COMPLIANT PHOTOLUMINESCENT TYPE, PER IBC 1013.5) - DIRECTIONAL "LEFT"

FE — FIRE EXTINGUISHER LOCATION (EXTINGUISHERS SHALL BE MINIMUM 2-A 20-B C) U.N.O.

ASSEMBLY GROUP A-2
ASSEMBLY GROUP A-3
ASSEMBLY GROUP A-4
BUSINESS GROUP B
MERCANTILE GROUP M
RESIDENTIAL GROUP R-1
RESIDENTIAL GROUP R-2
STORAGE GROUP S-2

Project North
True North

CLIENT
CRYSTAL CREEK CAPITAL
REAL ESTATE ADVISORS, LLC
PO BOX 844
275 VERONICA LANE, SUITE 300
JACKSON, WY 83001

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is a member of the IBI Group of companies

ISSUES

ISSUE	ISSUANCE	DATE
A	IBI DD PERMIT SUBMISSION	2018-02-15
B	PLAN CHECK RESPONSE / ADDENDUM 1	2018-04-26
C	BACK CHECK RESPONSE / ADDENDUM 2	2018-06-08
D	BACK CHECK RESPONSE / ADDENDUM 3	2018-08-18

KEYPLAN

CONSULTANTS

SEAL
LICENSED ARCHITECT
CARTER F. PELMAN
C3198
08-15-2018
STATE OF WYOMING

PRIME CONSULTANT
IBI GROUP
15 Exchange Place
Salt Lake City
Tel 801 [illegible] Fax [illegible]
ibigroup.com

PROJECT
CENTER STREET HOTEL
112 CENTER & RE
Jackson, Wyoming 83

PROJECT NO
113760

DRAWN BY BS	
PROJECT MGR JH	
SCALE 3/32" = 1'-0"	

SHEET TITLE
LEVEL 3 - EXITING PLAN

SHEET NUMBER G1313
ISSUE D

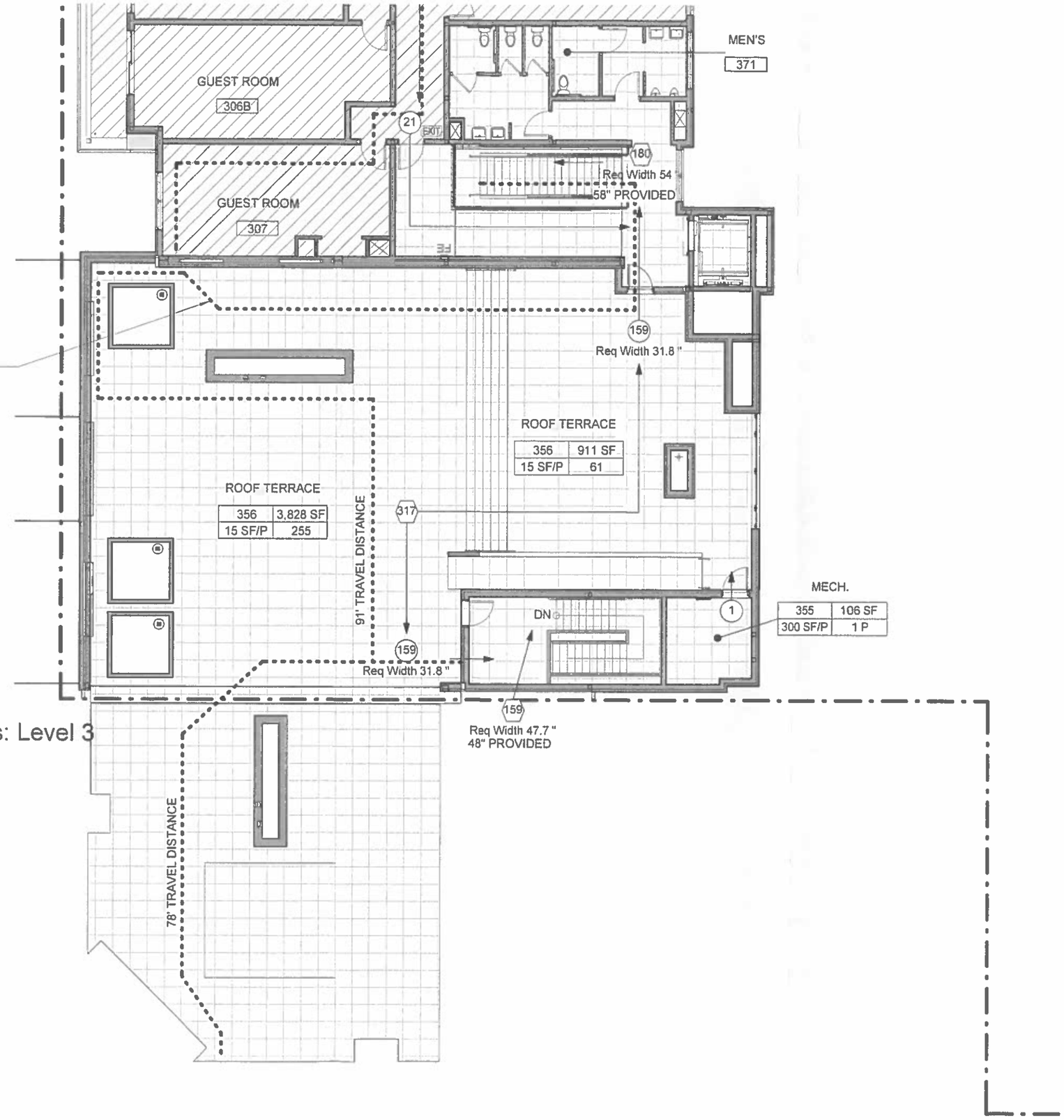
2018-08-18 11:56:33 AM

TOTAL PATH OF EXIT TRAVEL FOR
STAIR 5 (EXIT ACCESS STAIR):

L1	61'
L1-L2 STAIR	29'
L2	39'
L2-L3 STAIR	20.5'
L3	84'
TOTAL	233.5' (ACTUAL)

(250' ALLOWABLE)

EXIT ACCESS STAIR AT LEVEL 3
HORIZ. PROJECTED AREA OF STAIR = 98.5 SF
AREA OF FLOOR OPENING = 152.5 SF
OPENING AREA ≤ 2X STAIR PROJECTION
(OPENING PROTECTED WITH 18" DRAFT
CURTAIN AND CLOSELY SPACED SPRINKLERS)



Sale & Service of Alcohol Locations: Level 3
-Roof Terrace

3rd Floor + Roof Top

RESTAURANT LEASE
112 Center Street, Jackson, Wyoming
Jackson, Wyoming

This Lease (the "**Lease**") is made as of February 10, 2020, between CCC's Center Street, LLC, a Wyoming limited liability company (the "**Landlord**") and Kibitchen LLC, a Wyoming limited liability company (the "**Tenant**").

The following schedule (the "**Schedule**") is an integral part of this Lease and is incorporated into the body of the Lease. Terms defined in this Schedule shall have the same meaning throughout the Lease.

SCHEDULE

1. **Building**: the building to be constructed at 112 Center Street, Jackson, Wyoming.

2. **Premises**: that part of the first floor of the Building designated as the "Restaurant Leasable Area" on the attached floor plan for the Building. The Premises comprise approximately 3,709 square feet, *provided, however*, that the actual square footage of the Premises will be determined based upon final architectural plans for the Premises, and the Base Rent payable pursuant to Section 9 of this Schedule shall be calculated based upon such actual square footage. The Premises shall also include approximately 358 square feet of food storage space, approximately 134 square feet of added restroom/office space, and approximately 503 square feet of patio space. However, for purposes of calculating Base Rent, the square footage of the enclosed restaurant space (currently estimated to be 3,709 square feet) shall be used. The calculation is shown on Exhibit A.

3. **Restaurant**: the restaurant to be operated by Tenant located at the Premises.

4. **Letter of Credit**: An unconditional, irrevocable letter of credit in favor of Landlord, issued by a financial institution acceptable to Landlord, in the amount o[redacted], to be provided upon execution of the Lease in accordance with **Section 18** below (the "**Letter of Credit**").

5. **Commencement Date**: means the date of the last party to execute this Lease.

6. **Rent Commencement Date**: the earlier to occur of (a) the Restaurant opening for business, (b) thirty (30) days following the Hotel obtaining a certificate of occupancy, or (c) [redacted], provided, however, that if the Hotel is not open for business on [redacted] then the Rent Commencement Date shall be revised to be the date that the Hotel is open for business. Landlord agrees to provide Tenant with not less than thirty (30) days' written notice of the date when the Hotel is anticipated to be open for business (such notice, the "**Opening Date Notice**"). Notwithstanding anything in this Section 6 to the contrary, in the event Landlord provides such Opening Date Notice to Tenant, but Landlord is unable to open the Hotel on or before the opening date set forth therein (such date, the "**Target Opening Date**"), Landlord agrees it will reimburse Tenant the reasonable out-of-pocket costs of salaries associated with Tenant's hiring of staff dedicated to the Restaurant operations for the period from the Target Opening Date until the actual date the Restaurant is opened for business as provided above.

7. **Initial Term**: [redacted] after the Rent Commencement Date, or if the Rent Commencement Date is not the first day of a month, then [redacted] after the first day of the following calendar month (such period, the "**Initial Term**"), subject to the Option to Renew, as described in Section 10 of this Schedule. The Initial Term plus any validly exercised Extension Term are collectively referred to as the "**Term**."

8. **Guarantors**: Fine Dining Restaurant Group, LLC, a Wyoming limited liability company, which has entered into the Guaranty attached as Exhibit C.

9. **Landlord Contributed Tenant Improvement Expenses**: means all expenses paid by for Tenant Improvements to be used for Approved Work, as provided for in Section 5 of this Lease.

10. **Base Rent**: Base Rent for the first Lease Year is as calculated on Exhibit A.

Period	Monthly Base Rent	Annual Base Rent
Rent Commencement Date to end of Third Lease Year	[redacted]	[redacted]
Fourth Lease Year	Monthly Rent for Prior Lease Year, increased by [redacted]%	Annual Rent for Prior Lease Year, increased by [redacted]%

Fifth Lease Year to end of Tenth Lease Year	Monthly Rent for Prior Lease Year, increased annually by [redacted]	Annual Rent for Prior Lease Year increased annually by [redacted]
Extension Terms	Extension Term Rent (as defined in Section 27), increased annually by [redacted]	Extension Term Rent (as defined in Section 27), increased annually by [redacted]

11. **Option to Renew**: Two (2) Extension Terms, each of five (5) Lease Years, as defined in **Section 27.1** below. Base Rent for the Extension Term shall be payable as set forth above.

LEASE AGREEMENT

1. **LEASE AGREEMENT**. On and subject to the terms stated in this Lease, Landlord leases the Premises to Tenant, and Tenant leases the Premises from Landlord, for the Term beginning on the Commencement Date and ending on the last day of the Initial Term, as the Term may be extended for the Extension Terms pursuant to this Lease, unless sooner terminated pursuant to this Lease.

2. **RENT**.

2.1 Tenant shall pay the following Rent to Landlord at the address of the Landlord set forth in **Section 20**.

(a) **Base Rent**. Tenant shall pay Base Rent in monthly installments in advance on or before the first day of each month of the Term in the amount set forth on the Schedule.

(b) **Operating Expenses**. Tenant shall pay all Operating Expenses (as defined in **Section 2.2**) in relation to the Premises. Landlord may require Tenant to pay such Operating Expenses as of the first of each month of the Term in 1/12th estimated amounts of the Operating Expenses based on the prior year's Operating Expenses or upon newly obtained information (such as revised tax amounts) payable in any 12 month period, as may be re-estimated by Landlord from time to time, or Landlord may require Tenant to pay Operating Expenses as and when submitted to Tenant and prior to the due date thereof of any such amounts (or within 10 business days of presentation from Landlord, whichever is later), in Landlord's discretion. In the event that Landlord requires Tenant to pay estimated Operating Expenses, Landlord shall within 120 days of a calendar year end, or as soon as is practicable thereafter, provide Tenant with a statement of adjustments for the prior calendar year based on actual amounts incurred, and, as applicable, Tenant shall pay or Landlord shall credit against Rent (or refund if the Term has expired) any amount due within 5 days of the statement.

(c) **Additional Rent.** Tenant shall pay as rent ("**Additional Rent**") all costs, expenses, liabilities, and amounts which Tenant is required to pay under this Lease, excluding Base Rent and Operating Expenses, but including any interest for late payment of any item of Rent. The term "**Rent**" as used in this Lease means Base Rent, Operating Expenses, and Additional Rent. Tenant's agreement to pay Rent is an independent covenant, with no right of setoff, deduction or counterclaim of any kind.

2.2 **Definitions**.

(a) **Included Operating Expenses**. "**Operating Expenses**" means any expenses, costs and disbursements paid, incurred or equitably allocated to the Premises by Landlord in connection with the maintenance and operation of the Premises. Schedule 2.2 attached hereto contains a good-faith initial estimate of the anticipated Operating Expenses for the Premises; it is acknowledged and agreed that the specific types of expenses in Schedule 2.2 are intended to remain constant over the Term, provided, however, that the amounts of the Operating Expenses will be subject to change over time.

Operating Expenses include the costs of any capital improvements that are intended and reasonably necessary to reduce Operating Expenses or improve safety, and those made to keep the Building in compliance with governmental requirements applicable from time to time (collectively, "**Included Capital Items**"); *provided, however*, that in the event Landlord desires to charge Tenant for Tenant's pro rata share of any optional capital improvements, Landlord shall obtain Tenant's prior consent (not to be unreasonably withheld), and the costs of any Included Capital Item shall be amortized by Landlord over the estimated useful life of such item, with such amortized costs only included in Operating Expenses for that portion of the useful life of the Included Capital Item that falls within the Term. Capital improvements which are made in order to keep the Building in compliance with governmental requirements shall not require Tenant's prior consent, and Tenant's pro rata share of such capital improvements shall be amortized by Landlord over the estimated useful life of such item, with such amortized

costs only included in Operating Expenses for that portion of the useful life of the Included Capital Item that falls within the Term.

(b) **Excluded Operating Expenses**. Operating Expenses shall not include:

i. the Landlord Contributed Tenant Improvement Expenses, which shall be payable exclusively by Landlord, and costs associated with completing the Tenant Work in excess of the Landlord Contributed Tenant Improvement Expenses, all of which shall be payable exclusively by Tenant;

ii. costs associated with completing the Landlord Work;

iii. costs of capital improvements other than Included Capital Items;

iv. interest and principal payments on mortgages or any other debt costs, or rental payments on any ground lease of the Building;

v. real estate brokers' leasing commissions;

vi. legal fees, space planner fees and advertising expenses incurred by Landlord with regard to leasing the Building or portions thereof that exclusively benefit the Hotel;

vii. any cost or expenditure for which Landlord is reimbursed, by insurance proceeds or otherwise;

viii. depreciation;

ix. legal and auditing fees which are for the benefit of Landlord such as collecting delinquent rents, preparing tax returns and other financial statements, and audits other than those incurred in connection with the preparation of reports required pursuant to **Section 2.1** above;

x. the wages of any employee for services not related directly to the restaurant operation or related to the management, maintenance, operation and repair of the Building; and

xi. fines, penalties and interest, except to the extent caused or contributed to by Tenant.

(c) **Taxes**. "**Taxes**" means any and all taxes, assessments and charges of any kind, general or special, ordinary or extraordinary, levied against the Premises by any governmental authority, which Landlord shall pay or become obligated to pay in connection with the ownership, leasing, renting, management, use, occupancy, control or operation of the Premises or of the personal property, fixtures, machinery, equipment, systems and apparatus used in connection therewith. Taxes shall include real estate taxes, personal property taxes, special or general assessments, transit taxes, and ad valorem taxes. Taxes shall also include all fees and other costs and expenses paid by Landlord in seeking a refund or reduction of any Taxes, to the extent of Landlord's successful tax savings. Any refund or other adjustment to any Taxes by the taxing authority, shall apply during the year in which the adjustment is made. Taxes shall not include any net income capital, stock, succession, transfer, franchise, or license tax payable to the Wyoming Secretary of State, gift, estate or inheritance tax, except to the extent that such tax shall be imposed in lieu of any portion of Taxes.

(d) **Lease Year**. "**Lease Year**" means each consecutive twelve-month period beginning with the Rent Commencement Date, except that if the Rent Commencement Date is not the first day of a calendar month, then the first Lease Year shall be the period from the Rent Commencement Date through the final day of the twelve calendar months after the first day of the following month, and each subsequent Lease Year shall be the twelve calendar months following the prior Lease Year.

2.3 **Computation of Base Rent and Rent Adjustments**.

(a) **Prorations**. If this Lease begins on a day other than the first day of a month, the Base Rent and Operating Expenses shall be prorated for such partial month based on the actual number of days in such month. If this Lease begins on a day other than the first day, or ends on a day other than the last day, of the calendar year, Operating Expenses billed on a calendar year basis shall be prorated for the applicable calendar year.

(b) **Default Interest**. Any sum due from Tenant to Landlord that is not paid by the fifth (5th) business day following the date when due shall bear interest from the date due until paid at the Wall Street Journal's published "prime" rate plus 1% per annum. In addition to such interest, Rent or other amounts owed by Tenant that are not paid by the fifth (5th) business day following the date when due shall be subject to a late charge of 3% of the amount due. Tenant acknowledges that

late payments will cause Landlord to incur costs not contemplated by this Lease, the exact amount of which would be impossible or extremely difficult to ascertain. Those costs include processing and accounting charges, interest and late charges imposed by mortgagees, and other general and administrative expenses. Tenant agrees that the late charges and interest contemplated by this Section represent a fair and reasonable estimate of the costs Landlord will incur as a result of any such late payments by Tenant.

(c) **Reserved**.

(d) **Miscellaneous**. So long as Tenant is in default of any obligation under this Lease, Tenant shall not be entitled to any refund of any amount from Landlord, and such amounts shall be credited to the amount due from Tenant. If this Lease is terminated for any reason prior to the annual determination of Operating Expenses, either party shall pay the full amount due as of the date of termination to the other within thirty (30) days after Landlord's notice to Tenant of such amount when it is determined. Landlord may commingle any payments made with respect to Operating Expenses and any Security Deposit of Tenant, without payment of interest.

3. CONDITION OF PREMISES; POSSESSION AND SURRENDER OF PREMISES.

3.1 **Maintenance**. Throughout the Term, Tenant shall maintain the Premises in their condition as of the Rent Commencement Date, loss or damage caused by the elements, ordinary wear and tear, and fire and other insured casualty excepted, and at the termination of this Lease, or Tenant's right to possession, Tenant shall return the Premises to Landlord in broom-clean condition. To the extent Tenant fails to perform such obligations, Landlord may, but need not, restore the Premises to such condition, and Tenant shall pay the cost thereof.

4. BUILDING SERVICES.

4.1 **Utilities**. Tenant shall pay directly to the appropriate utility company (or to Landlord if and to the extent Landlord supplies or coordinates delivery thereof), before delinquency, all charges for water, gas, sewer, HVAC, electricity, telephone, trash, grease interceptor and all other services and utilities supplied to the Premises (including any and all necessary start-up charges and fees (including deposits, bonds or other fees) which may accrue when the utility is first supplied to the Premises), together with any taxes thereon. Landlord will pay for the cost of bringing the utilities lines to the Premises, including the cost of utility meters. If any such charges are due from Tenant directly to the utility company and are not paid when due, Landlord, at its option but not as an obligation, may pay the same and any amount so paid by Landlord shall thereupon be due to the Landlord from Tenant as Additional Rent. Telephone and trash services will be provided by Landlord and included in Operating Expenses.

4.2 **Janitorial Service**. Tenant shall, at its sole cost and expense, obtain janitorial service for the Premises or undertake such services itself; *provided, however*, that in the event Tenant undertakes such services itself, the level of cleanliness must (a) comply with all applicable health and sanitation codes, and (b) be acceptable to Landlord in its reasonable discretion.

4.3 **Interruption of Services**. Tenant's inability to obtain the services set forth in **Section 4.1**, or any cessation thereof resulting from any causes, including without limitation any entry for repairs pursuant to this Lease, and any renovation, redecoration or rehabilitation of any area of the Building, shall not render Landlord liable for damages to either person or property or for interruption or loss to Tenant's business, nor be construed as an eviction of Tenant, nor work an abatement of any portion of Rent, nor relieve Tenant from fulfillment of any covenant or agreement hereof. However, in the event that an interruption of the services set forth in this **Section 4** is within Landlord's reasonable control and such interruption causes the Premises to be untenantable for a period of at least two (2) consecutive calendar days, monthly Rent shall be thereafter abated proportionately until such services are restored.

5. TENANT IMPROVEMENTS; ALTERATIONS AND REPAIRS.

5.1 **Landlord's Consent and Conditions**. Tenant shall not make any improvements or alterations to the Premises (the "**Work**") without in each instance submitting plans and specifications for the Work to Landlord and obtaining Landlord's prior written consent, which consent shall not be unreasonably withheld, conditioned or delayed. In the event such plans and specifications are submitted to Landlord and neither approved or denied within fourteen (14) calendar days of such submittal, those plans and specifications shall be deemed denied by Landlord. Landlord will be deemed to be acting reasonably in withholding its consent for any Work which (a) impacts the base structural components or systems of the Building, (b) impacts any other units in the Building, (c) is visible from outside the Premises, or (d) is not approved by Landlord's lender or hotel franchisor, to the extent such approval is required. Tenant shall pay for the cost of all Work which is in addition to the Approved Work. All Work shall become the property of Landlord upon its installation, except for Tenant's Trade Fixtures (as

defined below, but other than as provided to the contrary in Subsection (a) below) and for items which Landlord requires Tenant to remove at Tenant's cost at the termination of the Lease pursuant to **Section 5.6**. In no event shall Tenant be deemed to be an agent for Landlord in relation to any Work or deemed to bind Landlord or engage any Work on behalf of Landlord. All Work, including the Approved Work (as defined below), will be undertaken in a fashion so as not to unreasonably interfere with use and occupancy of the Building by Landlord and Landlord's invitees and other guests. Construction on any Work, including the Approved Work, shall commence daily no earlier than 9:00 a.m. and shall conclude daily no later than 6:00 p.m. For purposes hereof, the term "**Trade Fixtures**" shall mean anything necessary to operation of Tenant's business that is affixed to the Premises by Tenant at its expense for purposes of trade (except replacement of similar work or material originally installed by Landlord) that can be removed without material injury to the Premises unless such thing has, by the manner in which it is affixed, become an integral part of the Premises, in any event as more particularly identified on Schedule 5.1 attached hereto, as the same may be updated and amended by mutual agreement of the parties from time to time.

(a) **Tenant Buildout**. On or before February 14, 2020, the parties shall agree upon the concept design for the Restaurant space (the "**Concept Drawings**"). Tenant, at Tenant's cost, will then use the Concept Drawings to have the 50% construction design drawings and finish selection completed on or before February 14, 2020, and the 90% construction design drawings completed by February 24, 2020 (collectively, the "**Drawing Submittals**"). Tenant shall present the Drawing Submittals to Landlord for approval, which approval shall be granted or withheld in Landlord's reasonable discretion. Landlord will have 10 days from the date it receives a Drawing Submittal to approve it or to state why Landlord disapproves of any design feature in the Drawing Submittal. If Landlord disapproves any Drawing Submittal, Landlord and Tenant will work in good faith over the following period of 10 days to make modifications to such Drawing Submittal that address Landlord's objections and that are reasonably acceptable to both parties. The work contemplated by the Drawing Submittals and approved by Landlord (the "**Approved Work**") shall be completed by Dick Anderson Construction (the "**Contractor**"). Landlord, using the Initial Tenant Improvement Funds (as defined below), shall cause the Approved Work to be performed by Contractor using building standard materials, quantities and procedures then in use by Landlord ("**Building Standards**"). All tenant improvements performed by Landlord or Tenant, including the Approved Work (collectively, the "**Tenant Improvements**"), will be subject to Landlord's advance review and approval. Upon expiration of the Lease, provided Tenant is not in default of its obligations under this Lease, Tenant shall remove any Trade Fixtures installed by Tenant at Tenant's expense, and shall repair any damages to the Premises associated with such removal, *provided, however*, that in the event this Lease is terminated as a result of an Event of Default by Tenant, Tenant shall not be entitled to, and shall not, remove any Trade Fixtures from the Premises, the same remaining a part of the Premises and automatically becoming the property of Landlord.

(b) **Tenant Improvements**. Following Landlord's approval of the 90% Drawing Submittal, the parties will cause the Contractor to prepare a budget for the Approved Work (the "**Buildout Budget**"). Initial construction costs until the Premises is in the "shell condition" more particularly described on Exhibit F shall be paid by Landlord. Following Landlord's notice to Tenant that the Premises is in "shell condition," Landlord and Tenant shall each pay one-half (1/2), on a *pari passu* basis, of the costs of constructing the Tenant Improvements (the "**Shared TI Expenses,**" and each party's monetary contribution thereto, the "**Initial Tenant Improvement Funds**") until such time as Landlord and Tenant have collectively contributed an aggregate amount equal to $1,000,000 (i.e., a contribution of Initial Tenant Improvement Funds of $500,00.00 each) to the cost of constructing the Tenant Improvements. The parties shall pay such amounts directly to the Contractor within ten (10) days following receipt of an invoice therefor from Contractor. For subsequently incurred Tenant Improvement expenses exceeding $1,000,000.00 but not exceeding $1,500,000.00 (such greater amount, the "**TI Cap**"), Landlord shall pay the upfront cost thereof, and prior to Landlord's payment of any portion thereof Guarantor shall execute a line of credit promissory note substantially in the form attached hereto as Exhibit G evidencing its agreement to pay one-half (1/2) of such costs actually incurred but not exceeding an aggregate principal amount equal to $250,000.00 (i.e., 1/2 of $500,000) (such promissory note, the "**TI Promissory Note**"). Notwithstanding anything to the contrary contained herein, Tenant shall be separately responsible to pay any costs arising out of change orders required or requested by Tenant or any other deviation from the Approved Work, and provided further that in no event will Landlord be responsible for paying any costs of constructing Tenant Improvements in excess of the TI Cap, it being understood and agreed that if the actual cost of constructing the Tenant Improvements exceeds, or is reasonably estimated to exceed, the TI Cap, Landlord shall have the right and option to terminate this Lease by written notice to Tenant delivered within thirty (30) days after such determination and completion of good-faith negotiations as hereinafter described, *provided, however*, that (a) prior to any election to terminate by Landlord, Landlord and Tenant shall undertake good-faith efforts to modify and value engineer the scope of the Tenant Improvements in order to reduce the Buildout Budget and estimated costs of construction while maintaining the overall integrity, quality and concept of the Restaurant to be operated within the Premises, and (b) upon receipt of written notice of any election to terminate by Landlord pursuant to this subparagraph, Tenant shall have the right and option to agree in writing delivered to Landlord within fifteen (15) days of such receipt to pay all amounts in excess of the TI Cap, upon which election, and Tenant's payment thereof, this Lease shall continue in full force and effect. In the event of Landlord's election to terminate this Lease as provided in the foregoing sentence, and Tenant's failure to thereafter timely agree to pay all amounts in excess of the TI Cap, this Lease shall terminate and be of no further force or effect, and neither party shall have any further rights or obligations arising hereunder, excepting those rights and obligations that by their terms or necessary implication

survive any such termination, *provided, however*, that within thirty (30) days following the effective date of such termination, Landlord shall reimburse Tenant for (i) the construction actually paid by Tenant to the party constructing the Tenant Improvements in accordance with this Section 5.1(b), (ii) any amounts paid by Tenant under the TI Promissory Note, which shall be marked discharged and paid in full; and (iii) all unreimbursed pre-construction development costs paid or owed by Tenant to unaffiliated third parties, including but not limited to architect, and other pre-construction subcontractors. It is acknowledged and agreed that the TI Promissory Note shall be a primary obligation of Guarantor, provided that it shall be collaterally secured by Tenant's interest in revenues generated pursuant to the Banquet Space and Rooftop Terrace Operational Service Agreement entered into by Tenant, acting as "Operator," and Landlord, acting as "Hotel Owner," of even date herewith (the "**Banquet Agreement**"), and in the event of Guarantor's default of its payment obligations under the TI Promissory Note, Landlord shall be entitled to offset such delinquencies from revenues payable to Tenant under the Banquet Agreement until such amounts are brought current.

(c) **Reserved.**

(d) **Tenant Delays**. There shall be no extension of the Rent Commencement Date or expiration date of the Lease Term if the Approved Work is delayed by reason of any delay attributable to Tenant ("**Tenant Delays**"), including without limitation:

(i) the failure of Tenant to furnish all or any plans, drawings, specifications, finish details or the other information required under Paragraph 5.1(a) above on or before the date stated in Paragraph 5.1(a);

(ii) the failure of Tenant to grant approval of the Working Drawings within the time required under Paragraph 5.1(a) above;

(iii) Tenant's requirements for special work or materials, finishes, or installations other than the Building Standards or Tenant's requirement for special construction staging or phasing; or

(iv) the performance of any Additional Work (as defined in Paragraph 5.1(e) below) requested by Tenant or the performance of any work in the Premises by any person, firm or corporation employed by or on behalf of Tenant, or any failure to complete or delay in completion of such work; or

(v) any other act or omission of Tenant that causes a delay.

(e) **Additional Work**. Upon Tenant's request and submission by Tenant (at Tenant's sole cost and expense) of the necessary information and/or plans and specifications for work other than the Approved Work ("**Additional Work**") and the approval by Landlord of such Additional Work, which approval Landlord agrees shall not be unreasonably withheld, Landlord shall cause Contractor to perform such Additional Work, at Tenant's sole cost and expense.

(f) **Tenant Access**. Landlord, in Landlord's reasonable discretion and upon request by Tenant, may grant to Tenant a license to have access to the Premises prior to the date designated in the Lease for the commencement of the term of the Lease to allow Tenant to do other work required by Tenant to make the Premises ready for Tenant's use and occupancy (the "**Tenant's Pre-Occupancy Work**"). It shall be a condition to the grant by Landlord and continued effectiveness of such license that Tenant shall give to Landlord and Contractor a written request to have such access to the Premises not less than five (5) days prior to the date on which such access will commence, which written request shall contain or shall be accompanied by each of the following items, all in form and substance reasonably acceptable to Landlord: (i) a detailed description of and schedule for Tenant's Pre-Occupancy Work; (ii) the names and addresses of all contractors, subcontractors and material suppliers and all other representatives of Tenant who or which will be entering the Premises on behalf of Tenant to perform Tenant's Pre-Occupancy Work or will be supplying materials for such work, and the approximate number of individuals, itemized by trade, who will be present in the Premises; (iii) copies of all plans and specifications pertaining to Tenant's Pre-Occupancy Work; (iv) copies of all licenses and permits required in connection with the performance of Tenant's Pre-Occupancy Work; and (v) certificates of insurance (in amounts satisfactory to Landlord and with the parties identified in, or required by, the Lease named as additional insureds) and instruments of indemnification against all claims, costs, expenses, damages and liabilities which may arise in connection with Tenant's Pre-Occupancy Work.

5.2 **Repair**. Landlord may, but shall not be obligated to, make any repairs or alterations which Landlord deems necessary for the safety or protection of the Building, or which Landlord is required to make by any court or pursuant to any Governmental Requirements (defined in **Section 7.1**); *provided, however*, Landlord agrees to use reasonable efforts to minimize interference with access to or visibility of the Premises during the performance of such repairs or alterations.

Landlord shall be responsible, at its expense, for all structural repairs, roof repairs, building system (HVAC, plumbing, gas, electric) repairs, glass and exterior repairs, window and door repairs and patio repairs that are not caused by the willful misconduct or gross negligence of Tenant or Tenant's employees.

5.3 **Maintenance by Tenant**. Tenant shall, at its sole cost and expense, furnish, maintain and replace all electric light bulbs, tubes, ballasts and tube casings and keep the Premises in good repair and condition and make all needed repairs and replacements necessary to maintain the Restaurant in good condition and in accordance with the Operating Standards (as defined below), including without limitation replacement of cracked or broken glass, servicing the Premises, keep all plumbing units, pipes and connections free from obstruction and protected against ice and freezing, and shall maintain in good order and repair, and in a clean and sanitary condition, and replace, as necessary, all portions of the Premises, including window and door frames and cases, security grills, plate glass, wall and floor coverings. Tenant shall also repair, at its sole expense, any damage in connection with any burglary or forcible entry into the Premises; provided, however, that if any such damage is demonstrated to have occurred from the interior of the Hotel, Landlord shall be responsible to repair such damage. If any repairs required to be made by Tenant are not made within ten (10) days after written notice is delivered to Tenant by Landlord (unless the repairs are required as a result of an actual or apparent emergency, in which event no prior notice need be given), or, if such repairs cannot reasonably be completed with such 10-day period, Tenant has not commenced such repair and is diligently pursuing the same, Landlord may, at its option, make such repairs without liability to Tenant for any loss or damage which may result to Tenant's stock or business by reason of such repairs, and Tenant shall pay to Landlord immediately upon demand as Additional Rent hereunder the cost of such repairs plus 8% of the amount thereof, and failure to do so shall constitute an Event of Default by Tenant. In connection with the foregoing, upon completion of construction of the Tenant Improvements, Landlord shall assign to Tenant, on whole or in part as appropriate, any warranties associated with such construction, and Landlord shall cooperate as reasonably necessary (but at no cost or expense to Landlord) in assisting Tenant in enforcing any such warranties in accordance with their terms.

5.4 **HVAC System Contract**. Landlord shall throughout the term of this Lease, at Landlord's sole cost and expense, obtain and keep in force a preventative maintenance service contract ("**Service Contract**") at the Premises, in conformance with National Fire Protection Association Section 96, Chapter 11, in form and content and with a contractor reasonably acceptable to Landlord, on the HVAC System and related equipment servicing the Premises. Landlord may allocate the Tenant's proportion of any such Service Contract to be paid as Operating Expenses. Notwithstanding anything to the contrary contained herein, the day-to-day general maintenance for the HVAC System, including, but not limited to maintenance items such as replacing air filters, shall be the responsibility of Tenant.

5.5 **No Liens**. Tenant has no authority to cause or permit any lien or encumbrance of any kind to affect Landlord's interest in the Building; any such lien or encumbrance shall attach to Tenant's interest only. If any mechanic's lien shall be filed or claim of lien made for work or materials furnished to the Premises or the Building by, through or under Tenant, then Tenant shall, at its expense, within 25[1] days thereafter, discharge the lien or bond over such lien in accordance with Governmental Requirements (as defined in **Section 7.1** below). If Tenant does not comply with these requirements, Landlord may discharge the lien or claim, and the amount paid, as well as attorneys' fees and other expenses incurred by Landlord, shall become Additional Rent payable by Tenant on demand.

5.6 **Ownership of Improvements; Removal**. All Work as defined in this **Section 5**, partitions, hardware, and all other improvements and all fixtures, except Trade Fixtures paid for by Tenant and equipment, constructed in the Premises by either Landlord or Tenant, (i) shall become Landlord's property upon installation without compensation to Tenant, unless Landlord consents otherwise in writing, and (ii) shall at Landlord's option either (a) be surrendered to Landlord with the Premises at the termination of the Lease or of Tenant's right to possession, or (b) be removed in accordance with this Section (unless Landlord at the time it gives its consent to the performance of such construction expressly waives in writing the right to require such removal). Trade Fixtures which are installed at the Premises at Landlord's expense shall remain with the Premises at the end of the Term and become the property of Landlord. Upon the termination of this Lease or Tenant's right of possession Tenant shall remove from the Premises its Trade Fixtures, furniture, moveable equipment and other personal property, any improvements which Landlord elects shall be removed by Tenant pursuant to this Section, and any improvements to any portion of the Building other than the Premises; provided, however, that Tenant shall not be entitled to remove any kitchen ventilation hoods servicing the Premises. Tenant shall repair all damage caused by the installation or removal of any of the foregoing items. Landlord shall notify Tenant of its election to require Tenant to remove any such property, if at all, delivered at least twenty (20) days prior to the termination of the Lease. Notwithstanding the foregoing, for any improvements and fixtures installed by Tenant from and after the second Lease Year, at any time prior to completion of the improvement Tenant may request that Landlord state whether Landlord will or will not require such improvement or fixture to be removed at

[1] NTD: LL's construction loan provides that anything must be bonded over within 30 days, so T needs to bond within 25 so that is no chance of a default under the loan.

the termination of the Lease, and if Tenant makes a request in writing and Landlord fails to respond in fifteen (15) days, then Landlord shall be deemed to have agreed that Tenant may leave such improvement or fixture in place at the termination of the Lease. If Tenant does not timely remove such property upon such notice, then, at Landlord's election, Tenant shall be conclusively presumed to have: (i) conveyed such property to Landlord without compensation or (ii) abandoned such property, and Landlord may dispose of or store any part thereof in any manner at Tenant's sole cost, without waiving Landlord's right to claim from Tenant all expenses arising out of Tenant's failure to remove the property, and without liability to Tenant or any other person. Landlord shall have no duty to be a bailee of any such personal property. If Landlord elects abandonment, Tenant shall pay to Landlord, upon demand, any expenses incurred for disposition.

6. USE OF PREMISES.

6.1 **Permitted Use**. Tenant shall use the Premises only for a full-service, first-class, dine-in restaurant. Tenant shall not allow any use of the Premises which will adversely affect the cost of coverage of Landlord's insurance on the Building. Tenant shall not allow any toxic, flammable or explosive liquids or materials to be kept on the Premises other than quantities of such liquids or materials as may be customary for restaurant uses and cleaning, at all times handled and stored in accordance with best practices and applicable law. Tenant shall (a) at all times conduct its business in the Premises in a first-class manner, including without limitation quality of products sold, décor, displays, general appearance, training and employment of qualified and knowledgeable persons, and at or above the prevailing level of quality of operations observed by similar restaurants in the Jackson, Wyoming, area operated by Tenant's affiliates, and (b) take reasonable steps to prevent any manner of operation or use which is not in accordance with this standard. For the two (2) consecutive calendar months immediately prior to the Restaurant opening and for the period of four (4) consecutive calendar months immediately following the opening of the Restaurant, neither Tenant nor Guarantor will open a new restaurant without Landlord's prior written consent. The foregoing prohibition shall not apply to restaurants or operations associated with Guarantor that are limited to either licensing or consulting agreement relationships or similar forms of indirect influence.

6.2 **Prohibited Use**. Tenant shall not allow any use of the Premises either as a fast food restaurant (such as KFC, McDonalds, Dunkin Donuts, Burger King, etc.) or an adult-themed restaurant (such as Hooters, Titled Kilt, etc.), or for any other use which would cause the value or utility of any part of the Premises to diminish or would interfere with any other occupant of the Building or with the operation of the Building. Tenant shall not use or permit the Premises to be used for any other purpose or purposes other than those set forth in Section 6.1, except with the prior written consent of Landlord, which consent shall not be unreasonably withheld. Without limiting the generality of the foregoing, Tenant shall not with respect to the Premises or any portion of it, either itself or allow others to (i) use the Premises in a manner inconsistent with this **Section 6** or the requirements of this Lease, including, but not limited to Governmental Requirements (defined below); (ii) conduct any fire, auction or bankruptcy sales or operate within the Premises a "wholesale" or "factory outlet" store, a cooperative store, a "second hand" store, a "surplus" store or a store commonly referred to as "discount house," or (iii) use the kitchen or catering kitchen to prepare for services or catering outside the Hotel which is not for the benefit of the Hotel or Landlord; provided, however, that Tenant may use the kitchen on a limited basis for prep work associated with operations outside the Hotel as long as such use does not, in Landlord's reasonable opinion, have an adverse impact on the operations of the Restaurant. Receiving and delivery of inventory shall be made only in the manner and in the areas prescribed by Landlord.

6.3 **Franchise Compliance Provisions**. Tenant acknowledges that the majority of the Building will be operated as a licensed franchisee hotel of Marriott International, Inc. (the "**Franchisor**"), operating under the Autograph Collection of hotels (the "**Hotel**"). Hotel operations are subject to the terms of a Franchise Agreement (the "**Franchise Agreement**") entered into between Landlord and Franchisor, pursuant to which the Hotel and the Building are operated according to standards and conditions as an integrated element of the larger Marriott hotel operating (the "**System**"). Tenant hereby acknowledges and agrees that any businesses operated within the Premises during the Term are and at all times will be operated and presented to the public as offerings that are separate and distinct from the Hotel and the System and its amenities and not integrated into the Hotel or presented as part of the System. Landlord and Franchisor may from time to time inspect the Premises to determine compliance with the terms of this Section 6.3. Tenant agrees that its operation of the Premises will not disrupt or conflict with Landlord's operation of the Hotel, give rise to guest complaints or detract from the goodwill of the proprietary trademarks associated with the System (the "**Marks**"), adversely affect the overall appearance of the Hotel as a System Hotel, or pose a threat to public health or safety. Tenant will not use any of the Marks associated with the System in any manner in connection with operation of the Premises, or the promotion, advertising or marketing of the business operated within the Premises, unless approved by Landlord and Franchisor, and Tenant will not assert any right of ownership in or to any of the Marks. Franchisor will be included as an additional named insured on all insurance policies relating to the operation of the Premises. Tenant will maintain the Premises and operate the business therein at all times in a manner consistent with the high standards of quality and service of the Hotel and the System, and in compliance with the terms of the Franchise Agreement, and shall prohibit any products or displays inconsistent with the quality level of the Hotel. The obligations of Landlord hereunder are expressly conditioned upon Franchisor's approval of this Lease on or before the Commencement Date.

6.4 **Restaurant Concept**. Following the expiration of the Lease Term or termination of the Lease, Landlord shall have the unlimited right to continue the general type (bistro, Italian, steakhouse, etc.) and style of restaurant at the Premises. Except for the foregoing or as otherwise expressly provided for herein, Landlord shall have no right to use the Restaurant Concept, as that term is defined on a limited basis to mean use of the restaurant name set forth on Exhibit B. During the existence and continuance of an Event of Default and for a period of six (6) months following Landlord's termination of Tenant's right to possess the Premises as a result of an Event of Default, the Restaurant Concept may be used by Landlord. During the Lease Term, (a) neither Tenant nor any of its affiliates shall operate any other business utilizing the Restaurant Concept, and (b) neither Tenant nor any of its affiliates shall license or otherwise authorize or permit the use of the Restaurant Concept by any person or entity (including any affiliate of Tenant or Guarantor) within Teton County, Wyoming. Following the expiration of the Lease Term or earlier termination of the Lease, neither Tenant nor Guarantor nor any of their respective affiliates shall operate a restaurant in Teton County, Wyoming, utilizing the Restaurant Concept for the immediately following period of one (1) year, except to the extent such restaurant was operating prior to expiration or termination of the Lease without violation of the provisions of this Section 6.4.

7. GOVERNMENTAL REQUIREMENTS; ADDITIONAL OBLIGATIONS

7.1 **Governmental Requirements**. Tenant shall comply with all applicable governmental laws, ordinances and regulations ("**Governmental Requirements**") applying to its use of the Premises.

7.2 **Nuisance**. Tenant shall not permit any objectionable or unpleasant odors to emanate from the Premises other than odors and noises generated in the ordinary course of the operation of a restaurant and catering company of the style and cuisine of the Tenant's restaurant (provided, however, that no event shall any such odor be permitted to violate Governmental Requirements), nor place or permit any radio, television, loud-speaker or amplifier on the roof or outside the Premises or where they can be seen or heard from outside the Premises (other than reasonably acceptable external music in the entranceway in compliance with Governmental Requirements), nor, without Landlord's consent, place an antenna, awning or other projection on the exterior of the Premises; nor solicit business or distribute leaflets; nor take any other action which in the reasonable judgment of Landlord would constitute a nuisance or would disturb or endanger other tenants, employees of tenants, agents, servants, customers, or other invitees of the Building or unreasonably interfere with their use of their respective premises, nor do anything which would tend to injure the reputation of the Building.

7.3 **Waste**. Tenant shall take good care of the Premises and keep it free from waste at all times. Tenant shall keep the Premises, service-ways and loading areas neat, clean and free from dirt, rubbish, insects and pests at all times within usual and customary commercial standards. Tenant will store all trash and garbage within the area designated by Landlord for trash pickup and removal and only in receptacles of the size, design and color from time to time prescribed by Landlord. Removal of garbage and trash shall be made only in the areas from time to time prescribed by Landlord. Tenant shall be responsible for any grease interceptor maintenance and pumping.

7.4 **ADA/Tenant's Responsibility**. Tenant shall, at Tenant's sole cost and expense, be responsible for any alterations, modifications or improvements to the Premises, and the acquisition of any auxiliary aids, required under the ADA, including all alterations, modifications or improvements required: (i) as a result of Tenant (or any subtenant, assignee or concessionaire) being a public accommodation (as defined in the ADA); (ii) as a result of the Premises being a commercial facility (as defined in the ADA); (iii) as a result of any leasehold improvements made to the Premises by, or on behalf of, Tenant or any subtenant, assignee or concessionaire (whether or not Landlord's consent to the leasehold improvements was obtained); (iv) as a result of the employment by Tenant (or any subtenant, assignee or concessionaire) of any individual with a disability; and (v) to the extent any improvements are required to initially use the Premises. With respect to the use restrictions set forth in **Section 6** of this Lease, and the restrictions on assignments and subletting set forth in **Section 15** of this Lease, it is hereby specifically understood and agreed that Tenant (including any permitted assignee or sublessee) shall not make any use of the Premises which would require any alterations, modification or improvements to the Building or the Building, or require the acquisition of any auxiliary aids, required under the ADA, unless Tenant performs all those requirements at its own expense and satisfies Landlord's requirements for financial responsibility for the costs of compliance which may include, by way of example, posting of a completion bond, or establishment of an escrow account.

7.5 **Tenant's Specific Use**. If during the Lease Term, following completion of the Approved Work, Tenant requires additional or larger systems, including but not limited to, fixtures, utilities, plumbing (including grease "traps" or "interceptors"), HVAC, electrical, because of Tenant's specific use of the Premises, Tenant shall be solely responsible for the payment of the additional or larger system and its installation (and at Landlord's option, the maintenance thereof) and said system shall become and be deemed to not be a Trade Fixture. Additionally, if Landlord incurs continuing costs with regard to such specific use items (such as, but not limited to, tax or other assessments), then Tenant shall pay to Landlord within ten (10) days of demand, the tax assessor's bill or Landlord's bill, as applicable, for such assessed or continuing expense item.

8. WAIVER OF CLAIMS; INDEMNIFICATION; INSURANCE.

8.1 **Waiver of Claims.** To the extent permitted by law, Tenant waives any claims it may have against Landlord or its officers, directors, employees or agents for business interruption (subject to Landlord's obligation pursuant to **Section 11.4**), and any other consequential or exemplary damages. Tenant also waives any claim it may have against Landlord for damage to property sustained by Tenant except damage caused solely by the negligence or willful misconduct of Landlord.

8.2 **Indemnification.**

(a) **Tenant's Indemnification Obligations.** Tenant shall indemnify, defend and hold harmless Landlord and its officers, directors, employees and agents against all claims, liabilities, and expenses, including reasonable attorney fees, suffered or claimed by any person, directly or indirectly, based on, arising out of, or resulting from: (i) any injury to any person or damage to or loss of any property occurring (x) in the Premises, or (y) in the Building and arising from the use of the Premises, except to the extent either of the foregoing are caused solely by the negligence or willful misconduct of Landlord; (ii) any act or omission or negligence of Tenant or any of Tenant's employees or agents. Tenant's indemnification obligations under this Lease shall also include all claims, liabilities, and expenses, including reasonable attorney fees, suffered or claimed by any person, directly or indirectly, based on, arising out of, or resulting from (i) operation or maintenance of the Restaurant to the extent caused by the negligence or misconduct of Tenant or any person acting under the control or direction of Tenant; (ii) any wrongful termination or discrimination claims made by any employee at the Restaurant; (iii) any breach or non-fulfillment, in any material respect of the representations, warranties, covenants or agreements made by Tenant in this Lease; and (iv) liability associated with Tenant's service of alcoholic beverages in violation of any local or federal alcoholic beverage law or Title 12 of the Wyoming Statutes entitled "Alcoholic Beverages," including liabilities owed to Restaurant patrons or other third parties injured as a result thereof. Tenant's obligations under this Section shall survive the expiration or earlier termination of this Lease.

(b) **Landlord's Indemnification Obligations.** Landlord shall indemnify, defend and hold harmless Tenant and its officers, directors, employees and agents against all claims, liabilities, and expenses, including reasonable attorney fees, suffered or claimed by any person, directly or indirectly, based on, arising out of, or resulting from: (i) any injury to any person or damage to or loss of any property occurring (x) in the Premises, or (y) in the Building and arising from the use of the Premises, to the extent caused by the negligence or willful misconduct of Landlord, (ii) operation or maintenance of the Hotel to the extent caused by the negligence or misconduct of Landlord or Franchisor or any person acting under the control or direction of Landlord; and (iii) any wrongful termination or discrimination claims made by any employee of the Building or the Hotel. Landlord's obligations under this Section shall survive the expiration or earlier termination of this Lease.

8.3 **Tenant's Insurance.** Tenant shall maintain insurance as follows, with such other terms, coverages and insurers, as Landlord shall reasonably require from time to time:

(a) Commercial general liability insurance on an occurrence form, with (a) contractual liability coverage including the indemnification provisions contained in this Lease, and (b) limits of not less than One Million Dollars ($1,000,000.00) combined single limit per occurrence and not less than Two Million Dollars ($2,000,000.00) in the aggregate for bodily injury, sickness or death, and property damage, and umbrella coverage of not less than Ten Million Dollars ($10,000,000.00).

(b) Employment practices liability insurance, in an amount not less then One Million Dollars ($1,000,000.00).

(c) Automobile liability insurance, business auto coverage form, in amounts reasonably required by Landlord.

(d) Property insurance against "All Risks" of physical loss covering (i) the Premises and (ii) all improvements, fixtures and personal property within the Premises, for their full replacement value.

(e) Workers' compensation or similar insurance in form and amounts required by law, including employer's liability.

(f) Product liability coverage, including, without limitation, if liquor or alcoholic beverages are sold and/or consumed on the Premises, "dram shop" coverage or liquor liability coverage or coverage for liability arising out of the consumption of alcoholic beverages consumed on or obtained at the Premises, in amounts generally accepted in the industry for such coverage at the time and reasonably approved by Landlord.

(g) With respect to Tenant's Work and any alterations, improvements and the like required or permitted to be made by Tenant hereunder, contingent liability and all physical loss builder's risk insurance, covering its work in or related to the Premises in amounts reasonably satisfactory to Landlord, but in no event less than 100% of the contract sum.

(h) With respect to Tenant's Work and any alterations, improvements and the like required or permitted to be made by Tenant hereunder, Tenant shall require its contractors (which shall be licensed to perform work in Jackson, Wyoming and reasonably acceptable to Landlord) to carry (and name Landlord as an additional insured) at no cost or expense to Landlord, (i) comprehensive general liability or commercial liability insurance with limits of not less than One Million Dollars ($1,000,000.00) combined single limit per occurrence and not less than Two Million Dollars ($2,000,000.00) in the aggregate, covering all operations by or on behalf of the contractor, which shall include premises and operations coverage; products and completed operations coverage; contractual liability coverage; broad form property damage (including completed operations); explosion, collapse and underground hazards coverage; and personal injury liability coverage, with annual aggregate limits of not less than One Million Dollars ($1,000,000.00), (ii) worker's compensation insurance in form and amounts as required by laws (for all work self-performed by Tenant and as to any contractor working in the Premises), (iii) employer's liability insurance or similar insurance in form and amount as reasonably required by Landlord, and (iv) automobile liability insurance, business auto coverage form in amounts reasonably required by Landlord.

Such insurance shall contain a waiver of subrogation provision in favor of Landlord and its agents. Tenant's insurance shall be primary and not contributory to that carried by Landlord which shall, subject to the provisions of **Section 8.5** below, also carry a waiver of subrogation provision in favor of Tenant and its agents, its members, managers, equity holders and its and their agents, or mortgagee. Landlord, and if any, Landlord's building manager or agent, shall be named as additional insureds with respect to the insurance required of the Tenant in **Section 8.3(a)**. The company or companies writing any insurance that Tenant is required to maintain under this Lease, as well as the form of such insurance, shall at all times be subject to Landlord's reasonable approval, and any such company shall be licensed to do business in the State of Wyoming. Such insurance companies shall have a current A.M. Best rating of A or better.

8.4 **Insurance Certificates**. Tenant shall deliver to Landlord certificates evidencing all required insurance no later than 60 days prior to the opening dated of the Restaurant, except for Builder's Risk, which shall be provided 15 days before commencement of Work by the Contractor, as applicable, and each renewal date. Each certificate will provide for thirty (30) days prior written notice of cancellation to Landlord and Tenant.

8.5 **Waiver of Subrogation**. Landlord and Tenant hereby waive any rights each may have against the other on account of any loss or damage sustained by either of them, their respective property, the Premises, or its contents or other portions of the Building, but only to the extent that such loss or damage is covered (and to the extent of such coverage) by insurance actually carried by either Landlord or Tenant. Landlord and Tenant shall each request that their insurance companies waive any and all rights of subrogation that they might have on account of any such loss. The foregoing waivers of subrogation shall be operative only so long as they do not invalidate any such insurance policy or violate any applicable law.

9. **FIRE AND OTHER CASUALTY**. In the event of a fire or other casualty to the Premises itself not caused by Landlord's actions or omissions, then Tenant shall cause the reconstruction of the Premises unless otherwise agreed to by Landlord, in Landlord's sole discretion, subject to the following. If the time needed to repair the Premises or portions of the Building exceeds one hundred twenty (120) days from the beginning of the restoration, or if the restoration would begin during the last three (3) months of the Lease, and the casualty caused substantial damage to the Premises, either Landlord or Tenant may terminate this Lease by notice to the other party within ninety (90) days after the notifying party's receipt of a builder's certification of the time to complete the repairs. In such case, the termination shall be effective ten (10) days from the date of the notice and Rent shall be paid by Tenant to that date, with an abatement (a) for any portion of the Premises which has been untenantable after the casualty, or (b) in the event that any damage to the Building, common areas or the Premises has a materially adverse impact on the ability of Tenant to operate its business in the Premises. Except as otherwise provided in this Section, Rent shall be abated on a per diem, proportionate basis during the restoration for any portion of the Premises which is untenantable, except to the extent that Tenant's negligence caused the casualty.

10. **EMINENT DOMAIN**. If a part of the Building is taken by eminent domain or deed in lieu thereof which is so substantial that the Premises cannot reasonably be used by Tenant for the operation of its business, then either party may terminate this Lease effective as of the date of the taking. Rent shall abate from the date of the taking in proportion to any part of the Premises taken. The entire award for a taking of any kind shall be paid to Landlord, and Tenant shall have no right to share in the award. Tenant shall be entitled to pursue, as a separate matter, its own claim for damages with respect to the value of Trade Fixtures taken, if any. All obligations accrued to the date of the taking shall be performed by the party liable to perform said obligations, as set forth herein.

11. **RIGHTS RESERVED TO LANDLORD**. Landlord may exercise at any time any of the following rights respecting the operation of the Building without liability to the Tenant of any kind:

11.1 **Signs**. To approve, in its reasonable discretion and subject to Franchisor approval, Tenant's installation and maintenance of any signs on the exterior and in the interior of the Building.

11.2 **Window Treatments**. To approve, in its reasonable discretion, prior to installation, any shades, blinds, ventilators or window treatments of any kind, as well as any lighting within the Premises that may be visible from the exterior of the Building.

11.3 **Keys**. To retain and use at any time passkeys to enter the Premises or any door within the Premises subject to the provisions and restrictions set forth herein. Tenant shall, in the event it alters or changes any lock or bolt, provide Landlord with a copy of such new keys as soon as reasonably practicable thereafter, but in any event prior to the commencement of the following business day.

11.4 **Access**. To have access to inspect the Premises, and to perform its obligations, or make repairs, alterations, additions or improvements, as permitted by this Lease. In relation to Landlord's access to the Premises to perform Landlord's obligation under this Lease or for any other purpose, Landlord agrees to use reasonable efforts to provide reasonable notice and conduct its operations prior to 11:00 a.m. or between 2:00 p.m. and 5:00 p.m. in order to minimize interruption to Tenant's business operations and interference with customer meal service, access to, or visibility of, the Premises during the performance of obligations, repairs, alterations, additions or improvements.

11.5 **Preparation for Reoccupancy**. To decorate, remodel, repair, alter or otherwise prepare the Premises for reoccupancy at any time after Tenant abandons the Premises, without relieving Tenant of any obligation to pay Rent.

11.6 **Heavy Articles**. To approve the weight, size, placement and time and manner of movement within the Building of any safe, stove, refrigeration units or other heavy article of Tenant's property.

11.7 **Building Services**. To install, use and maintain through the Premises, pipes, conduits, wires and ducts serving the Building, provided that such installation, use and maintenance does not unreasonably interfere with Tenant's use of the Premises, and to take any other action which Landlord deems reasonable in connection with the operation, maintenance or preservation of the Building.

12. **TENANT'S DEFAULT**. Any of the following shall constitute an "**Event of Default**" by Tenant:

12.1 **Rent Default**. Tenant fails to pay Base Rent within five (5) business days of the date when due or fails to pay any Operating Expenses or Additional Rent within fourteen (14) business days after written notice from Landlord.

12.2 **Specific Default**. Tenant defaults in its obligations under **Section 6.3** – Franchise Compliance Obligation (beyond the Franchise Agreement Default Deadline, as hereinafter defined); **Section 8.3**—Tenant's Insurance; or **Section 15**—Assignment and Sublease, each as more particularly described in, and subject to the terms and conditions of, said Sections.

With respect to any default by Tenant of any obligations arising under the Franchise Agreement, or any actions or omissions of Tenant that place Landlord in default under the Franchise Agreement, to the extent that any such obligation is subject to notice by Franchisor to Franchisee (i.e., Landlord) and/or a right to cure the same, Tenant shall be entitled to an equivalent notice and a right to cure equal to the period provided in the Franchise Agreement ***reduced*** by five (5) calendar days (such deadline, as so adjusted, the "**Franchise Agreement Default Deadline**").

12.3 **Other Performance Default**. Tenant fails to perform any other obligation of Tenant under this Lease, and such failure continues for thirty (30) days (or such other greater or lesser period as more specifically provided for in this Lease) after written notice from Landlord, except that if Tenant begins to cure its failure within the thirty (30) day period but cannot reasonably complete its cure within such period, then, so long as Tenant continues to diligently attempt to cure its failure, the thirty (30) day period shall be extended to ninety (90) days, or such lesser period as is reasonably necessary to complete the cure.

12.4 **Intentionally Omitted.**

12.5 **Credit Default**. One of the following credit defaults occurs: (a) Tenant or Guarantor commences any proceeding under any law relating to bankruptcy, insolvency, reorganization or relief of debts, or seeks appointment of a

receiver, trustee, custodian or other similar official for the Tenant or Guarantor or for any substantial part of its property, or any such proceeding is commenced against Tenant or Guarantor and either remains undismissed for a period of sixty (60) days or results in the entry of an order for relief against Tenant which is not fully stayed within thirty (30) days after entry; (b) Tenant or Guarantor becomes insolvent or bankrupt or admits in writing its inability to pay its debts, or makes a general assignment for the benefit of creditors; or (c) any third party obtains a levy or attachment under process of law against Tenant's leasehold interest.

12.6 **Guaranty Default**. A breach of, or default under, the Guaranty occurs beyond any express notice, cure or grace periods set forth in the Guaranty.

12.7 **Smoke/Odor Nuisance Default**. If occupants of other portions of the Building consistently over a period of time not less than twenty (20) days complain to Landlord about smoke or odors emanating from operation of Tenant's business within the Premises, and based upon evaluation of such complaints Landlord in good faith determines (a) that the air scrubber installed by Tenant in connection with the Additional Work is inadequate for, or otherwise failing to accomplish, its intended purpose, and (b) such inadequacy or failure is creating a nuisance or similar disruption of the occupancy and use rights of other tenants of the Building, Landlord shall notify Tenant of such determinations, and Tenant shall have sixty (60) days from receipt of such notice in which to correct the inadequacy or failure. Tenant shall coordinate with Landlord in its efforts to upgrade, reconfigure, fix or replace the air scrubber. In the event Tenant is unable to resolve the smoke and odor issues within such sixty (60) day period, it shall constitute an Event of Default hereunder. In the intervening time period between Landlord's notice with respect to the defective nature of the air scrubber and its replacement, Tenant shall use its best efforts to minimize smoke and smells which disrupt the occupancy and use rights of other Tenants in the Building.

13. LANDLORD REMEDIES.

13.1 **Termination of Lease or Possession**. If an Event of Default occurs, Landlord may elect by written notice to Tenant either to terminate this Lease or to terminate Tenant's possession of the Premises without terminating this Lease. In either case, Tenant shall immediately vacate the Premises and deliver possession to Landlord, and Landlord may repossess the Premises and may, at Tenant's sole cost, remove any of Tenant's signs and any of its other property, without relinquishing its right to receive Rent or any other right against Tenant.

13.2 **Lease Termination Damages**. If Landlord terminates the Lease, Tenant shall pay to Landlord all Rent due on or before the date of termination, plus Landlord's reasonable estimate of the aggregate Rent that would have been payable from the date of termination through the end of the then current Term, reduced by the rental value of the Premises calculated as of the date of termination for the same period, taking into account anticipated vacancy prior to reletting, reletting expenses and market concessions, both discounted to present value at the rate of eight percent (8%) per annum ("**Future Discounted Rent**"). If Landlord shall relet any part of the Premises for any part of such period before such present value amount shall have been paid by Tenant or finally determined by a court, then the amount of Rent payable pursuant to such reletting (taking into account vacancy prior to reletting and reletting expenses or concessions) shall be deemed to be the reasonable rental value for that portion of the Premises relet during the period of the reletting.

13.3 **Possession Termination Damages**. If Landlord terminates Tenant's right to possession without terminating the Lease, and Landlord takes possession of the Premises itself in accordance with then-applicable laws, Landlord may relet any part of the Premises for such Rent, for such time, and upon such terms as Landlord in its sole discretion shall determine, without any obligation to do so prior to renting other vacant areas owned or controlled by Landlord or under common control of Landlord. Any proceeds from reletting the Premises shall first be applied to the expenses of reletting, including redecoration, repair, alteration, advertising, brokerage, legal, and other reasonably necessary expenses. Any excess proceeds from reletting shall be retained by Landlord. Notwithstanding the foregoing, if the reletting proceeds after payment of expenses are insufficient to pay the full amount of Rent under this Lease, Tenant shall pay such deficiency to Landlord monthly upon demand as it becomes due.

13.4 **Landlord's Remedies Cumulative**. All of Landlord's remedies under this Lease shall be in addition to all other remedies Landlord may have at law or in equity. Waiver by Landlord of any breach of any obligation by Tenant shall be effective only if it is in writing, and shall not be deemed a waiver of any other breach, or any subsequent breach of the same obligation. Landlord's acceptance of payment by Tenant shall not constitute a waiver of any breach by Tenant, and if the acceptance occurs after Landlord's notice to Tenant, or termination of the Lease or of Tenant's right to possession, the acceptance shall not affect such notice or termination. Acceptance of payment by Landlord after commencement of a legal proceeding or final judgment shall not affect such proceeding or judgment. Landlord may advance such monies and take such other actions for Tenant's account as reasonably may be required to cure or mitigate any default by Tenant. Tenant shall immediately reimburse Landlord for any such advance, and such sums shall bear interest at the default interest rate until paid.

In addition to any of the foregoing remedies, Landlord may (but shall not be obligated to) cure or remedy the default for the account of, and at the expense of, Tenant

13.5 **WAIVER OF TRIAL BY JURY**. EACH PARTY WAIVES TRIAL BY JURY IN THE EVENT OF ANY LEGAL PROCEEDING BROUGHT BY THE OTHER IN CONNECTION WITH THIS LEASE. EACH PARTY SHALL BRING ANY ACTION AGAINST THE OTHER IN CONNECTION WITH THIS LEASE IN A STATE COURT LOCATED IN TETON COUNTY, WYOMING, CONSENTS TO THE JURISDICTION OF SUCH COURTS, AND WAIVES ANY RIGHT TO HAVE ANY PROCEEDING TRANSFERRED FROM SUCH COURTS ON THE GROUND OF IMPROPER VENUE OR INCONVENIENT FORUM.

13.6 **Litigation Costs**. In the event any action or proceeding is commenced to obtain a declaration of rights hereunder or to enforce any provision hereof, to seek rescission of this Lease for default or any other relief in connection with the transaction contemplated herein, including damages, whether legal or equitable, the prevailing party in such action shall be entitled to recover its reasonable attorneys' fees in addition to all other relief to which it may be entitled therein whether or not such action is prosecuted to judgment.

13.7 **Surrender**. Upon termination of this Lease or Tenant's right to possession, Tenant shall return the Premises to Landlord in good order and condition, ordinary wear and tear and insured casualty damage excepted. If Landlord requires Tenant to remove any alterations, then Tenant shall remove the alterations in a good and workmanlike manner and restore the Premises to its condition prior to their installation.

13.8 **Holdover**. Tenant shall have no right to holdover possession of the Premises after the expiration or termination of this Lease without Landlord's prior written consent, which consent may be withheld in Landlord's sole and absolute discretion. If Tenant retains possession of any part of the Premises after the Term, Tenant shall become a tenant at sufferance for the entire Premises upon all of the terms of this Lease as might be applicable to such tenancy at sufferance, except that Tenant shall pay Base Rent at two hundred percent (200%) of the rate in effect immediately prior to such holdover, computed on a monthly basis for each full or partial month Tenant remains in possession. Tenant shall also pay Landlord all of Landlord's direct and consequential damages resulting from Tenant's holdover. No acceptance of Rent or other payments by Landlord under these holdover provisions shall operate as a waiver of Landlord's right to regain possession or any other of Landlord's remedies.

14. SUBORDINATION TO GROUND LEASES AND MORTGAGES.

14.1**Subordination**. This Lease shall be subordinate to any present or future mortgage respecting the Building, and any amendments to such mortgage, at the election of the mortgagee, effected by notice to Tenant in the manner provided in this Lease. The subordination shall be effective upon such notice, but at the request of Landlord or mortgagee, Tenant shall within ten (10) days of the request, execute and deliver to the requesting party any reasonable documents provided to evidence the subordination. Any mortgagee has the right, at its option, to subordinate its mortgage to the terms of this Lease, without notice to, nor the consent of, Tenant. Landlord agrees to use commercially reasonable to efforts to obtain a customary non-disturbance agreement in favor of Tenant from any mortgagee; provided, however, that failure to obtain any such non-disturbance agreement shall not be considered a Landlord default.

14.2**Foreclosure of Mortgage**. If any mortgage is foreclosed or a deed in lieu of foreclosure given and the mortgagee or purchaser at a foreclosure sale shall thereby become the owner of the Building, Tenant shall attorn to such mortgagee or purchaser without any deduction or setoff by Tenant, and this Lease shall continue in effect as a direct lease between Tenant and such mortgagee or purchaser, unless this Lease has been foreclosed. The mortgagee or purchaser shall be liable as Landlord only during the time such mortgagee or purchaser is the owner of the Building. At the request of Landlord or mortgagee, Tenant shall execute and deliver within ten (10) days of request any document furnished by the requesting party to evidence Tenant's agreement to attorn, the terms and conditions of which shall be reasonable and customary. Any mortgagee shall be responsible for the return of any security deposit by Tenant only to the extent the security deposit is received by such mortgagee.

14.3**Notice and Right to Cure**. Landlord shall have thirty (30) days from receipt of written notice from Tenant to cure any default, except that if Landlord begins to cure its failure within the thirty (30) day period but cannot reasonably complete its cure within such period, then, so long as Landlord continues to diligently attempt to cure its failure, the thirty (30) day period shall be extended to ninety (90) days, or such lesser period as is reasonably necessary to complete the cure. If Landlord fails to cure such default within the required time period under this Lease, but any mortgagee begins to cure within ten (10) business days after such period and proceeds diligently to complete such cure, then mortgagee shall have an additional thirty (30) days from Landlord's cure period in which to complete such cure.

15. **ASSIGNMENT AND SUBLEASE.**

15.1 **In General.** Tenant shall not, without the prior written consent of Landlord in each case, (i) make or allow any assignment or transfer, by operation of law or otherwise, of any part of Tenant's interest in this Lease, (ii) grant or allow any lien or encumbrance, by operation of law or otherwise, upon any part of Tenant's interest in this Lease, (iii) sublet any part of the Premises, (iv) permit anyone other than Tenant and its employees to occupy any part of the Premises; or (v) merge, consolidate, sell all or substantially all of its assets or ownership interests, convert to another entity or reform or organize in another jurisdiction.

15.2 **Landlord's Consent.** This Lease will not be transferred or assigned, whether voluntarily or by merger, consolidation or operation of law, without the prior written consent of Landlord, which consent shall be granted or withheld in Landlord's reasonable discretion. Tenant shall remain primarily liable for all of its obligations under this Lease, notwithstanding any assignment or transfer. No consent granted by Landlord shall be deemed to be a consent to any subsequent assignment or transfer, lien or encumbrance, sublease or occupancy. Tenant shall pay all of Landlord's reasonable attorneys' fees and other reasonable expenses incurred in connection with any consent requested by Tenant or in reviewing any proposed transfer, assignment or subletting. Except as provided by the last two sentences of this **Section 15.2**, any assignment or transfer, grant of lien or encumbrance, or sublease or occupancy without Landlord's prior written consent shall be void. Tenant shall notify Landlord of any proposed transfer, assignment or sublease at least thirty (30) days prior to its proposed effective date. As a condition to any effective assignment or sublease of this Lease, the assignee or subtenant shall execute and deliver in form satisfactory to Landlord at least fifteen (15) days prior to the effective date an assumption of all of the obligations of Tenant under this Lease. Notwithstanding the foregoing, upon not less than 30 days' prior written notice to Landlord, Tenant shall have the right to assign or transfer this Lease to an affiliated or successor entity or to a buyer in connection with a corporate consolidation, merger, or sale of all or substantially all of the equity or assets of Guarantor in a single transaction, provided that (a) such proposed assignee, successor, or the management company or operator with which such assignee subcontracts, or which it retains, as an operational consultant for the operation of the Restaurant (the "**Operational Subcontractor**"), has similar or greater experience and operational wherewithal, including quality of dining services and customer experience delivered, as the Guarantor, as determined in Landlord's reasonable discretion but in any event subject to substantial compliance with the minimum experience thresholds in the following sentence, and (b) the surviving entity has, following consummation of the merger or assignment, a net worth not less than either (i) the net worth of the Tenant immediately prior to the assignment, or (ii) the net worth of Tenant as of the Effective Date. In connection with Landlord's evaluation of the assignee, the successor or the Operational Subcontractor, such party shall be deemed to have similar or greater experience and operational wherewithal as Guarantor if, among other factors, it possesses not fewer than ten (10) years of experience involving (A) meal services substantially similar in scope to those available at the Restaurant immediately prior to the transfer, in any event at a Four Diamond level or a substantially equivalent level and quality of service, and (B) experience in managing not fewer than two (2) restaurants simultaneously, *provided, however*, it is acknowledged and agreed that Landlord may have other commercially reasonable bases for determining that the assignee, transferee or Operational Subcontractor does not, in fact, possess similar or greater experience and operational wherewithal as Tenant (e.g., lack of equivalent customer experience delivered). Notwithstanding the foregoing, should Gavin Fine, individually or through an affiliate entity, have a direct, ongoing, active and participatory affiliation or working role in or with the Operational Subcontractor for not less than the lesser of (A) three (3) years from the date of retention of such Operational Contractor, (B) the remainder of the Term, or (C) such lesser period as may be mutually agreed to by the parties, and assuming Tenant is otherwise in compliance with the terms of this Lease immediately prior to such retention, then such Operational Subcontractor and assignee or successor associated therewith shall be deemed to be approved by Landlord.

16. **CONVEYANCE BY LANDLORD.** If Landlord shall at any time transfer its interest in the Building or this Lease, Landlord shall be released of any obligations occurring after such transfer, except the obligation to return to Tenant any security deposit or other funds held by Landlord not delivered to its transferee, and Tenant shall look solely to Landlord's successors for performance of such obligations. This Lease shall not be affected by any such transfer.

17. **ESTOPPEL CERTIFICATE.** Each party shall, within 14 business days of receiving a request from the other party, execute, acknowledge in recordable form, and deliver to the other party or its designee a certificate stating, subject to specific identification of any applicable exceptions, that the Lease as amended to date is in full force and effect, that the Tenant is paying Rent and other charges on a current basis, and that to the knowledge of the certifying party, the other party has committed no uncured defaults and has no offsets or claims. The certifying party may also be required to state the date of commencement of payment of Rent, the Rent Commencement Date, the date of expiration of the Term, the Base Rent, the current Operating Expense estimate or amounts, the status of any improvements required to be completed by Landlord, the amount of any security deposit, and such other matters as may be reasonably requested. It is intended that any such certificate delivered by Tenant may be relied upon by Landlord, or any mortgagee or prospective mortgagee or any potential purchaser of the Premises.

18. **LETTER OF CREDIT/SECURITY DEPOSIT**. Except as otherwise set forth below, concurrent with Tenant's execution of this Lease, Tenant shall deposit with Landlord an unconditional, irrevocable letter of credit in the amount [redacted] in a form reasonably acceptable to Landlord and issued by a bank satisfactory to Landlord (the "**Letter of Credit**"). The Letter of Credit shall provide that it is assignable by Landlord shall permit partial draws, and shall either (i) expire on the date which is sixty (60) days after the expiration or termination of this Lease (the "LC Date") or (ii) be automatically self-renewing until the LC Date. If any Letter of Credit is not renewed at least thirty (30) days prior to the expiration thereof or if Tenant holds over in the Premises without the consent of Landlord after the expiration or termination of this Lease, Landlord may draw upon the Letter of Credit and hold the proceeds thereof as security for the performance of Tenant's obligations under this Lease. Landlord may draw on the Letter of Credit (or the proceeds thereof) to remedy defaults by Tenant in the payment or performance of any of Tenant's obligations under this Lease. If Landlord shall have so drawn upon the Letter of Credit (or the proceeds thereof), Tenant shall upon demand deposit with Landlord a sum equal to the amount so drawn by Landlord. Provided Tenant is not in Default under this Lease and Tenant has surrendered the Premises to Landlord in accordance with all of the terms and conditions of this Lease, on or before the LC Date: (a) Landlord shall promptly return to Tenant the Letter of Credit (or the proceeds thereof) then held by Landlord or (b) if Landlord shall have drawn upon such Letter of Credit (or the proceeds thereof) to remedy events of default by Tenant in the payment or performance of any of Tenant's obligations under this Lease, Landlord shall return to Tenant the proceeds of the Letter of Credit remaining in Landlord's possession.

Tenant hereby acknowledges and agrees that Landlord is entering into this Lease in material reliance upon the ability of Landlord to draw upon the Letter of Credit upon the occurrence of any event of default on the part of Tenant under this Lease. If there shall occur an event of default under this Lease Landlord may, but without obligation to do so, and without notice, draw upon the Letter of Credit, in part or in whole, to cure any default of Tenant and/or to compensate Landlord for any and all damages of any kind or nature sustained or which Landlord reasonably estimates that it will sustain resulting from Tenant's default. Tenant agrees not to interfere in any way with payment to Landlord of the proceeds of the Letter of Credit, either prior to or following a "draw" by Landlord of any portion of the Letter of Credit, regardless of whether any dispute exists between Tenant and Landlord as to Landlord's right to draw from the Letter of Credit. No condition or term of this Lease shall be deemed to render the Letter of Credit conditional to justify the issuer of the Letter of Credit in failing to honor a drawing upon such Letter of Credit in a timely manner. Additionally, Landlord's draw and application of all or any portion of the proceeds of the Letter of Credit shall not impair any other rights or remedies provided under this Lease or under applicable Law and shall not be construed as a payment of liquidated damages. Tenant agrees and acknowledges that Tenant has no property interest whatsoever in the Letter of Credit or the proceeds thereof and that, in the event Tenant becomes a debtor under any chapter of the Federal Bankruptcy Code, neither Tenant, any trustee, nor Tenant's bankruptcy estate shall have any right to restrict or limit Landlord's claim and/or rights to the Letter of Credit and/or the proceeds thereof by application of Section 502(b)(6) of the Federal Bankruptcy Code.

The Letter of Credit shall also provide that Landlord may, at any time and without notice to Tenant and without first obtaining Tenant's consent thereto, transfer all or any portion of its interest in and to the Letter of Credit to another party, person or entity holding an ownership or security interest in the Project (or the direct or indirect ownership interests in Landlord); as a part of the assignment by Landlord of its rights and interests in and to this Lease. In the event of a transfer of Landlord's interest in the Building, Landlord shall transfer the Letter of Credit, in whole or in part, to the transferee and thereupon Landlord shall, without any further agreement between the parties, be released by Tenant from all liability therefor, and it is agreed that the provisions hereof shall apply to every transfer or assignment of the whole or any portion of said Letter of Credit to a new landlord. In connection with any such transfer of the Letter of Credit by Landlord, Tenant shall, at Tenant's sole cost and expense, execute and submit to the issuing bank such applications, documents and instruments as may be necessary to effectuate such transfer; provided, however, that Landlord shall be responsible for paying the issuing bank's transfer and processing fees in connection therewith. Landlord and Tenant acknowledge and agree that in no event or circumstance shall the Letter of Credit or any renewal thereof or any proceeds thereof be deemed to be an asset or property of the Tenant.

In lieu of providing the Letter of Credit, concurrently with Tenant's execution of this Lease, Tenant may deposit with Landlord a security deposit (the "**Security Deposit**") in the amount of [redacted]) as security for the faithful performance by Tenant of all of its obligations under this Lease. If Tenant defaults with respect to any provisions of this Lease, including, but not limited to, the provisions relating to the payment of Rent, the removal of property and the repair of resultant damage, Landlord may, without notice to Tenant, but shall not be required to apply all or any part of the Security Deposit for the payment of any Rent or any other sum in default and Tenant shall, upon demand therefor, restore the Security Deposit to its original amount. Any unapplied portion of the Security Deposit shall be returned to Tenant, or, at Landlord's option, to the last assignee of Tenant's interest hereunder, within sixty (60) days following the expiration of the Lease Term. Tenant shall not be entitled to any interest on the Security Deposit.

If Tenant initially delivers the Letter of Credit, Tenant shall have the right to replace such Letter of Credit with the Security Deposit at any time thereafter by delivering the Security Deposit to Landlord (in which event Landlord shall promptly return

the Letter of Credit to Tenant). In addition, if Tenant initially delivers the Security Deposit, Tenant shall have the right to replace such Security Deposit with the Letter of Credit at any time thereafter by delivering the Letter of Credit to Landlord (in which event Landlord shall promptly return the Security Deposit to Tenant).

19. **FORCE MAJEURE**. Neither party shall be in default under this Lease to the extent such party is unable to perform any of its obligations on account of any strike or labor problem, energy shortage, governmental pre-emption or prescription, national emergency, or any other cause of any kind beyond the reasonable control of such party, provided, however, that no such events shall excuse the failure to pay Rent or any other amounts due hereunder

20. **NOTICES**. All notices, consents, approvals and similar communications to be given by one party to the other under this Lease, shall be given in writing, mailed, e-mailed, sent by overnight courier, or personally delivered as follows:

Landlord. To Landlord as follows:

Landlord
mail:
CCC's Center Street, LLC
P.O. Box 844
Jackson, WY 83001
Attention: Jim Walter

e-mail: jim@crystalcreekcapital.com

physical/overnight:

CCC's Center Street, LLC
275 Veronica Lane, Suite 300
Jackson, WY 83001
Attention: Jim Walter

Tenant. To Tenant as follows:

Tenant
mail:
Kibitchen LLC
c/o Fine Dining Restaurant Group, LLC
P.O. Box 9250
Jackson, WY 83002
Attn: Gavin Fine

e-mail: gavin@jhfinedining.com

physical/overnight:
260 West Broadway, Suite B
Jackson, WY 83001

or to such other person at such other address as a party may designated by written notice to the other party. Mailed notices shall be sent by United States certified or registered mail, or by a reputable national overnight courier service, postage prepaid. Mailed notices shall be deemed to have been given on the earlier of actual delivery or three (3) business days after posting in the United States mail in the case of registered or certified mail. Notices sent by e-mail shall be deemed given on the day that they are sent. Notices sent by overnight delivery shall be deemed delivered one business day after being deposited with the overnight courier. Notices delivered by personal delivery shall be deemed delivered upon personal delivery or refusal of delivery.

21. **QUIET POSSESSION**. So long as Tenant shall perform all of its obligations under this Lease, Tenant shall enjoy peaceful and quiet possession of the Premises against any party claiming through the Landlord.

22. **REAL ESTATE BROKER**. Each party hereto represents and warrants to the other that such party has not dealt with any real estate broker with respect to this Lease, and no other broker is in any way entitled to any broker's fee or other payment in connection with this Lease. Each party shall indemnify, defend and hold the other party harmless for any breach of the representation and warranty in this Section, which obligation shall survive the termination of this Lease and the Term.

23. **MISCELLANEOUS.**

23.1 **Successors and Assigns**. Subject to the limits on Tenant's assignment rights contained in **Section 15**, the provisions of this Lease shall be binding upon and inure to the benefit of all successors and assigns of Landlord and Tenant.

23.2 **Financial Condition; OFAC, etc.** Tenant shall deliver to Landlord, within fifteen (15) days after execution of this Lease and thereafter upon request by Landlord, financial statements for Tenant and Guarantor prepared by an independent public accountant in the ordinary course of the business and in accordance with customary accounting practices in the event (a) Tenant is late making a Rent payment more than twice in any calendar year, (b) Tenant desires to assign this Lease, or (c) Guarantor desires to merge, consolidate, sell all or substantially all of its assets or ownership interests, convert to another entity or reform or organize in another jurisdiction. Tenant represents and warrants that (i) the financial information presented to Landlord in conjunction with the negotiation of the Lease and the evaluation of Tenant and Guarantor was true and correct as of the date of such financial statement, and (ii) such financial information and net assets represent community property, property held as tenants by the entirety or as any guarantor's sole and separate property, available for execution as of the date of the financial information. Tenant acknowledges that Landlord has relied on the foregoing financial information being true and correct as a material inducement to Landlord entering into the Lease and accepting the terms of this Lease. Tenant represents, warrants and certifies that neither Tenant nor any holder of any direct or indirect equity or control interest in the Tenant (a) is listed on Specially Designated Nationals and Blocked Persons Lists maintained by Office of Foreign Asset Control ("OFAC"), (b) has been charged with or convicted of a felony.

23.3 **Date Payments Are Due**. Except for payments to be made by Tenant under this Lease which are due upon demand or are due in advance (such as Base Rent), Tenant shall pay to Landlord any amount for which Landlord renders a statement of account within ten (10) days of Tenant's receipt of Landlord's statement. Payments for room charges which are collected by Landlord shall be paid to Tenant within ten (10) days of Landlord's receipt of Tenant's statement. Amounts owed by Tenant or Landlord that are not paid by the fifth (5th) business day following the date when due shall be subject to a late charge of 3% of the amount due.

23.4 **Time of the Essence**. Time is of the essence as to each provision of this Lease.

23.5 **Severability**. The unenforceability of any provision of this Lease shall not affect any other provision.

23.6 **Governing Law**. This Lease shall be governed in all respects by the laws of the State of Wyoming, without regard to the principles of conflicts of laws.

23.7 **Counterparts**. This Lease may be executed in counterparts, each of which shall be deemed to be an original.

23.8 **Lease Modification**. Tenant agrees to modify this Lease in any way requested by a mortgagee which does not cause increased expense to Tenant or otherwise adversely affect Tenant's interests under this Lease. No modification of this Lease shall be effective unless it is a written modification signed by both parties.

23.9 **Business Days.** The term "business days" means Monday through Friday other than holidays where stated chartered banks in Wyoming are authorized or required to close.

23.10 **No Merger**. The termination of this Lease shall not be a merger, and such termination shall, at the option of Landlord, either terminate all subleases and subtenancies or operate as an assignment to Landlord of any or all such subleases or subtenancies.

23.11 **Captions; Singular and Plural**. The captions used in this Lease shall have no effect on the construction of this Lease. Wherever appropriate in this Lease, a singular term shall be construed to mean the plural where necessary, and a plural term the singular. For example, if at any time two parties shall constitute Landlord or Tenant, then the relevant term shall refer to both parties together.

23.12 **Authority**. Landlord and Tenant each represents to the other that it has full power and authority to execute and perform this Lease.

23.13 **Entire Agreement**. This Lease, together with all exhibits, constitutes the entire agreement between the parties. No representations or agreements of any kind have been made by either party which are not contained in this Lease.

23.14 **Joint and Several.** If there are more than one entity or person which are the Tenant under this Lease, the obligations imposed upon Tenant under this Lease shall be joint and several.

23.15 **No Recording by Tenant.** Tenant shall not record in any public records any memorandum or any portion of this Lease.

23.16 **No Construction Against Drafting Party.** The rule of construction that ambiguities are resolved against the drafting party shall not apply to this Lease.

23.17 **Survival.** All obligations of Landlord and Tenant under this Lease as to all periods prior to termination shall survive the termination of this Lease.

24. **HAZARDOUS SUBSTANCES.** Tenant shall not cause or permit any Hazardous Substances to be brought upon, produced, stored, used, discharged or disposed of in or near the Building, other than those substances customarily used in the restaurant and catering industry, unless Landlord has consented to such storage or use in its sole discretion. Permitted uses of Hazardous Materials shall be in compliance with all Governmental Requirements and industry best practice standards for use and storage. "**Hazardous Substances**" means those hazardous substances described in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. Section 9601 et seq., the Resource Conservation and Recovery Act, as amended, 42 U.S.C. Section 6901 et seq., any other applicable federal, state or local law, and the regulations adopted under these laws, petroleum, petroleum products and other substances harmful to human health and regulated pursuant to Governmental Requirements. Tenant hereby indemnifies and holds Landlord and its officers, directors, employees and agents harmless from and against all claims, liabilities, and expenses, including reasonable attorney fees, incurred by Landlord as a result of any adverse effect which results from the manufacturing, generating, processing, distributing, using, producing, treating, storing (above or below ground level), disposing of, transportation, emission, discharge, release, threatened release or allowing to be present of any Hazardous Substance from, in, or about the Premises or the Building, whether or not Landlord consented to the storage or use of such Hazardous Substance. To the actual knowledge of James D. Walter, in his capacity as President of Landlord only (and not in any personal capacity), there are no Hazardous Substances present at the Premises. Landlord hereby indemnifies and holds Tenant and its officers, directors, employees and agents harmless from and against all claims, liabilities, and expenses, including reasonable attorney fees, incurred by Tenant as a result of any adverse effect which results from Landlord's manufacturing, generating, processing, distributing, using, producing, treating, storing (above or below ground level), disposing of, transportation, emission, discharge, release, threatened release or allowing to be present of any Hazardous Substance from, in, or about the Premises or the Building; provided, however, that Landlord shall not be required to indemnify Tenant for any Hazardous Substances which Tenant releases on the Premises in violation of this Section or which are released by or through Tenant or Tenant's agents or employees.

25. **EXCULPATION.** Landlord shall have no personal liability under this Lease. Landlord's liability shall be limited to its interest in the Premises, and shall not extend to any other property or assets of the Landlord. In no event shall any officer, director, employee, agent, shareholder, partner, member or beneficiary of Landlord be personally liable for any of Landlord's obligations hereunder.

26. **NONDISCLOSURE.** The provisions of this Lease shall be kept strictly confidential by Tenant and shall not be disclosed by Tenant, its employees, partners, directors, officers, shareholders or other persons who have access to this information from Tenant to any person other than to Tenant's auditors, attorneys or lenders or to governmental authorities who have legal access to this information and who shall be deemed to be bound by this subsection. Proven disclosure of any provisions by Tenant to a third party except as permitted in the preceding sentence shall constitute a default by Tenant under this Lease. Any damages sought pursuant to this **Section 26** are limited to financial damages proven as directly caused by a disclosure in violation of this Section.

27. **OPTION TO RENEW.** Provided an Event of Default has not occurred and is then continuing at the time of both exercise and commencement of the Extension Term (as hereinafter defined), Tenant shall be entitled to renew this Lease ("**Option to Renew**") for up to two (2) additional terms, each of five (5) Lease Years (the "**Extension Term**") by giving Landlord written notice of the exercise of the option not later than 270 days prior to the end of the Initial Term. The Option to Renew is personal to Tenant and not assignable. The Extension Term shall be upon the same terms, conditions and rentals, except (i) Tenant shall have no further right of renewal beyond the Extension Term provided above, and (ii) the Base Rent payable each month during the Extension Term will be as set forth in the Schedule and as determined by the following paragraph.

For purposes of determining the Base Rent payable by Tenant during the Extension Term, "**Extension Term Rent**" shall be determined as follows:

1) Landlord shall notify Tenant of the proposed Base Rent for the Extension Term at least one hundred eighty (180) days prior to the expiration of the Initial Term ("**Landlord's Notice**"). If Tenant agrees with the proposed Base Rent in the Landlord's Notice or does not object to the proposed Base Rent within fifteen (15) days following receipt of the Landlord's Notice, the Base Rent during the Extension Term Rent shall be the Base Rent amount proposed in the Landlord's Notice.

2) If Tenant objects to the proposed Base Rent contained in Landlord's Notice, Tenant shall notify Landlord in writing within fifteen (15) days following receipt of the Landlord's Notice ("**Tenant's Objection Notice**"). Within fifteen (15) days following Tenant's Objection Notice, Tenant and Landlord shall mutually agree in writing upon an independent appraiser to determine the Extension Term Rent. Such designated appraiser shall have at least ten (10) years experience in appraising commercial real property, of similar quality and use as the Building and Premises, in Jackson, Wyoming and shall determine a fair market for the Premises based upon the rents generally in effect for new leases of space in the area in which the Premises are located of equivalent quality, size, utility and location, with the length of the extended term and the credit standing of Tenant to be taken into account (the "**Fair Market Rent**"). The Extension Term Rent shall be the greater of (i) Fair Market Rent or (ii) the prior Lease Year Base Rent plus 3%, and such determination shall be binding upon Tenant and Landlord.

During the Extension Term, Landlord shall lease to Tenant the Premises in their then-current condition, and Landlord shall not provide to Tenant any allowances (e.g., moving allowance, construction allowance, free rent or the like) or other tenant inducements.

28. **LANDLORD'S LIEN.** In addition to any statutory lien for rent in Landlord's favor, Landlord shall have and Tenant hereby grants to Landlord a continuing security interest for all rentals and other sums of money due hereunder from Tenant, upon all other goods, wares, equipment, fixtures, furniture, inventory, accounts, contract rights, chattel paper and other personal property of Tenant situated on the Premises, and such property shall not be removed there from without the prior written consent of Landlord until all arrearages in rent as well as any and all other sums of money then due to Landlord hereunder shall first have been paid and discharged. Without limitation as to remedies provided to Landlord herein or by law, Landlord shall have all rights and remedies under the Uniform Commercial Code, including without limitation the right to sell the property described in this Section 28 at public or private sale upon five (5) days' notice to Tenant. Tenant hereby agrees to execute such financing statements and other instruments necessary or desirable in Landlord's discretion to perfect the security interest hereby created. Any statutory lien for rent is not hereby limited, restricted or waived, the express contractual lien herein granted being in addition and supplementary thereto.

29. **OPERATION AND MANAGEMENT DUTIES OF TENANT.**

29.1 **Duties and Responsibilities**. Subject to the provisions of this Lease, Tenant shall have decision-making authority in the day-to-day operation, direction, management and supervision of the Restaurant. Tenant's authority and obligations shall include:

(a) hiring, training, compensation, supervision and termination of Restaurant personnel, and determining the number of staff required;

(b) the creation of food and beverage menus, wine lists, and the pricing of the same and the setting of dress codes for the Restaurant to be consistent with the quality of the Hotel and thematic design intent of the Restaurant, in each instance subject to compliance with the requirements of the Franchise Agreement. The initial food and beverage menus, wine lists, the pricing of the same and the setting of dress codes for staff, shall be subject to Landlord approval, not to be unreasonably withheld, conditioned or delayed. Tenant shall make seasonal menu changes and provide notice prior to their inclusion on the menu;

(c) maintaining and operating the Restaurant, which shall include a full-service bar, in accordance with the Operating Standards as defined in Section 29.2 below. As to matters relating to the operation or management of the Restaurant which are not provided for in this Lease, Tenant shall consider in good faith Landlord's reasonable observations and requests with respect thereto. At Landlord's request, Tenant shall meet with Landlord to discuss such observations and requests;

(d) establishing and supervising all advertising, public relations and promotional policies with respect to the Restaurant, in each case subject to the Franchise Agreement;

(e) obtaining, and keeping in full force and effect, in the name of Landlord or Tenant, as appropriate (or as expressly provided herein), with preference to be in the name of the Landlord if legally possible to do so, all necessary licenses and permits (including restaurant, sign and occupancy licenses and permits) as may be required by law to operate the Restaurant from time to time; provided however, that upon expiration, termination or material limitation of any of the foregoing licenses or permits, Tenant shall have ten (10) days within which to have the same restored or replaced, provided further that Tenant's obligations with respect to liquor licenses shall be as set forth in Section 33 below. Tenant shall not take any actions which could jeopardize or otherwise adversely affect any of such licenses or permits. Tenant shall comply with the conditions set forth in any such licenses and permits and at all times shall manage and operate the Restaurant in accordance with such conditions and other applicable laws;

(f) notifying Landlord within three (3) days of its gaining actual knowledge relating to, and promptly forwarding to Landlord any notices or other communications it delivers or receives with respect to: (i) the occurrence of damage or destruction to the Restaurant; (ii) any litigation, claim or proceeding affecting Landlord, Tenant or the operation of the Restaurant, and any written threat to institute any of the same which is likely to give rise to any such litigation, claim, or proceeding; and (iii) any notice of violation (or alleged violation) of any law relating to the ownership or operation of the Restaurant which could expose Landlord or Tenant to any criminal penalty or to any civil penalty or which is otherwise material to the ownership or operation of the Restaurant.

29.2 **Operating Standards**. The Restaurant, bar, and room service operations are to be operated in a manner consistent with the requirements of the Franchise Agreement and other restaurants and hotels of comparable quality in the Jackson area, and shall include Four Diamond quality standards and levels of service, an average Revinate (or similar service) score of no lower than 3.0 measured at the end of each quarter, or the standards currently provided by the Restaurant. The foregoing shall be referred to as the "**Operating Standards**." Landlord shall have the right to terminate the Lease with 90 days prior written notice if the average Revinate food and beverage experience score measured at the end of each quarter falls below 3.0 for any 2 consecutive quarters over a 2-year period. Tenant shall be allowed one cure period of 3 months to achieve an average Revinate score of 3.0 or higher.

29.3 **Limitation on Tenant's Authority**. In addition to any other limitations on Tenant's authority set forth in this Lease, Tenant shall not, without Landlord's written approval, take any of the following actions with respect to the Restaurant (except as otherwise expressly permitted by the terms hereof):

(a) enter into any lease, license, concession or other occupancy agreement with respect to the Restaurant; provided however, this provision shall not limit Tenant's authority to enter into contracts necessary for the operation of the Restaurant in the ordinary course of business such as supply contracts, equipment leases and the like;

(b) settle any litigation or claims involving the Restaurant for more than $5,000 unless the settlement solely involves the payment of an amount in cash which is covered by insurance proceeds;

(c) sell, transfer or otherwise dispose of all or any portion of the Restaurant, except for the sale of inventory;

(d) finance, refinance or otherwise encumber the Restaurant or any portion thereof;

(e) change the use of the Restaurant from that of a restaurant and full-service bar operated according to the Operating Standards; or

(f) take any other action that is prohibited under the terms of this Lease or requires the approval of Landlord.

30. OPERATION OF RESTAURANT AND ROOM SERVICE.

30.1 Tenant agrees to open the Restaurant for business every day that the Hotel is open for business.

30.2 Tenant agrees to provide room service preparation and delivery of breakfast, lunch, and dinner to guests of the Hotel every day that the Hotel is open for business during the term of this Lease.

30.3 Tenant agrees to operate the Restaurant and room service during the hours and on the terms and conditions provided for on Exhibit E, as the same may be revised by Landlord from time to time.

30.4 Tenant agrees to provide food and beverage services sufficient for the Hotel to establish and maintain a AAA 4-Diamond award provided by AAA. If the AAA 4-Diamond award for the Hotel is lost due to the fault of the Tenant's operation of the Restaurant and/or Tenant's food and beverage service at the Hotel, Tenant shall have through the subsequent calendar year from the date the AAA 4-Diamond award is lost to reestablish sufficient Restaurant and/or food and beverage services to reclaim the AAA 4-Diamond rating. If the AAA 4-Diamond award is not reclaimed due to Tenant's operations and the Hotel will be without the AAA 4-Diamond award, this Lease may be terminated by Landlord at the end of the subsequent calendar year from the date the AAA 4-Diamond award is lost. Tenant acknowledges the AAA 4-Diamond award standards may include, among other requirements, offering a small select menu 24 hours per day. Tenant further acknowledges that the AAA 4-Diamond award standards are subject to change and Tenant agrees to abide any future AAA 4-Diamond award standards.

30.5 Upon prior notice and approval from Tenant (not to be unreasonably withheld), Tenant agrees to provide Landlord's Hotel sales and executive team with a discount equal to Operator's actual cost, plus an administrative fee of ten percent (10%) of such actual cost, on restaurant services when entertaining clients, influencers, and/or group prospects associated with the Hotel.

31. ADDITIONAL DUTIES OF TENANT.

31.1 **Additional Duties of Tenant**. During the term of this Lease, Tenant shall perform or provide the following:

(a) Tenant shall establish and maintain room charge capabilities for guests of the Hotel;

(b) Tenant shall offer in-room meals for breakfast, lunch, and dinner to all guests of the Hotel during the term of this Lease every day that the Hotel is open for business. Tenant shall prepare, present, and deliver meals to be delivered in-room consistent with Operating Standards of the Restaurant; and

(c) Tenant shall purchase, at its sole expense, all capital replacements of Tenant Improvements (as defined in Section 5.1(a) necessary to maintain the Restaurant in accordance with the Operating Standards.

31.2 Tenant shall purchase, at Tenant's own cost, a Point of Sale System ("**POS System**") for the Premises, including a server, all terminals, licensing fees, and printers. Tenant shall also pay all expenses necessary to maintain this POS System. Landlord shall pay to interface the POS System with Landlord's own systems in order to allow guest charges to be registered in the Restaurant. Upon termination of this Lease, title to the POS System shall remain with Tenant, and Tenant shall remove the POS System from the Premises.

31.3 During the Term of this Lease, Landlord shall pay in full all charges for food and beverages ordered by Landlord's guests and shall not deduct credit card fees on any room charges and room service charges owed to the Restaurant. Landlord and Hotel Operator shall not be permitted to discount any food and beverage offerings or offer any vouchers or other group discounts, without prior approval of Tenant. Landlord and Hotel Operator shall provide, at their respective costs, direct marketing (including in-room collateral and reference on in-room television and websites) of the breakfast and lunch offerings of Tenant.

32. STAFFING & LABOR ISSUES.

Tenant shall hire and replace as necessary throughout the term, such staff as shall be necessary to operate the Restaurant in a manner consistent with the Operating Standards and shall be responsible for all taxes, compliance with employment laws, workman's compensation payments, appropriate tax filings, legal labor practices, etc.

33. LIQUOR AND OTHER LICENSES; SERVICE OF LIQUOR.

33.1 Landlord has a "Resort Liquor License" held in its name. Tenant shall order all alcoholic beverages for the Restaurant, in which case the parties will cooperate to facilitate the ordering process.

33.2 Tenant shall at all times remain in compliance with local and federal alcoholic beverage laws and Title 12 of the Wyoming Statutes entitled "Alcoholic Beverages", including prohibiting any sale of alcoholic beverages to a habitual drunkard, any visibly intoxicated person, and any person under twenty-one (21) years of age. In order to ensure compliance with this Paragraph 33.2, Tenant shall do the following:

(a) Appoint a beverage manager to be responsible for the supervision of individuals serving alcoholic beverages and ensuring that beverage servers are in compliance with all local, state, and federal alcoholic beverage laws and policies;

(b) Require that each employee of Tenant serving alcoholic beverages has obtained ServSafe or Training for Intervention Procedures Certification;

(c) Provide all necessary tools to its employees to properly check identification for proof of legal age; and

(d) Not cause a suspension or revocation of Landlord's Resort Liquor License.

33.3 **Alcohol License Expiration, Revocation or Limitation.** In the event any liquor license associated with operation of the Hotel expires, is revoked or is otherwise subject to material limitation or other restriction due to the acts or omissions of Tenant or its employees (including but not limited to in the event Tenant fails three (3) alcohol compliance check visits undertaken by Town of Jackson authorities within a single twelve-consecutive calendar month period running from April 1 of any given year through March 31 of the following year), it shall be an Event of Default hereunder without further notice (such occurrence, an "**Alcohol Permit Event of Default**"), *provided, however*, that Tenant shall be specifically entitled to toll Landlord's exercise of remedies resulting from said Alcohol Permit Event of Default by promptly undertaking the following actions and continuously implementing the same, without material interruption, until such time as any expiration, revocation or limitation of the liquor license associated with operation of the Hotel is replaced or reinstated without material limitation:

(a) Tenant pays all costs, fines, penalties, fees or similar expenses associated with or stemming from such expiration, revocation or limitation (e.g., removal and storage of liquor inventory), including any and all costs associated with replacement or reinstatement of such liquor license without material limitation; and

(b) Tenant provides banquet liquor services to the Hotel in satisfaction of its obligations under the Banquet Agreement pursuant to a separate "catering" or similar liquor license such that banquet services provided at the Hotel are not subject to material disruption or limitation.

[Signature Page to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Lease.

LANDLORD:

CCC's Center Street, LLC
a Wyoming limited liability company

By: _____
James D. Walter, President

TENANT:

Kibitchen LLC,
a Wyoming limited liability company

By: _____
Name:
Its: _____

EXHIBIT E

HOURS, OPERATIONS, AND STANDARDS

HOURS OF OPERATION

Food and Beverage offerings are available from 7:00 a.m. to 11:00 p.m. daily with the following inclusions:

- Breakfast - Offered 4 hours per day, seven days a week
- Lunch* - Offered 2 hours per day, seven days a week
- Dinner* - Offered 4 hours per day, seven days a week

Bar

- Must be open 11:00 a.m. to 11:00 p.m., seven days a week
- Bar operating hours conform to governing licensing laws

**If the restaurant closes between lunch and dinner, food must be available in the bar / lounge during this time. In bars / lounges, the food menu is served until room service closes.*

Room Service

- 7:00 a.m. to 11:00 p.m. continuous service
- Orders are repeated back to the guest when order is placed. Servers knock, announce themselves, and ask to enter the guestroom

FOOD OFFERINGS

Provide breakfast, lunch, and dinner in a table service environment

- Breakfast offerings must include a full selection of deluxe Continental and hot breakfast items served either a la carte or buffet style (if buffet is provided, restaurant must also provide a la carte options, a standalone buffet is not permissible as the only breakfast offering)
- Lunch and dinner must be served via an a la carte restaurant menu (buffet optional for breakfast)
- Lunch and dinner includes a full selection of hot and cold items
- Lobby bars offer food service including hot and cold snacks and bar / lounge style food
- Bar / lounge offer fresh juice with cocktails
- Coffee service "to-go" is available

***** Hours of operation and/or seasonal closures may only be altered with Landlord's prior written consent, which shall be granted or withheld in Landlord's sole discretion*****

STATE OF WYOMING * SECRETARY OF STATE
EDWARD A. BUCHANAN
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020
Phone 307-777-7311
Website: https://sos.wyo.gov · Email: business@wyo.gov

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**CCC's Center Street, LLC**		
Filing ID	**2018-000807804**		
Type	Limited Liability Company	Status	Active

General Information

Old Name		Sub Status	Current
Fictitious Name		Standing - Tax	Good
		Standing - RA	Good
Sub Type		Standing - Other	Good
Formed in	Wyoming	Filing Date	06/13/2018 11:39 AM
Term of Duration	Perpetual	Delayed Effective Date	
		Inactive Date	

Principal Address

275 Veronica Ln Ste 300
PO Box 844
Jackson, WY 83001

Mailing Address

PO Box 844
Jackson, WY 83001

Registered Agent Address

James D Walter
275 Veronica Ln Ste 300
PO Box 844
Jackson, WY 83001

Parties

Type	Name / Organization / Address
Organizer	James D. Walter

Notes

Date	Recorded By	Note

STAFF REPORT

MEETING DATE & TITLE: December 7, 2020

SUBMITTING DEPARTMENT: Planning **PRESENTER**: Paul Anthony

AGENDA ITEM: P20-166 Subdivision plat for a land division at 808 Upper Redmond Road in the Neighborhood Low Density – 1 (NL-1) zone.

PUBLIC COMMENT: Yes

REQUESTED ACTION:

The applicant, Mark Fellermann of Y2 Consultants who is representing the Thompson Family Trust, is requesting that the proposed Subdivision Plat for a 2-lot subdivision at 808 Upper Redmond Road be continued to the Council's meeting on January 19, 2021.

STAFF REPORT

Meeting Date:	December 7, 2020	**Meeting Title:**	Regular
Submitting Department:	Joint Long-Range Planning	**Presenter:**	Tyler Sinclair
Agenda Item:	South Park Neighborhood Plan: Steering Committee Selection	**Public Comment:**	Yes

PURPOSE & POLICY CONSIDERATIONS:
The purpose of this item is for the Town Council to recommend Steering Committee members to the Teton County Board of County Commissioners from applications made by community members interested in helping to guide the neighborhood planning process for Northern South Park.

REQUESTED ACTION:
Recommend Steering Committee members for the Northern South Park neighborhood planning process to the Board of County Commissioners for consideration of appointment.

RECOMMENDATION:
Staff recommends that no more than five individuals be selected as Steering Committee members from the applications presented. From previous direction, two of the Steering Committee seats will be filled by representatives of the two primary landowners in Subarea 5.6 Northern South Park. With the addition of up to 5 applicants, a total of up to 7 seats for the Steering Committee will be filled. It is staff's experience that a larger group may be able to represent a more diverse set of perspectives but may also be more difficult to manage and facilitate, adding additional time and sometimes discord to the process.

Recommended Steering Committee Selection Process:
Planning staff sees value in the Board of County Commissioners and Town Council jointly engaging in a systematic consensus-building approach to appointing Steering Committee members. The process outlined below narrows down the candidate list, identifies points of consensus, and shares this information between the Town Council and Board of County Commissioners before proceeding with separate selection processes in which the Town Council deliberates as an individual entity and makes a recommendation on Steering Committee members which will then be considered by the Board of County Commissioners in making the final appointment of five members. After this appointment, the two primary landowners in the Subarea will each appoint a representative to fill the remaining two Steering Committee seats.

The Delphi Method allows a group to work toward mutual agreement by conducting a series of circulating rounds of individual selection requests and responses until consensus is reached. Staff is recommending its use in this instance since the selection process can be conducted remotely and focuses on the positive attributes of candidates that can be agreed upon by the group rather than a public discussion of unfavorable attributes. Staff recommends that each Town Councilor review the attached table of applicant responses and provide staff the names of their top five candidates with the option of including a brief explanation of the reasoning for selecting each of the five candidates. The selection of five candidates by each Councilor will increase the chances of duplicating nominations, helping to identify consensus. Next, staff will rank the list of candidates by the number of times each was included in a top five selection by a Councilor to determine the most frequently selected candidates. The Board of County Commissioners will also be asked to conduct this process and results will be shared between the Board and Council to inform further discussion and consideration of candidates by each entity before the Town's recommendation and the County's appointments are made. Reasoning for candidate selection provided by individual Commissioners and Councilors will be shared anonymously to the group to aid in consideration of candidates. If needed, additional rounds of selection can be conducted with the goal of iteratively narrowing down the list of candidates to arrive at a final five that can be agreed upon. Note that this exercise is intended to facilitate informed consideration of candidate attributes and shared preferences, but the Town Council recommendation on Steering Committee members and the Board of County Commissioner appointment of members will occur separately and does not have to follow the outcome of this exercise.

December 1, 2020: Top five Steering Committee candidate list due to staff (hand delivery or emailed to kmalone@tetoncountywy.gov) from each Commissioner and Councilor.

December 2, 2020: Staff shares results of selection exercise for both County and Town to inform further consideration by each entity prior to making recommendation or appointment.

December 7, 2020 Town Council Meeting: Town Council discusses and makes recommendation of five Steering Committee members to Board of County Commissioners.

December 8, 2020 Board of County Commissioner Meeting: Board of County Commissioners discusses and appoints the five Steering Committee members (item continues to December 14, 2020 Voucher meeting if additional time is needed).

BACKGROUND:

Per the Request for Proposals (RFP) released September 21, 2020 eliciting consultant proposals for this project, the Steering Committee selection process is defined in Phase One, Task #2 as,

"*Steering Committee Identification: Planning staff will assist in identification of the appropriate Steering Committee to be established to provide project oversite. Committee members will be selected by the Town and County elected officials. The committee will include no more than 5-7 community representatives representing a diversity of community interests, including two landowner representatives, one from each property owner. The purpose of the committee will be to assist the consultant team and staff with overall project direction and guidance. The Steering Committee will provide input to staff and the consultant during the plan development process, to identify community issues and provide initial feedback on possible solutions. The Steering Committee will not include members of the Teton County Board of County Commissioners or Jackson Town Council. County, Town, and Joint Long-Range Planning staff will work with and support the committee but will not be Steering Committee members. The Steering Committee will not make any recommendations to decision-makers as a group during any portion of the process*."

This guidance is discussed further specific to selection criteria and process in the Staff Input/Recommendation section of this staff report.

During the two-week application period facilitated and advertised by staff, 59 applications for Steering Committee appointments were received from members of the public and local community organizations.

ANALYSIS:

Recognizing that the Town Council and Board of County Commissioners will exercise discretion in recommending and approving a Steering Committee from the list of applicants, the following criteria are designed to assist in reviewing each application for consideration of applicant suitability for the Steering Committee role. Each candidate was asked to complete an application form including prompts for general information, commitment to acting as a Steering Committee member, perspectives to share including identifying specific experience, expertise, or interests that would contribute to the planning process, and demonstration of Teton County values. The content from the 59 applications received was compiled into Attachment 1 of this staff report for consolidated review.

Steering Committee Selection Considerations:

- **Commitment to Purpose:** The Steering Committee can be thought of as an advisory group tasked with 1) providing initial input and feedback to Planning staff and the consultant group on plan elements, 2) representing comprehensive community interests and values throughout the process, and 3) assisting staff and the consultant group in building a collaborative environment and a shared vision of project success. **The Steering Committee will not provide recommendations directly to the Board nor make any final decisions on the project.**
- **Aptitude for project oversite:** In the narrative responses to the "Perspectives" and "Values" prompts of the application, is there indication that the applicant will understand and advance the project comprehensively, cooperatively, and from a strategic standpoint?
- **Representative of diverse community interests:** The committee should be both diverse and well-balanced.
  - Two of the Committee seats are already filled by the primary landowners in the Subarea. What balance should be achieved by the other Steering Committee members?
  - Do candidates new to local planning and land use bring fresh perspectives and unique skills to the process?
  - If the applicant identifies as a representative of a specific organization or membership, do they speak for the organization or individually? If speaking for an organization can they be an active participant in the committee?
  - Diversity in Steering Committee demographics such as age, race, ethnicity, and gender also contribute to balanced representation. Does the applicant represent underserved or underrepresented populations and issues?

- Note that a wider representation of specific community populations and perspectives will be garnered through Stakeholder selection and participation, so Steering Committee members may be more skilled as expert collaborators, managers, or land use professionals. Applicant responses to the "Representative of organization or membership," "Location," and "Perspectives" prompts, specifically a candidate's professional and personal experience, organizational affiliations, and expertise or interest in selected planning topics, should be considered to identify representation of the desired skills and background.

- **Availability**: Selected candidates should be available and active throughout the planning process, which includes regular attendance at 2-4 meetings per month in addition to review of project deliverables from now through July 2021.
- **No conflict of interest**: Other than the property owners, Steering Committee members should be people that do not have a direct stake in the future development of the Subarea, and who can objectively and fairly help staff and the consultant to guide the planning process to meet the established project goals.

ALTERNATIVES (Optional):

Alternatively, other selection processes and/or criteria suggested by the Town Council could also be used to recommend appointment of Steering Committee members.

COMPREHENSIVE PLAN & PRIORITY ALIGNMENT:

This item is consistent with the Comprehensive Plan direction to complete a community-driven neighborhood plan for Subarea 5.6 Northern South Park and was prioritized in the Fiscal Year 2021 Implementation Work Plan.

FISCAL IMPACT:

The County and Town have budgeted $400,000 in sum for the Northern South Park Neighborhood Plan. Planning staff has conducted all work associated with Steering Committee selection so far with no expenditures from the project budget.

STAFF IMPACT:

Town and County Planning Staff allocated a total of 1540 hours in the Fiscal Year 2021 Work Plan for the Subarea 5.6 Neighborhood Plan.

ATTACHMENTS OR LINKS:

1. Steering Committee Applications
   (The contents of the 59 applications received for the Steering Committee were also compiled into an Excel spreadsheet and provided via email to the Town Council to facilitate review in a single list that allows for sorting by attribute, making notes, highlights, etc.)
2. Public Comment

SUGGESTED MOTION:

I move to recommend to Teton County the following five applicants as Steering Committee members for the Northern South Park neighborhood planning process:

-
-
-
-
-

ATTACHMENT 1: Steering Committee Applications

Kristi Malone

From: noreply@civicplus.com
Sent: Monday, November 9, 2020 12:19 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Dr. Aida Farag
Applicant Phone Number:*
307 690 0839
Applicant Email Address: *
afarag@wyoming.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
3065 S. Stirrup Dr. Jackson, WY

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I live in Rafter J that borders the planned development. My work experience for 30 years has focused on aquatic toxicology and research related to natural resources.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
As a federal government researcher for nearly 30 years, I have worked with many types of organizations, public, private, NGO, university. My work must often be interpreted for those that do not work in the field. I also have experience leading workshops that bring people from multiple disciplines together in an effort to understand one another and speak the same language. I also have experience working in citizen science. My scientific work experience in aquatic toxicology will provide can provide guidance for the steering committee with water related issues.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Though I will be a part of the Steering Committee as a private citizen, my extensive work as a researcher for the federal government highlights my ability to provide data for use by all concerned parties in a transparent manner. I also work with many people from various backgrounds and disciplines to achieve goals. It is one of the highlights of my working history. I will work with the committee to assure that minutes of our meetings are accurate and provide a complete description of events. Also, as a member of the committee who lives in an adjoining subdivision, Rafter J, my presence will provide a direct link to the issues of concern and/or thoughts for enhancement from those that live nearby and will be affected by the neighborhood. I can work with the Rafter J Board, if the Steering Committee thinks it is a good idea, to make this a formal avenue for input from the surrounding committee. If we prefer not to have a formal avenue, I can also make sure that Rafter J neighbors are advised of open meetings, etc. as the Steering Committee sees fit.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=84

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 10:07 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Wes Gardner
Applicant Phone Number:*
307-690-4209
Applicant Email Address: *
tetontoys@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
START Board, workforce housing advocate
Physical Address of Applicant or Organization:*
6255 South Juniper Ln.

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
As a candidate for County Commissioner, I spent hours discussing and developing ideas for appropriate development in northern South Park. I believe the critical element in this negotiation centers around the exchange of development rights for percentages of permanently affordable housing in combination with deed-restrictions. Decisions must also be negotiated regarding infrastructure, including the critical element of public transit, and wildlife permeability, both of which interest me greatly.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
As a resident of Teton County of 23 years, I have lived every level of housing security and insecurity. As a business owner, I understand as well as anyone how important securing housing for our workforce is. As a candidate for public office, I have thought deeply about this negotiation, particularly on behalf of our community. As a START Board member, I understand how to work within the context of a group to move ideas forward through negotiation and compromise.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[X] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
While I do have developed concepts on how to move forward in northern South Park, I have always shown myself to be willing and eager to build toward compromise in order to reach meaningful consensus. Developing northern South Park represents the opportunity of a generation for both the developers and for the community. I hope that I will be considered for an important position on the Steering Committee. I believe that I can be an important asset to this process.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=81

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 9:13 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
James LaRoe
Applicant Phone Number:*
3076906036
Applicant Email Address: *
jtlaroe7@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Board Member of Jackson Hole Conservation Alliance
Physical Address of Applicant or Organization:*
429 Snow King Loop , Jackson, WY 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Thank you for your consideration. I would like to commend the County on taking the time and resources to have a robust discussion on something so critically important to our community. In my own experience investing in this process will produce balanced and collaborative discussions with positive results for both the land owners and citizens. As a past real estate developer, I spent an entire career participating in public hearings and have witnessed great successes for all stakeholders. However, if not done well, I have seen some damaging long-term results. If selected, I hope I can add some value to the process that can result in balanced success for all. Twenty-five year's experience as a Real Estate developer. A Partner, Owner and Investor in my own firm. • Directed the development of more than 10 million square feet of commercial projects including investment buildings, renovations, build-to-suits and building repositioning. • Extensive experience in complex project development, client relations, investments, and joint ventures. • Developed over 1 million square feet of LEED certified Green buildings • Plan and execute commercial projects from inception to completion. • Projects included both third party development as well as partner investment projects • Executed projects from initial concept through completion; including land analysis, financial modeling, project concept, public approvals, lease analysis and contracting for both design and construction. • Negotiated contracts, leases, public approvals, and project investment parameters • I was personally invested in most projects executed. Additional Experience • On the Snow King Stakeholders Committee • A Director for a Global Climate Initiative non-profit focused on Energy Reduction • Member of the US Green Building Council • Long term member of the Urban Land Institute • Past; Board of Directors for a local chapter of Habitat for Humanity • Past; Advisor to the Sustainability Roundtable Education • BS Civil Engineering, Graduate degree MBA

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[X] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Like many people, I live here because we sit in the middle of one of largest intact eco systems anywhere. We owe a debt to those who came before us for their care of our community. Jackson is on the world stage and growth pressure is inevitable. Unplanned growth will spoil the culture we embrace and damage the very reason so many people come to visit our unique community. The good news is, with smart growth, long-term thinking and public dialog we can create a vision that can address growth and retain our culture. The process of collaboration sounds good on paper, but only truly works when all voices are heard and respected. Having participated in the Snow King Stakeholders process I was accountable for all my words and all my actions. Despite the challenging process it is all made much easier in a community that embraces mutual respect. The value I hope to bring. • A lifelong career in public hearings, the public process, and project approvals. • An understanding of addressing both Public Stakeholders and Internal Stakeholders. • Experience in defining the Value of things that are not monetary. (Culture, lifestyle…) • The importance of long-term thinking and risks of short-term thinking. • How to put a "fair weight" on an issue that may seem small to others. • An understanding of the "inherent risks" in the Real Estate development process. • Extensive experience in financial and risk analysis with complex projects. • Money is an important common measure-- but not the only measure. • A respect for the value of private land ownership and development rights. • An equal respect, for the "priceless" value of our Public Lands, owned by all. • A witness to the long-term impact of -- poor decisions. • Also, a participant and witness to successful public involvement and good decisions

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=80

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 6:59 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Brenden Cronin
Applicant Phone Number:*
3076990669
Applicant Email Address: *
brenden.cronin@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
355 Redmond Unit I

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
Currently I work as an avalanche forecaster for WYDOT, I'm listed as a critical service provider and I've lived in this valley for 15 years. In the past I've lived in my car, rented what amounted to a closet for $500 per month. For this committee to be successful I believe you need people in this group who have actually lived with and managed the problem. People who can shine some light on what people really need and want with housing. In addition I sit on the board of the Snake River Fund. Please give me a chance to help this process move forward by allowing me to show you what workers in this community need.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Currently I work as an avalanche forecaster for WYDOT, I'm listed as a critical service provider and have lived in this valley for 15 years. In the past I've lived in my car, rented what amounted to a closet for $500 per month. For this committee to be successful I believe you need people in this group who have actually lived with and managed the problem. People who can shine some light on what people really need and want with housing. Also I sit on the board of the Snake River Fund. I feel that my time spent scraping by in this community and working hard to make a living gives me the perspective to help shine a light on what the working class really needs in housing options.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[X] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I'm not from here, I moved here like a lot of other folks. I grew up 20min north of Boston in Saugus MA. My father is an electrician and my mom is a school nurse and I have one younger sister all of whom still live in my home town. After attending Saugus public schools I moved onto the university of Maine where I received a B.S. in Parks, Recreation and Tourism with a focus on land management. I point these things out because I grew up in an area that was quite different than where I went to college and very different from where I live now. From a very young age I've talked to and worked with a diverse group of people and mindsets. I value change, I enjoying thinking about the future and how I can help those who have yet to see this beautiful place. As an avalanche forecaster I can never live in a static and complacent mindset, I always have to be open to new ideas or at least accept the reality that things do indeed change. It's this mindset that I believe answers both of the questions above. We have to be willing to talk, to debate and work towards solutions and not get hung up on the small things. Thank you for taking the time to read this and I look forward to talking with you all in the future. Please let me show you what I can bring to the table. Cheers Brenden F. Cronin

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=78

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 3:50 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Larry Thal
Applicant Phone Number:*
307-733-9003
Applicant Email Address: *
larry@mountainsideid.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
NA
Physical Address of Applicant or Organization:*
2160 Coyote Loop, Wilson Wy. 83014

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

This is a crucial site. I believe I can constructively contribute toward a great solution that will be beneficial for the town, the county and the stakeholders. I am passionate about great community design and placemaking. My community design, architecture and development experience give me the perspective to help see opportunities and to understand the goals of the many diverse interests that will be at play in developing this area.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have lived and practiced architecture, community design and development for the over 30 years that I have lived in Teton County Wy. I have a strong background designing efficient, sensible, attractive homes and small commercial buildings that are well integrated with their site and take advantage of the latest in high performance building strategies. My tenure on the Housing Supply Board has given me a deep understanding of the local housing needs and the processes and strategies currently being employed along with those that have been implemented. My over 30 years of development experience help me understand the processes and the economic realities of building neighborhoods.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes. My many, many years acting as a board member of both for profit & non profit organizations have given me a good background to listen, process ideas and work to collectively solve problems.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=76

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Larry Thal

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 3:11 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Ariel Kazunas
Applicant Phone Number:*
3078990855
Applicant Email Address: *
akazunas@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
629 E Simpson, Jackson, WY 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

My interest in Norther South Park and comprehensive community needs stems from my day-to-day life as a part of the existing community: I want to be able to do something tangible to promote and protect its character. So often it feels impossible to do something truly useful, productive or proactive when it comes to the housing crisis our town faces; I want to be an active participant in shaping my and my neighbors' futures. As a six-year resident who has held jobs in many sectors, I understand the needs, wants, and realities of many of the individuals who call Teton County home. I would be honored to bring their voices and dreams to the table as we discuss the development of the Northern South Park parcel. I am not satisfied with the answer "It's just the way it is," when we talk about (the lack of) housing in Jackson. I know we can be more creative than we've been in the past, invite more and more thorough inclusivity than we currently do, and provide both profit for our landowners AND protection for our working-class as we move into the future.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I may not have direct experience guiding the planning process of a community but I understand how communities work and know which ones (out of the MANY of which I have been a part) are healthy and thriving and which ones are becoming untenable and experiencing failure. As a community organizer, past editor at a solutions-oriented publication that often focused on housing solutions, and generally concerned citizen, I know there are many ways to go about creating / maintaining / promoting / reviving / reimagining communities. I would be honored and motivated if given the chance to be a part of the development of the Northern South Park neighborhood. It's a priceless opportunity to do incredible things for our town while setting an inclusive, community-first tone throughout this potential-filled moment.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
MORE than willing to represent the values of collaboration, innovation, respect and accountability; in fact that is why I want to be a part of this process. We may have all arrived in Jackson for different reasons, at different moments in history, but we are all humans and as such all deserve dignity. A community plan that recognizes the humanity of all members of our town is the only type of plan worth considering. I plan to have that at the heart of my input as a Stakeholder or Steering Committee member.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=75

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 1:33 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Michael Hammer
Applicant Phone Number:*
3076907391
Applicant Email Address: *
mihammer2809@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
6748 Henrys Road, po box 652

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I first became involved in the planning process in 1980 representing Spring Creek Ranch, the first PUD considered by the county under the then new Comprehensive Plan. That involvement continued for all phases of the Spring Creek development, including Amangani. I was on the Planning Commission for several years beginning roughly with the implementation of the current Comprehensive Plan and LDRs and ending in 2018 for medical reasons.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I have continually demonstrated these values - collaboration, innovation, respect, accountability - in my representations of Spring Creek in planning matters before the county, as a citizen in the development of the Comprehensive Plan and LDRs, and as a member of the Planning Commission.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=73

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Michael Hammer

Applicant Phone Number:: 3076907391

Applicant Email Address: : mihammer2809@gmail.com

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 12:30 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Christine Walker
Applicant Phone Number:*
307-690-4487
Applicant Email Address: *
christine@navigatejh.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
700 N. Wenzel Lane; Wilson, WY 83014

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

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[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
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If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Jackson Hole has been my home for 30 years. How the framework is created for an inclusive Neighborhood Plan that builds community is personally important and crucial to the health and resiliency of our valley. Making sure that the diverse interests of the property owners, neighbors and broader community members are truly heard, understood, and incorporated will be key to not only planning a great inclusive neighborhood but ensuring that it will be implemented. My passion and profession are helping maintain healthy and vibrant communities by ensuring there are stable and suitable places to live for people earning their living locally…homes that residents can afford to either rent or purchase. This passion was first instilled in the late 1990's when many of my peers were forced to leave the valley because of housing challenges. With a resolve to help and understand the issue more fully, I served as a Teton County Housing Authority Board member. This role exposed me to the challenges of developing neighborhoods that were accessible to local residents and encouraged me to apply my planning background by serving as a member and then chair of the Teton County Planning Commission. This tenure, during two divisive planning initiatives – Canyon Club and Teton Village expansion, more fully revealed to me the role of the Comprehensive Plan, the Land Development Regulations, and the public planning process in creating an inclusive community. These voluntary efforts were combined with working various jobs and designing & physically building one of the first homes in Melody Ranch with my husband and with a ton of support from the JHMR ski patrol family, all to gain a foothold in the valley. The opportunity to serve as Executive Director of the Teton County Housing Authority arose in 2005. For nearly ten years I had the opportunity to build community by helping create opportunities for working families to live locally through both public policy and development of homes. Some accomplishments include leading the development of three community housing neighborhoods, working with developers to facilitate the construction of hundreds of homes affordable to local residents, and playing a key role in the formulation of local housing policy. To apply the experience and skills garnered at the Housing Authority in the private sector and more effectively get more homes built for local residents to maintain vibrant and resilient communities, Navigate, LLC was established. Navigate is a small real estate development consulting firm based in Jackson that specializes in creating sustainable places to live in high amenity communities that local residents can afford to purchase or rent, providing housing guidance to developers at the neighborhood level and to government entities at the community scale. Relevant projects include: Bridger View, Bozeman, Montana Affordable Housing Consultant, Donor's Representative (2017 – present) Bridger View is a mixed-income locals neighborhood featuring 62 right-sized, energy efficient homes on an 8-acre parcel adjacent to Story Mill Community Park with 50% of the homes permanently affordable to median-earning residents. My role included guiding development programming, team procurement, design and entitlements, and financial packaging; structuring partnership agreements to secure entitlements, construct and sell the homes; crafting an innovative funding model based on for-sale profits, philanthropic investment and employer partnerships; and establishing a new non-profit community land trust to provide on-going stewardship. Sagebrush Apartments, Jackson, Wyoming Affordable Housing Consultant, Programming/Design & Entitlements (2016 – 2018) The first large apartment building entitled in Jackson Hole in over 25 years. My role included securing entitlements and code amendments to incentivize a private sector developer to bring 90-rental units to the market for local workers, with over a third permanently available to local workers. In addition, Navigate often partners with regional housing consultants to collaboratively offer guidance to high amenity communities to help them understand their community housing needs and craft implementable housing action plans through the incorporation of diverse stakeholder groups. Relevant Studies/Reports include: - 2019 Bozeman Community Housing Needs Assessment and Action Plan, Montana - 2018 Big Sky Housing Needs Assessment and Action Plan, Montana - 2017 Mammoth Lakes Community Housing Needs Assessment and Action Plan, California - 2016 Workforce Housing Incentives Policy Study, Jackson, Wyoming - 2016 Aspen/Pitkin County Affordable Housing Guidelines Policy Study, Colorado - 2016 Housing Program Goals & Objectives Report, Teton County, Idaho - 2015 St. Johns Medical Center Housing Needs Assessment, Jackson, Wyoming I would be honored to serve as a Northern South Park Steering Committee member. My depth of experience and knowledge of this community and of the development and management of mixed-income neighborhoods are assets that will help guide the planning process, and make sure that the diverse interests of the property owners, neighbors, and broader community members are truly heard, understood, and incorporated into a Neighborhood Plan that will be implemented.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes. As a Steering Committee member, it is imperative to listen with respect to understand all community voices. Innovation lies in diverse perspectives that are often different from our own and collaboration brings innovation to life. As a Steering Committee member, I will be accountable by attending, being prepared for, and actively engaging in meetings. I will respect the process and the voices, perspectives, and roles of other Steering Committee members, Stakeholders, property owners, community members, consultant team, and staff. I am excited about the opportunity to be a part of this process - to collaborate, to innovation and to help create an inclusive Neighborhood Plan under the leadership of Opticos that the community embraces and the property owners are eager to develop.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Christine Walker

Applicant Phone Number:: 307-690-4487

Applicant Email Address: : christine@navigatejh.com

Representative of organization or membership:
(if not applicable, please write "not applicable"): not applicable

Physical Address of Applicant or Organization:: 700 N. Wenzel Lane; Wilson, WY 83014

COMMITMENT::

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 11:56 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Paul Duncker
Applicant Phone Number:*
307-690-4989
Applicant Email Address: *
pduncker@mac.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
929 Sandcherry Way, Jackson, 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
Served on the Teton County Planning Commission for 10 years during the rewrite of the Comprehensive Plan, during which time different opportunities for residential development of different areas of South Park were discussed and evaluated. Also participated in the New Neighborhood design charrette. I am also a licensed Wyoming architect.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Served on the Teton County Planning Commission for 10 years during the rewrite of the Comprehensive Plan, during which time different opportunities for residential development of different areas of South Park were discussed and evaluated. Also participated in the New Neighborhood design charrette. I am also a licensed Wyoming architect.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I will represent and demonstrate these values for the town and county because they align with my own personal belief system. My contribution to the planning commission often meant describing fairly complex scenarios that I believe my experience as a designer equipped me for in more laymen's terms for my fellow commissioners. This was especially true for the Astoria Hot Springs project. I would be able to bring this expertise to the Northern South Park planning effort as well.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 8, 2020 9:16 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Sale Rhodes
Applicant Phone Number:*
2066602888
Applicant Email Address: *
esrhodes8@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
445 scott Ln

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
My background in water resources management and human health offer thoughtful consideration for addressing community and ecosystem needs while protecting the health of both. With a masters in environmental studies from Yale's School of the Environment and experience working with global clean water and public health organizations as well as international conservation efforts, I bring valuable perspective, critical thinking, and scientific understanding. I am interested in sustainable development that fosters long-term harmony between people and the environment they live in and believe that the Northern South Park development can achieve this with adequate forward thinking and collaborative planning.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
In addition to the qualifications outlined above, I am committed to ensuring that all voices are heard and all solutions are considered, particularly around water quality and safety. With consistent incorporation of new science and community voices, this development has the opportunity to be a champion of sustainable development in the West, achieving resource conservation and improved affordability. I would love to learn from other stakeholders and steering committee members while contributing my own knowledge of best practices for wastewater and drinking water management in fragile environments.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[X] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes! I will welcome divergent perspectives and remain open minded to other ideas and priorities. I hope to amplify the opinions of marginalized voices to ensure that these project is representative of those most impacted, and I look forward to the opportunity to collaborate with others bringing different and valuable expertise. I intend to bring enthusiasm, creativity, and patience to respectful stakeholder and steering committee meetings. I will be mindful of the space and time I take for myself and encourage others to do the same. I would support establishment of shared codes of conduct to ensure safety when sharing ideas or dissent, and am committed to thinking about problems holistically, emphasizing long-term whole-system solutions rather than any quick fix.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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DUE: November 8, 2020

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Kristi Malone

From: noreply@civicplus.com
Sent: Saturday, November 7, 2020 5:23 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

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Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Chad
Applicant Phone Number:*
Repinski
Applicant Email Address: *
crepinski@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
1745 W Diamond Hitch Dr.

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

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PERSPECTIVES:

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professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I'm approaching this from my experience on the START joint powers advisory board where I served for 5 years, including as its chair. From that, my understanding of transportation challenges and opportunities were honed. I believe I can effectively apply that knowledge to any proposal where transportation solutions are necessary, while also considering new ideas that could be transformative and representative of a community yearning for innovation in this field. As for coordinating 'diverse interests', for seven years I worked closely with a wide variety of influential Teton County businesses and NGOs developing their messaging strategy, ideology, and role within the community. Therein, I'm confident I can empathize with and motivate stakeholders to work to do what's best for Teton County by relating to, and acknowledging their concerns under the framework of prior experience. Lastly, my B.S. degree focused on public/green spaces, recreation, site development, and accessibility. All elements that are crucial to any truly 'complete' neighborhood.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[X] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
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[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Listening and empathizing are core to collaboration. Encouraging new ideas and nurturing the passions of collaborators helps build trust and the free flow of thought. I've always tried to encourage 'equality in opportunity', while equality in outcome might not be possible.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Saturday, November 7, 2020 1:00 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

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Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Lewis Matthew Miller
Applicant Phone Number:*
307-264-2228
Applicant Email Address: *
lewismmiller@outlook.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
AIA Wyoming President
Physical Address of Applicant or Organization:*
1226 S Hwy 89, Jackson, WY 83001

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I will bring a few perspectives to the effort to include listening, architectural skills, planning skills, environmental analysis, neighborhood home owner and HOA representative, as well as research and presentation skills.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Northern South Park will significant effect Teton County and the Town of Jackson. As a registered architect, planner, and home owner, I will provide a comprehensive skill set to review and discuss proposals, issues, and solutions.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I plan on collaborating with all committee member and the broader to community to develop a plan that improves the quality of life in our community, which will require listening, participation, and thoughtful responses.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=65

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Lewis Matthew Miller

Applicant Phone Number:: 307-264-2228

Applicant Email Address: : lewismmiller@outlook.com

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, November 6, 2020 9:55 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
David Hill
Applicant Phone Number:*
202-230-4129
Applicant Email Address: *
hilldw46@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
3 Creek Homeowners Association
Physical Address of Applicant or Organization:*
2760 S. Silver Fox Lane, Jackson, 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I currently serve as the President of the 3 Creek Homeowners Association. I have served on the Association Board of Directors for the past 7 years, and have been a Jackson resident for the past 12 years. I am an attorney licensed to practice in Wyoming, and spent 42 years with a large law firm in Washington, DC and Tokyo, Japan. I serve as Post historian of Jackson Legion Post 43, having served on active duty in the Army as an Engineer for over 5 years and serving over 15 years in the Army Reserve after graduating from West Point in 1969. One of my Army assignments was Chief of Master Planning and Real Property for the North Bavaria Engineer District in Nurnberg, Germany.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I believe that my experience in managing and building consensus during my military and legal careers, and my practice as a mediator and arbitrator for over 20 years can help the committee in bridging gaps and reaching common sense recommendations.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[X] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I am especially interested in how the community can better serve its expanding workforce, while maintaining a high standard of conservation, traffic control, small town character. Planning for expanding school needs, and water and sewer capacity are extremely important.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: David Hill

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, November 6, 2020 8:16 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Hans Flinch
Applicant Phone Number:*
307 264 0939
Applicant Email Address: *
Hans@cairnla.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not Applicable
Physical Address of Applicant or Organization:*
Not Applicable

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am a landscape Architect with 10 years of design and planning experience. I have a Masters degree in landscape architecture and have worked on planning for several multi family neighborhoods including Stapleton, CO. I believe in and am trained in inclusive design processes that will foster sustainable communities. I am a small business owner, South Park resident and homeowner (Rafter J) and am raising a young family. I am also a member of the Town's design review committee and have a working knowledge of the Town Design Guidelines, County LDRs and the Comp Plan.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As a Steering Committee member, I believe that we can achieve the best product in NSP by incorporating all of our values into the design and planning process. Doing this will require active listening and participation, conversations to understand others perspectives, respecting others backgrounds and creative thinking. I am prepared to bring my education and experience to the role but also to step back and learn from others. Through my experience as a design professional in the valley, I am familiar with how to incorporate the values in our Comp Plan into a tangible product.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=62

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Hans Flinch

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, November 6, 2020 8:12 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Christopher Ludwig
Applicant Phone Number:*
203-247-4224
Applicant Email Address: *
christopherjludwig@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not Applicable
Physical Address of Applicant or Organization:*
2145 Corner Creek Lane, Jackson WY 83001

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

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[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
As a stakeholder I think my building experience in Jackson, my residential location being in Cottonwood and my extreme interest in getting this plan the best it can be would be a positive for the team. I work in a diversified field and I am able to hear out all sides/opinions as well as share my local (Cottonwood) knowledge and opinion.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
If selected for the Steering Commitee I believe I bring a great deal of knowlege and expertise that I would want to share in getting the plan right. I am a senior Project Manager for a local general contractor so my experience with pricing, planning, infrastructure and building would be a great asset among the team. Furthermore I am a resident of the Cottonwood so I understand the challenges and needs of the neighborhood. Prior to workinng in the construction industry here in Jackson I have 11 years of Financial Industry experience where I worked in very diversified field and managed people with varying opinions and views. I feel i am well versed in listening to all sides and being fair and respectful of all opinions. This will be a key factor in planning this neighborhood as there are polar opposites in communitiy members opinion of it. Im willing to work with everyone in order to get this plan the best it can be. Finally I have the time and the interest to see this through. Thank you.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As a memeber of Either Committee and as i Mentioned above I have strong ability to listen to all opinions and respect all sides. This in part is what I do day to day as a builder between architect, Engineer, Homeowner and Subcontractor. I think i bring a level head to either team and look forward to hearing the opinions of others as this neighborhood gets planned.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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DUE: November 8, 2020

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Kristi Malone

From: noreply@civicplus.com
Sent: Friday, November 6, 2020 4:44 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Jackson Hole Community Housing Trust
Applicant Phone Number:*
739-0665
Applicant Email Address: *
anne@housingtrustjh.org
Representative of organization or membership:
(if not applicable, please write "not applicable")*
JHCHT
Physical Address of Applicant or Organization:*
110 East Broadway

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

JHCHT has 30 years experience developing and managing affordable housing in Teton County. Our knowledgeable staff would be happy to participate in this process and share the wide range of expertise we have accrued over the years including but not limited to project development, finance, pro-forma development, market analysis. It would be our pleasure to collaborate on the development of a practical community solution that can help advance and address our community's housing needs.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Collaboration, innovation and stewardship have been the cornerstones of the Housing Trust for over 30 years. Our acute appreciation for the challenging nature of this issue coupled with invaluable lessons learned along the way can help anchor a process that is respectful of all stakeholders.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[X] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I will work to understand and elicit the opinions of each committee member so that we can arrive at a program that either addresses or resolves each concern. The technical expertise of the Housing Trust, specifically, project (pro-forma) development, financing, construction management, partnership development and the long term management of our assets, position us to identify practical solutions that can keep the conversation moving forward.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Jackson Hole Community Housing Trust

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, November 6, 2020 11:09 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

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Northern South Park Stakeholder & Steering Commitee Application

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Ashley DiPrisco
Applicant Phone Number:*
3074130208
Applicant Email Address: *
aaevans01@yahoo.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
n/a
Physical Address of Applicant or Organization:*
880 Whitehouse Dr

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

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[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I grew up in Jackson and have primarily lived in the surrounding area: Rafter J, Cottonwood, Dairy Ranches, Indian Springs and now Indian Trails. I care about our community deeply and recognize the need for housing and conservation, thus resulting in a challenging balancing act. I would be honored to serve, in either capacity, and to be a part of this critical conversation.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
As we all know, Jackson is a unique place that faces challenges with growth and housing. Having grown up here, I have seen the changes and challenges facing our community. The planning departments are constantly tasked with guiding the next steps while managing the multitude of different opinions and objectives from our community members. I recognize that challenge and want to lend a helping and supporting hand to guide and vet this project. I am detail oriented, focused, open minded and most importantly, invested in the success and future of our town and county. If given the opportunity to serve on this committee, I will not let you down.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Absolutely. If you ask any of my colleagues or peers, I am confident these are adjectives they would use to describe me. I currently serve on several non-profit boards, have held and am holding many leadership positions and will model the organizational values.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=59

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, November 5, 2020 6:38 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Benjamin Read
Applicant Phone Number:*
307-690-0486
Applicant Email Address: *
bhread22@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
"not applicable"
Physical Address of Applicant or Organization:*
831 Upper Cache Creek Drive

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been involved in planning politics for the 30 years we have lived here, first as a program director for the Conservation Alliance, then a reporter for various outlets, and seven years on the town planning commission.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
If a "citizen's planning voice from town" is to be included, I apply to participate in this very important conversation. My own priorities are to be a discussion of how growth in both employee and owner housing is to evaluated in relationship to our larger responsibilities in the center of this continent's most intact ecosystems. A healthy community houses as many people as it can, yes. So it's our assumptions about growth that need to be factored in to discussions about the future of northern south park.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I fully support these values and goals

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=57

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Benjamin Read

Applicant Phone Number:: 307-690-0486

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, November 5, 2020 5:46 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Anna Olson
Applicant Phone Number:*
3076907669
Applicant Email Address: *
anna@jacksonholechamber.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Jackson Hole Chamber of Commerce
Physical Address of Applicant or Organization:*
POB 550 260A W Broadway

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
This is the most important opportunity we have to shape the future of workforce housing in our community. As the leader of the Chamber of Commerce representing over 900 separate businesses and thousands of residents, I realize the relationship between housing and economic balance is the key to our future. It is the key to a happy community and one that feels heard. it is key to answering the questions about future work force viability and also understanding we need a mix. It does not have to be one direction or the other, we can build appropriate density in town while also creating a neighborhood that allows for a different workforce to remain in Jackson. The Chamber mission is to build a sustainable year round economy in Jackson and we know a healthy and happy workforce are going to be needed to complete this mission. The County has publicly recognized frequently the opportunity we have with a coordinated approach if we work with the landowners and we agree with this statement. The future negotiations need trust, willingness and a common goal, we urge the County to operate a transparent and open process by including the landowners in the selection of who is on the Steering Committee. That is how trust is formed. Thank you for your consideration.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I have participated inTown and County meetings for the past three years. Advocacy and partnerships can be a positive and productive experience if those involved can find resolution and common ground. I have countless examples of working with electeds, staff and community business that demonstrate my willingness to work hard, innovate and do so with great respect for all. In an early meeting on this topic with the Planning Commission my public comment addressed this very topic, we have a long road ahead, we need to be respectful and treat all parties with equal understanding and bring no pre-concieved outcomes or expectations.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=56

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, November 5, 2020 4:35 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Thomas Kinney
Applicant Phone Number:*
970-691-8033
Applicant Email Address: *
tkinney@tetonhospital.org
Representative of organization or membership:
(if not applicable, please write "not applicable")*
St. John's Health
Physical Address of Applicant or Organization:*
625 East Broadway, Jackson WY, 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
As the head of Human Resources for St. John's Health, I speak with employees and candidates on a daily basis about their interest in the area, the challenges of moving and staying here, and what it means to live and work in this community. I have held town halls on housing, led group discussions and brainstorming sessions, and gathered data through a comprehensive employee survey. I recently prepared and presented an analysis of this data to our board and have had a significant role is developing our strategy on housing that will inform many decisions we make as an organization over the next five years. This includes identifying what we can do independently – what we have complete control over – as well as recognizing the need to partner and collaborate with other entities in the community, including non-profits, other businesses, and elected officials. As one of the largest employers, and a provider of critical services to the community, I think it's important that St. John's be engaged in this process. I believe I can bring a unique and informed perspective to the conversation.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
In addition to the research and perspective I mentioned in my previous response, from my role as head of HR, I'm also a member of the Sustainability committee for the hospital, and had a role in our earning national recognition from Practice GreenHealth, as well as getting sustainability added as one of our core values. I have been in the Jackson area for five years, and share a strong commitment to preserving the environment and unique community qualities that make this such a special place, and have a deep appreciation for all those who are working toward that goal. I obviously have a vested interest in making it possible for employees to live and work in this community – turnover and recruiting are daily struggles for me and my team. But, I believe I can bring a balanced perspective that considers all sides, including transportation, mental health and wellbeing, economic, and environmental considerations. I'm applying for both "Stakeholder" and "Steering Committee" and will gladly contribute in whatever way makes the most sense to this process. In terms of the depth of involvement you might consider for me, I think it is worth noting that although I don't have experience in neighborhood planning, I have extensive experience in strategic planning, facilitation, group process, problem solving, and process improvement, having led initiatives in these areas for multiple organizations across several industries.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I can absolutely commit to supporting and "living" these values in whatever capacity I am invited to participate. As a "Crucial Conversations" certified facilitator, I have taught hundreds of individuals and teams skills for collaboration and effective dialogue, particularly when the stakes are high, opinions are diverse and strongly held, and emotions are running hot. In my role in HR, I regularly interact with teams that are feeling a lack of respect, or managers who are having trouble holding their teams accountable. I have seen firsthand how the absence of these values and behaviors can impact the success of a team, and have experience very intentionally shifting team norms to build stronger relationships and generate better outcomes. Innovation is actually pretty easy – if you have people that bring diverse perspectives, create an environment where they are comfortable sharing those perspectives, and can ask questions that encourage creative responses, you will get innovative solutions. My training in this area draws heavily from Ideo's Design Thinking process, which I'm also certified to facilitate.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, November 5, 2020 10:08 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Scott Blackwood
Applicant Phone Number:*
307-699-1026
Applicant Email Address: *
shblackwood3@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not Applicable
Physical Address of Applicant or Organization:*
455 east pearl Ave

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been a member of this community for 10 years, I have been in Real Estate for the past 9 years. My degree is Real Estate with a focus in Finance from the University of South Carolina.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am fortunate enough to own my own home but I know the struggle it is to be a working member of this community and having to rely the rental market. I would like to help make a smart, economical, sustainable, affordable, and environmental decision.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[X] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes, As a member of the TBOR Board of Directors we have to work with our competitors for the common good of our Community and our Industry .

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=52

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Scott Blackwood

Applicant Phone Number:: 307-699-1026

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, November 5, 2020 8:29 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Thomas Holland
Applicant Phone Number:*
3076992451
Applicant Email Address: *
tom@wildernessadventures.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
2095 South Park Ranch Rd, Jackson, WY

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am a resident of South Park Ranches. Recently, I just participated as a volunteer on the Tribal Trails stakeholder committee. Through my involvement with that volunteer committee, I believe I showed my commitment to engaging actively in this public process while also being a pragmatist in my decision making. While I am an involved community member, I do not put my name forward with preconceived opinions on how the process should play out. Rather, like the Tribal Trails process, I will engage fully and do my due diligence to be a thoughtful member of the group. I am also a husband and father of four children. One of my children attends Jackson Hole Middle School, and two attend the Classical Academy in South Park (my youngest attends preschool in town). With my wife, I am also a local business owner; owning and operating Wilderness Adventures, a youth travel camp program. We also operate Base Camp, which is a day camp for youth a Snow King. Through my work and with my children, we know many of the perspectives of families in Teton County. Additionally, I come with a knowledge of being a local business owner. I understand the challenges an opportunities of owning a business in Jackson. I understand the challenges and opportunities of raising a family here as well. Considering the Tribal Trails process, and now applying to be a part of this process, I believe the steering committee needs to be engaged individuals who intimately know the area at hand. However, the county and town will be best served by having steering committee members who come without agenda. This is me. I want the best for South Park and for our county. I enjoy being involved in our community processes and those who have worked with me know I am committed to doing the extra work to fully inform a process. I appreciate your kind consideration-and offer my best wishes to all involved in the process.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I am willing to represent these values. For me, as a South Park resident, this whole conversation will be about my neighbors. In any community, how we treat our neighbors is of the utmost importance. And for my wife and I, it is our personal brand. From me, you can assume that I will respect others opinions (and I recognize that those who have different opinions than me are still my neighbor and deserve my respect). You can also assume that I am a collaborator by nature. I will also strive to find the best decisions based on the input that we receive from others. Finally, I am accountable. When I commit to something, I will go all in, and will give of myself to make sure I do not let the cause down.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=51

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Kristi Malone

From: noreply@civicplus.com
Sent: Tuesday, November 3, 2020 2:09 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Kevin Cochary
Applicant Phone Number:*
415-656-9883
Applicant Email Address: *
cochary@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
60 Aspen Dr. #63; Jackson, WY

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I believe that I possess a combination of experience, skills and education that would serve as an asset to the Steering Committee planning Northern South Park. As a retiree, I can commit to the time and meetings necessary to successfully develop a balanced neighborhood plan. Experience: • 40 years with the National Park Service culminating as the Chief Ranger at Golden Gate National Recreation Area. Fully versed in project planning, sustainability, NEPA, public outreach, building consensus and diversity. Guided and balanced a staff of 50 diverse employees. Served as a member of the Senior Management Team overseeing planning, policy development, sustainability, transportation planning, finance, operations and public involvement. Led the team writing the Grand Canyon National Park Employee Housing Policy. • Served for 4 years (2006-2010) on the Bar Harbor, Maine Planning Board. I was Chairman of the Planning Board for the last year. The Planning Board reviewed all new development projects in Bar Harbor, worked on the Comprehensive Plan, developed or revised land use ordinances and developed zoning changes to recommend to the Town Council and voters. Worked with a variety of diverse interest groups. Reviewed LEED certified projects. • Owned my home at the base of Snow King since 1989. Permanent resident of Jackson for the last 4 ½ years. Very familiar with the Northern South Park area. I hope to set an example for strong neighborhood planning that may extend to other areas in Jackson and Teton County. Skills: • Developed strong skills in community relations, building consensus among groups with diverse interests. Represented the National Park Service at project open house meetings, contentious public meetings and meetings with Federal, State, City and local agencies. Demonstrated ability to successfully work on a team with different viewpoints. • Extended knowledge of planning process, zoning, land use ordinances, emergency services, environmental protection, NEPA, and wildlife management. Education: • 4-Year Bachelor Degree in Zoology • Over 4000 hours of training in team building, human resource management, public outreach, project management, policy and law, and emergency services.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes! I have 40 years of work experience that demonstrates the value of inclusion and collaboration. Many policies, projects and public outreach would not have succeeded without the respect between myself, my coworkers, supervisors and the public I am committed to listening and engaging other viewpoints. This is often when innovation begins. Each Stakeholder and Steering Committee member, including myself if appointed, must be accountable to the citizens of Teton County and Jackson. I believe that I must represent the broad interests of the town and county and not just my personal interests.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=50

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Kristi Malone

From: noreply@civicplus.com
Sent: Tuesday, November 3, 2020 12:52 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Manish N. Bhatt
Applicant Phone Number:*
307-699-5154
Applicant Email Address: *
mbhatt@jhcschool.org
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Jackson Hole Community School
Physical Address of Applicant or Organization:*
1715 High School Road #240 Jackson, Wy 83002

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am the Head of School for Jackson Hole Community School and our current campus is in the Flat Creek Business Center making us neighbors to the Northern South Park area. Given our location, history, and future, we have an interest in the direction of potential development of Northern South Park. As an educational nonprofit, we service a diverse group of families and students and understand the needs of a variety of constituents re: this Neighborhood Plan. In addition, as an educational leader thinking about the future of our school, and schools generally, I would provide a unique perspective regarding the opportunities that a Neighborhood Plan would/should present.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I am so proud that Teton County and the Town of Jackson place specific value in collaboration, innovation, respect and accountability. These are values that I uphold in my personal and professional life. I recognize these values as fundamental to a healthy community now and into the future. As a former military officer, I can say that these values are shared by the women and men in uniform and serve as the foundation for effective teams and teamwork.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=49

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Manish N. Bhatt

Applicant Phone Number:: 307-699-5154

Kristi Malone

From: noreply@civicplus.com
Sent: Tuesday, November 3, 2020 11:07 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Kathy Buchner
Applicant Phone Number:*
733-4944
Applicant Email Address: *
kbuchner@wyoming.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
975 High Country Dr

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been a Teton County resident for 49 years, and have seen a lot of changes. I am very aware of the ongoing issue of "affordable/workforce housing." I would like to help make sure that Northern South Park does not just turn into more multi-million homes.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
My knowledge of this area and my profound love of this place and its natural environment and wildlife motivate me to want to conserve as well as develop wisely. I have had experience in the "Coordinated Resource Management" method of bringing very diverse stakeholders to the table to arrive at solutions to problems. And, I do believe that this is a joint Town and County (neighborhood) issue.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Of course I can represent these values, because they are my own also. They will be demonstrated through my belief in, and experience in collaborative solutions to often contentious issues.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=48

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Kathy Buchner

Applicant Phone Number:: 733-4944

DUE NOVEMBER 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area and our community are encouraged to apply for either or both participation options.

GENERAL INFO:

Applicant Name:

Scott Pierson

Applicant Phone Number:

1-307-413-8522

Applicant Email Address:

spierson842@live.com

Representative of organization or membership: (if not applicable, please write "not applicable")

N.A.

Physical address of Applicant or Organization:

445 Altamont Road, Alta, Wyoming 83414

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below**:**

☑ **Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.**

☑ **Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)**

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.

For the past 40 years I have been actively involved with the planning and development of la

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two):

- [x] Environment/Natural resources
- [ ] Business/Economic opportunity
- [ ] Neighborhood Character/Community amenities and services
- [ ] Transportation/Mobility
- [ ] Affordable Workforce Housing Options
- [ ] Sustainability/Resilience
- [ ] Diversity/Equity/Inclusion
- [ ] Overall Site Design/Connectivity/General bulk and scale
- [ ] Real Estate/Market analysis
- [ ] Engineering/Infrastructure
- [x] Technical Planning Professional (zoning and regulatory tools)
- [ ] Other

VALUES:

Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member?

Yes I am willing to represent the organizational values. I will show up and actively participa

For questions on this application, please contact Kristi Malone at kmalone@tetoncountywy.gov or 307-733-3959

For ongoing additional information posted on the project, please visit **jacksontetonplan.com/northernsouthpark.**

Kristi Malone

From: noreply@civicplus.com
Sent: Monday, November 2, 2020 12:11 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Mark Daluge
Applicant Phone Number:*
307-413-5625
Applicant Email Address: *
markdaluge@hotmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
2057 Corner Creek Ln #2

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been employed in Teton County since 2003, and have worked for Teton County Weed and Pest for the last 10 years. I have lived in Cottonwood for the last 4 years, and my wife and I have two children (3 and 8 years old). Having a young family, owning a home, and working extensively throughout the valley give me a knowledge base to provide perspective of what similar Teton County residents desire in the Northern South Park Area. It also ensures that I have great investment in our community, and desire to participate in the process of what our neighborhood will look like in the future. Being employed in the Natural Resources Field has provided me with a wide base of knowledge with regard to our Natural Resources, Wildlife, and Land Management challenges. Living in Teton County for nearly two decades has also provided me with a good knowledge of and experience in the navigation of our social and economic climate. I will bring a open mind and great dedication to the Stakeholder group in order to do what's best for our community.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have been employed in Teton County since 2003, and have worked for Teton County Weed and Pest for the last 10 years. I have lived in Cottonwood for the last 4 years, and my wife and I have two children (3 and 8 years old). Having a young family, owning a home, and working extensively throughout the valley give me a knowledge base to provide perspective that goes in to a Neighborhood Plan. I currently serve on the Children's Learning Center's Parent Advisory Committee, am a Past President and Board Member of the North American Invasive Species Management Association, and am very active in the State of Wyoming Weed and Pest Council committee work. I understand what it means to work in a group setting, gathering knowledge and information from others, and incorporating that into meaningful discussions to guide the group in the correct direction. I understand the value of being curious and attentive in order to understand situations fully before making decisions or recommendations. I strive to not bring personal bias's and opinions to the table when participating in group discussions. During my nearly two decades of time in Jackson, I have developed a great understanding of our community, what makes this place special, and the unique challenges we face. I will provide a dedicated, energetic and thoughtful presence to this committee.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes. I believe that no problem is to big or too hard to solve as long as robust collaboration and cooperation is included in the process. I deeply value innovation in both my work and home life. At Teton County Weed and Pest it is also one of our core values and we strive to be on the cutting edge with respect to the tools we utilize and the culture we promote. I respect people and believe it is essential to fully understand people's opinions in order to work towards solutions to problems. I take great pride in my personal character and the work I do. I dedicate myself completely to everything I do, and work to encourage and motivate team members to do the same.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=44

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, November 1, 2020 11:44 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Jennifer Ford
Applicant Phone Number:*
2027440537
Applicant Email Address: *
jenn.ford.2010@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
935 Smith Lane, Unit D

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I'm not a planner. I'm a community member. I have lived here off and on since I was 18. I've left our community because options for professional growth were limited and the cost of living was high. I moved back to Jackson permanently in 2013. I'm an outspoken community member. I am a strong advocate for entrepreneurship and small business because of all the people I knew 20 years ago the only people who could make it here who were not rich are self employed hard working people. We just want a chance.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I'm a business owner, a town resident, a homeowner. I'm deeply involved in economic diversification efforts around Wyoming. I'm the lorax for middle class people. I understand zoning and was fundraising and development associate for Valley Advocates for Responsible Development. I believe in smart growth and environmental stewardship. But what we've created with our regulations is a place where there is no limit to development because we're in the land of the 1% ers. Regulations keep middle class people from having a fair shot. They do nothing to stop growth.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes!

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=43

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Saturday, October 31, 2020 9:52 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Paul OBrien
Applicant Phone Number:*
307-699-1800
Applicant Email Address: *
pfo628@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
5370 Mountain Shadows Drive, Wilson WY 83014

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Background/Experience: I have worked as an economist and investor in both the public and private sectors in five countries. I understand financial modeling and have experience managing and coordinating diverse teams. I have maintained a home in Teton County for almost fifteen years. We recently built a new home giving me insights into the construction process, particularly timing, costs, and coordination issues. I have been active in community affairs: corresponding regularly with County elected officials, participating in the annual Rotary/Chamber of Commerce Economic Forum, serving on the Board of the Wyoming Retirement System. I participated in the public comment process for the initial Comprehensive Plan as well as during the ongoing update process. How I would contribute to the Steering Committee: I would ground the Committee's discussion in real world constraints arising from the state and national economies, and from financial markets, especially in the context of the pandemic and its aftermath. What is done in Northern South Park must make economic sense and allocate costs and benefits fairly and transparently. I believe in open and evidence-based decision making. I would make sure that the Committee considers all necessary facts and data to support its recommendations, and that these data and any assumptions made are communicated clearly.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[X] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes: Effective collaboration was one of the core values at the Middle Eastern fund where I worked for ten years. I learned that collaboration means working together - in particular agreeing on a common goal and working towards it. Prudent innovation was another of their core values. It meant being open to new ideas while ensuring that their costs and risks were considered. A successful solution in Northern South Park will require using new tools and ideas, and taking care to identify any unintended consequences. Everyone is due a measure of respect. But respect also needs to be earned through honesty, cooperation, and delivering successful outcomes. Contributing to a team means being willing to be held accountable for your own as well as team outcomes. One of the first things the Steering Committee should do is agree on what those outcomes should be and how they will be measured.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=42

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 30, 2020 12:05 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Mary Wendell Lampton
Applicant Phone Number:*
307-413-3669
Applicant Email Address: *
mwlampton@silverstar.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
1100 Elliott Cemetery Road, Wilson, WY 83014

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I failed to mention my background in marketing and advertising! Of course, this work deals with human perception, the values and desired experience of multiple others and finding the common ground for the greater good. In particular, I wrote extensive comprehensive strategic plans for companies of all size and industry. I believe that my ability to pull together resources for a “comprehensive“ vision for this community that best serves us all, will be a great asset. I certainly hope so! Thank you- Mary Wendell

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Please see my initial application. Thank you!

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=41

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Mary Wendell Lampton

Applicant Phone Number:: 307-413-3669

Applicant Email Address: : mwlampton@silverstar.com

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 30, 2020 11:50 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Mary Wendell Lampton
Applicant Phone Number:*
307-413-3669
Applicant Email Address: *
mwlampton@silverstar.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
1100 Elliott Cemetery Road

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been a member of this community since May of 1990. I have watched it grow and change. I have watched the same concerns be addressed time and again with regards to keeping the character of our community quaint and authentic, and protecting the health of our environment and the wildlife that surrounds us. My personal priority is to protect the natural world and ecosystem here. It may be our bread and butter, but above all, we must see ourselves as stewards, and as teachers to the rest of the world. It is a critical time in history that we must learn to live in balance with the natural world, and here in Jackson Hole, I believe we are at “ground zero“ to set that example. It is about so much more than just protecting our community and values. Next to that, I believe that the human population in this valley has become out of balance and must be righted. It is time that we finally provide appropriate housing for those who serve us in labor and the trades, teachers, nurses, public servants etc. Attainable housing must be created and set aside, not allowing it to become another investment for the wealthy. I do not have an opinion regarding handling our increased traffic. I have attended WYDOT meetings, and based on those, I do not believe we have researched all possibilities. WYDOT has a narrow view and a narrow budget. I believe they will ultimately supplement our best solution for this valley. Of course, I believe in doing whatever it takes not to have a multilane highway blazing through this historic valley in which so many have tirelessly worked for decades in protecting the natural elements. I have no real expertise other than listening and learning… both of which I need to do much more of! Being a key witness in an animal cruelty case that took place here, I did a great deal of research. Through that, I learned a lot about the structure of both our civic and class system, and how, where they fall short. I have also spent the last year working to get a state-wide foundation against animal cruelty up and running. For personal reasons, I resigned from that board, and I do not believe they are having much success moving forward at this juncture. However, I made some great contacts and learned a lot about what it takes to bring people together to listen and learn from one another, each bringing the best knowledge, wisdom and skills that he or she has to bring. We are at a critical juncture here in Teton Valley, more so than I have seen in 30 years. My heart aches for the squeeze that we are putting on the land and on wildlife as well as on each other. Every step must be a thoughtful one. It is a great privilege to live in this unique valley, and we do owe ourselves the honor and respect and stewardship to protect it. Thank you for considering my application either as Stakeholder or as a member of the Steering Committee. Most sincerely, “Mary Wendell“ Lampton

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have been a member of this community since May of 1990. I have watched it grow and change. I have watched the same concerns be addressed time and again with regards to keeping the character of our community quaint and authentic, and protecting the health of our environment and the wildlife that surrounds us. My personal priority is to protect the natural world and ecosystem here. It may be our bread and butter, but above all, we must see ourselves as stewards, and as teachers to the rest of the world. It is a critical time in history that we must learn to live in balance with the natural world, and here in Jackson Hole, I believe we are at “ground zero“ to set that example. It is about so much more than just protecting our community and values. Next to that, I believe that the human population in this valley has become out of balance and must be righted. It is time that we finally provide appropriate housing for those who serve us in labor and the trades, teachers, nurses, public servants etc. Attainable housing must be created and set aside, not allowing it to become another investment for the wealthy. I do not have an opinion regarding handling our increased traffic. I have attended WYDOT meetings, and based on those, I do not believe we have researched all possibilities. WYDOT has a narrow view and a narrow budget. I believe they will ultimately supplement our best solution for this valley. Of course, I believe in doing whatever it takes not to have a multilane highway blazing through this historic valley in which so many have tirelessly worked for decades in protecting the natural elements. I have no real expertise other than listening and learning… both of which I need to do much more of! Being a key witness in an animal cruelty case that took place here, I did a great deal of research. Through that, I learned a lot about the structure of both our civic and class system, and how, where they fall short. I have also spent the last year working to get a state-wide foundation against animal cruelty up and running. For personal reasons, I resigned from that board, and I do not believe they are having much success moving forward at this juncture. However, I made some great contacts and learned a lot about what it takes to bring people together to listen and learn from one another, each bringing the best knowledge, wisdom and skills that he or she has to bring. We are at a critical juncture here in Teton Valley, more so than I have seen in 30 years. My heart aches for the squeeze that we are putting on the land and on wildlife as well as on each other. Every step must be a thoughtful one. It is a great privilege to live in this unique valley, and we do owe ourselves the honor and respect and stewardship to protect it. Thank you for considering my application either as Stakeholder or as a member of the Steering Committee. Most sincerely, “Mary Wendell“ Lampton

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale

[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I believe I expressed that above. Gathering information from those who do have the most expertise and experience in any given area that needs to be addressed as part of the whole would be my best approach, as well as listening to the values, concerns and wisdom of those I am working with.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=40

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Mary Wendell Lampton

Applicant Phone Number:: 307-413-3669

Applicant Email Address: : mwlampton@silverstar.com

Representative of organization or membership:
(if not applicable, please write "not applicable"): Not applicable

Physical Address of Applicant or Organization:: 1100 Elliott Cemetery Road

COMMITMENT::

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 30, 2020 1:18 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Vicky O'Donoghue
Applicant Phone Number:*
307-690-5178
Applicant Email Address: *
jhda@wyoming.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
NA
Physical Address of Applicant or Organization:*
3220 King Eider

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I built a house and have had a Driving School Business for over 17 years in the Jackson Hole Community.I have had the opportunity to meet and teach many people from Jackson, the USA and the world. My perspective is people.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have owned a Business in the Jackson Hole Community for over 17 years. Through my Business I have had the opportunity to meet and teach people from Jackson, the USA and the world. My knowledge, experience and perspective of people in the community is my biggest asset.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=38

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Vicky O'Donoghue

Applicant Phone Number:: 307-690-5178

Applicant Email Address: : jhda@wyoming.com

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 29, 2020 9:33 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Shirley Thomas
Applicant Phone Number:*
307-690-4861
Applicant Email Address: *
shirley83001@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
N/A
Physical Address of Applicant or Organization:*
4270 Kestrel Lane Jackson 83001

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[ ] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I am a retired RN and hospital administrator. I have lived in Jackson, full time, for almost 21 years. I am active in the community as an election judge, volunteer for the Conservation Alliance, Center for the Arts, Art Association and Senior Center. I would like the opportunity to bring the perspective of an older citizen who although retired, still has housing needs.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
As I stated above, I bring the perspective of the older community member. I feel that the workforce needs affordable housing, especially the essential workers. However, we seem to forget the older people who are not millionaires, but are being priced out of the housing market. I know older people who cannot afford to remain in Jackson. These older members bring much to our community, adding much needed volunteers to our many nonprofits and organizations.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
With a background in healthcare administration, I was in charge of the clinical areas of a family practice residency program. In that capacity I managed patients, physicians and employees. I developed the listening and collaborative skills to be able to problem solve and mediate issues within the practice. Thank you for the opportunity to create an exciting, working plan for our South Park community. We only have one chance to get this correct. Let's do it!

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=37

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Shirley Thomas

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 29, 2020 12:55 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Veronica Schreibeis Smith
Applicant Phone Number:*
307-690-9970
Applicant Email Address: *
veronica@veraiconica.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Vera Iconica Architecture
Physical Address of Applicant or Organization:*
115 E. Pearl Ave Suite 100

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am a Wyoming native, and resident of Teton County for the past 14 years. As a licensed architect, and Founding Principal of Vera Iconica Architecture, I have been a business owner in the valley for the past 10 years. I am a resident of South Park and mother of 3 young children, invested in how our community grows while retaining and even enhancing it's current beauty and assets. Moreover, I specialize in Wellness Architecture, which integrates evidence based design strategies to create environments that optimize individual and community wellbeing. Our special valley must develop in a manner that keeps our natural assets, enhances our unique culture culture, and strengthens the neighborhood and larger community fabric. I can give feedback and resources to ensure the approach meets these standards.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As mentioned above, I'm invested heavily into this community with my growing businesses and family. I have a decade of experience building my firm on both collaboration and innovation in the wellness field, and am excited to join with other leaders int he community to ensure a successful outcome of the high standards we all imagine.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://jacksontetonplan.com/Admin/FormHistory.aspx?SID=35

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Veronica Schreibeis Smith

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 29, 2020 11:31 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Rose Caiazzo
Applicant Phone Number:*
5163026362
Applicant Email Address: *
rosecLLc@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Rose Consulting, LLC
Physical Address of Applicant or Organization:*
3850 Pony Drive in Wilson, Wyoming

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[ ] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

Although I would truly like to commit myself to the Steering Committee, I also wanted to mention that I would be open to being selected for the Stakeholder group as well.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I submitted the application for this yesterday. Being on this committee is my preference.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes. As a member of either of these groups, I would be sure to include the TOJ's organizational values listed here. It comes natural to me to work with others towards a true feeling of collaboration. I do this with my clients & their teams frequently. From my past experience, in order for a team to work well together... it is important for certain ground rules to be discussed first & foremost. Then we could all agree what the respect & accountability pieces look like to each of us. With regard to innovation, I also do this often with my local clients! I am a prolific brainstormer & my clients are always amazed by the ideas I come up with for their businesses to try. I would like to share this gift I have, as either a member of the Steering Committee or as a Stakeholder. Thank you!

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=33

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Rose Caiazzo

Applicant Phone Number:: 5163026362

Kristi Malone

From: noreply@civicplus.com
Sent: Wednesday, October 28, 2020 8:26 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Rose Caiazzo
Applicant Phone Number:*
5163026362
Applicant Email Address: *
rosecLLc@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Rose Consulting, LLC (Local business, helping local businesses for over 12 years)
Physical Address of Applicant or Organization:*
3850 Pony Drive in Wilson, Wyoming

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
N/A

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have been in the Jackson Hole "shuffle" for over 13 years. Currently, I am in my 9th rental & live in a nice place on the Westbank in Wilson. But, I still dream of having my own place & not have the stress of a rental. Years ago, when the Redmond project was drawn up to be part homeowners / part rentals - I spoke on behalf of the Jackson Hole Housing Trust to allow that to be so... but the powers-that-be decided to make them all rentals. I was very sad when that decision was made, because I could have been one of those homeowners. I no longer want to rent & have dedicated my life to helping businesses in our valley for less money. Not all businesses have larger budgets to spend on a communications plan that works, but I still take them on. If you need a document indicating the 150 businesses I have worked with over the years, please let me know. At this time, I feel like a neighborhood plan is absolutely necessary for moving forward. I know people from all sides of the project, from people living in South Park - to people in Melody. & they all have a different say. I would be a good choice for the Steering Committee because I would weigh the benefits vs. the potential issues in a development like this - because I would like to be an owner there! Thank you for considering my request.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes, definitely. I would be sure to make each meeting a priority within my busy schedule to talk with others about their thoughts for this development. I am willing to listen & brainstorm with others about the project we plan to get underway. As a businesswoman, I promise to respect the ideas & values of others, & take that into consideration at all times.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=32

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

DUE NOVEMBER 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area and our community are encouraged to apply for either or both participation options.

GENERAL INFO:

Applicant Name:

Rich Bloom

Applicant Phone Number:

307-690-5273

Applicant Email Address:

richbloom.jh@gmail.com

Representative of organization or membership: (if not applicable, please write "not applicable")

Not applicable

Physical address of Applicant or Organization:

4390 Kestrel Lane, Jackson, WY 83001

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below:

☑ **Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.**

☑ **Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)**

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I received my BS in Natural Resources - Ecology, MA in Environmental Education and am also a Certified Financial Planner (CFP). I have lived in the valley over forty years – and in South Park (Melody Ranch) the last sixteen years. Our home is the only property that we own. I've served for many years on the board of the Melody Ranch HOA – and currently serve on the Melody Ranch ISD which manages the water, sewer and road infrastructure for some 375 homes.

Most of you know me as a passionate advocate and neighborhood organizer for land-use planning that complements our natural resource base. I have consistently worked to identify workforce housing solutions that also respect our wildlife, scenic corridors and existing neighborhood character. I have either navigated on behalf of organizations where I served – or engaged as a "South Park neighbor" – some several score of times over the last twenty-five years our Teton County Land Development Regulations (LDRs) and permitting process. I am known to be the most fluent citizen in the valley on both our LDRs and the joint Jackson/Teton County Comprehensive Plan.

I worked many of the years I have lived here as Associate Executive Director/CFO for Teton Science Schools (TSS), where I was responsible for managing approximately $40 million in land and capital projects. I guided the acquisition of an 880 acre campus site; lead the design and construction of a $23 million, 80,000 square foot second campus (Teacher Learning Center & Lab School); coordinated the acquisition and conversion of a $3.3 million employee housing and pilot school site (Mad Dog Ranch); headed the acquisition and assimilation of a $300,000 Eco-tourism business (Wildlife Expeditions): managed a $250,000 classroom addition project in Grand Teton National Park. During my time with TSS I directed the creation of over 30 units of affordable employee rentals at various TSS campuses.

During my career in the valley I also was contracted by the founders of "IslandWood – a school in the woods" to consult on the design and fiscal plan for its new $52 million operation on Bainbridge Island, Washington. I was also recruited as project consultant for the Ozark Natural Science Center, Arkansas. There I advised and coordinated efforts on center creation including: needs assessment, program design, site selection, property acquisition, facility design, capital and endowment campaigns and facility construction. This remains the largest environmental education center today in Northwest Arkansas.

I currently serve as trustee at Teton Raptor Center. During my tenor I have provided board leadership on the 27 area site purchase (2017), the year-long entitlement process with the County (2018) and currently co-lead the design and build committee on a $10 million improvement and renovation plan for an enhanced 20,000 square foot campus that will serve the future of raptor conservation, including a new clinic, flight barn, raptor mews, employee housing and an innovation hub. As part of this project we are currently permitting, and getting ready to construct next spring, two deed restricted housing units for up to four employees. That will bring to 32 the number of affordable workforce housing units I have overseen the creation of.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.

In addition to the above under the "Stakeholder" section.

<u>Proven Collaborative experience:</u>

- Current Member – Teton County Natural Resources Stakeholder Group

- Since inception I have served on the board for the Melody Ranch Improvement & Service District (ISD) - a quasi-governmental entity which provides for the management and operation of the culinary water, sewer and road systems serving nearly 400 single family homes located within the district. The ISD is currently carrying out a significant two-year $2.2 million water system upgrade accessing state of Wyoming grants and loans.

- Past Melody Ranch Homeowner's Association (HOA) Board – President (7 years).
  This South Park based HOA represents 350 homes of which forty percent are deed restricted workforce permanently affordable. We have several miles of public pathways, abundant protected open space, wildlife and three neighborhood parks.

- Co-initiator of the Rural Tools "informal working group" which successfully engaged ranchers, conservation groups, our local Land Trust and developers in a consensus based submittal that substantially influenced the updating of the County rural zoning LDRs.

- Member of the seven-person Jackson/Teton County electeds selected "Blue Ribbon Panel on Workforce Housing". The Blue Ribbon Panel on Workforce Housing created a set of recommendations for housing two-thirds of Teton County's workforce locally with the guiding principle that other community values — wildlife, open spaces, western heritage, and small town values — were as important and must also be considered. The recommendations reflected these values.

- Habitat for Humanity - of the Greater Teton Area
  Served on the Family Selection & Land Acquisition Committees for several years.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two):

- [x] Environment/Natural resources
- [ ] Business/Economic opportunity
- [ ] Neighborhood Character/Community amenities and services
- [ ] Transportation/Mobility
- [x] Affordable Workforce Housing Options
- [ ] Sustainability/Resilience
- [ ] Diversity/Equity/Inclusion
- [ ] Overall Site Design/Connectivity/General bulk and scale
- [ ] Real Estate/Market analysis
- [ ] Engineering/Infrastructure
- [ ] Technical Planning Professional (zoning and regulatory tools)
- [ ] Other

VALUES:

Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member?

Certainly, all of the electeds and our County planning staff know me extremely well. Whether representing applicants - or 'speaking truth to power' on a planning policy issue - or in commenting on a current application – I have always done so in a respectfully and honest manner. My experience before you the electeds – over some twenty plus years - tell you what you need to know. In the two sections above I have outlined my previous and current collaborative participation. I included both those experiences known to most of you and several that further demonstrate my willingness to embrace the values necessary for successful collaboration. Each and every one of my previous and current investments of time have valued innovation, respect and accountability.

For questions on this application, please contact Kristi Malone at kmalone@tetoncountywy.gov or 307-733-3959

For ongoing additional information posted on the project, please visit **jacksontetonplan.com/northernsouthpark.**

Kristi Malone

From: noreply@civicplus.com
Sent: Wednesday, October 28, 2020 9:47 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Meghan Bell Lori
Applicant Phone Number:*
3076908293
Applicant Email Address: *
meghan.b.lori@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not Applicable
Physical Address of Applicant or Organization:*
265 Aspen Drive 3, Jackson, WY 83001

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I am a local resident of Teton County and a real estate broker with Jackson Hole Real Estate Associates. For the past four years I've been dedicated to the real estate operations at Snake River Sporting Club and have been privy to the entire construction process. I feel I would be a value add to the Steering Committee because I not only see the need for housing from a community perspective but also from a personal perspective. I would like to be able to stay in Jackson and raise a family in a home. The potential for this project is massive and holds a lot of weight in what the future of this valley will look like. I am very eager to get involved.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[X] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes I am willing to represent these values. I look forward to engaging with the other members to collaborate and look critically at this project and, more importantly, its potential. I will seek to respect all opinions and also bring forward unique thoughts and concepts of my own.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=31

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Meghan Bell Lori

Applicant Phone Number:: 3076908293

Kristi Malone

From: noreply@civicplus.com
Sent: Tuesday, October 27, 2020 12:57 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Joseph Lovett
Applicant Phone Number:*
3076901690
Applicant Email Address: *
osprey@bresnan.net
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
1310 West Buckrake Drive

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
The Northern South Park area is where I have gone to school, played sports, shopped for groceries and worked over the course of my upbringing and adult life in Jackson. I have experienced how the area has transformed over my lifetime and understand that this is a critical section of town since it is one of the primary areas were residents of the valley live, work and go to school. As someone who has grown up enjoying wildlife, open spaces and outdoor recreation in Teton County and is now a renter I have a personal interest in many of the factors to be considered for this area.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
An area the size of North South Park with the proximity to Town stands as an opportunity and a challenge to all parties. If done properly, potential land developers stand to achieve their goals while helping the Town and County address a number of issues they have prioritized. My experience working as a Civil Engineer on numerous real estate development projects in the area gives me an appreciation not only of the public infrastructure needed to make a development successful but also of the alignment of vision and mutual understanding of expectations that both developers and officials need to make the process successful. This Steering Committee is the device that will seek the community's input and develop that vision. Beyond my experience in infrastructure and transportation, I have been part of a number of stakeholder input processes on development projects as both a member of the public and a consultant.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[X] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[X] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Each of these values is critical to the success of an effort like this. Collaboration and respect for differing priorities between stakeholders is critical this process and the only way to ensure the resulting Neighborhood Plan is credible to all groups. An innovative mindset is important because no other area shares the same mix of characteristics and stakeholders that this area does; just because a solution was successful elsewhere does not mean is should be adopted without consideration or modification. Finally, the process must be accountable to all landowners, officials and interest groups so everyone feels their concerns are heard, addressed and make their way into the Neighborhood Plan. It would be my duty as a stakeholder or member of the steering committee to uphold all of these values because failure to do so would make the result non-credible to someone and render this process a waste of time.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=30

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the

Kristi Malone

From: noreply@civicplus.com
Sent: Tuesday, October 27, 2020 11:04 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Fred Arbuckle
Applicant Phone Number:*
760-518-6413
Applicant Email Address: *
fred@fhmorrow.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Nearby resident and member of Housing Supply Board
Physical Address of Applicant or Organization:*
3145 Water Cress Lane, Jackson, WY. 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have participated in and led numerous planning projects throughout my career. These have included large scale, new town developments of 23,000 acres to smaller infill projects of several acres. Many of these have involved satisfying or addressing a diverse range of interests. I have participated in the creation of over 300 affordable housing units and currently serve on our local Housing Supply Board. While I have undergraduate and graduate (University of Michigan) degrees in Landscape Architecture; I also worked in development and then owned a real estate development firm for many years. Part of my experience was helping to prepare one of the early Multi Species Habitat Plans in conjunction with USFWS, and CA Fish and Game and State and local governments.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
The key, in my mind, is to approach these types of issues with an open mind and not a preordained solution. Listening to all the concerns from all sides prior to a conclusion being reached and always be ready to revisit your conclusion in light of new evidence. And respect the rights of others to be heard while clearly articulating your thoughts without too much emotion.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=29

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Fred Arbuckle

Kristi Malone

From: noreply@civicplus.com
Sent: Monday, October 26, 2020 3:27 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Tim Miller
Applicant Phone Number:*
3076903534
Applicant Email Address: *
Tim.Miller.jH@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
1940 Buckrail Dr, Jackson, WY, 83002

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I would copy and paste my answer below. I would prefer to be on the steering committee, but will participate at the stakeholder level. Whichever you guys feel is most applicable.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am a professional photographer, 31 years old, and have lived here since I was 4. Like others, I've seen this place morph and change, especially in the last 10 years. At the risk of understating it, I don't believe many of these changes are positive. I do not own property, but 1,000% want to stay here for the rest of my life. I know full well how much of a struggle it is to live here (without financial help from parents, who also live here and don't own.). I think that perspective is valuable, as it represents a lower income bracket of true locals who want to do more than just spend a few weeks in paradise, or buy an 'investment property'. Speaking of investing, we need to do exactly that for lower income folks who have been here a while and want to stay. I represent true locals - people who graduated from the elementary school that doesn't exist anymore. (Of note: that old lot is surrounded by mansions.) Housing is an existential threat to myself and my lifelong friends who are struggling to stay here - I want to represent them and all those like them. I believe strongly that Northern South Park needs to be done the right way. What we cannot have is Northern South Park to be an investment opportunity for people who don't live here. There must be a variety of options across the spectrum - ideas that come to mind are higher density, multi-family buildings, deed restrictions aiming at real affordability, and a neighborhood plan that doesn't get far from the reason we're all here in the first place: because it's beautiful. Tim Miller

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I think this is a great question. With such potential in this neighborhood plan and with big consequences, emotions can run hot. Assembling this committee on a foundation of respect, collaboration, innovation, and accountability will help us go far and get there in the right way. I'm deeply hopeful to be a part.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=28

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Kristi Malone

From: noreply@civicplus.com
Sent: Monday, October 26, 2020 11:34 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Susan Mick
Applicant Phone Number:*
3074135066
Applicant Email Address: *
smickenator@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
START Board Chair
Physical Address of Applicant or Organization:*
898 Whitehouse Dr, Indian Trails

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been here for 33 years so feel I can bring a broad perspective to a new neighborhood plan. I can get input from many diverse stakeholder groups and have my own unique perspectives as an Indian Trails homeowner. I worked as an architectural designer in our town so also understand the planning process.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have lived in Jackson for 33 years, 15 of them as an educator here so I have worked directly with the diversity in our community. I understand what makes Jackson such a unique place and have lived in Northern South Park for 25 years so feel I can help guide the planning process. I am a skilled communicator and collaborator and know how to truly listen to other perspectives and incorporate those into comprehensive solutions. I also am the current START Board Chair and have steered the board into positive directions for transit in our region. Our board feels strongly that START should have representation on the steering committee as the current LDR's make no mention of transit, but we are excited to hear of the initial alternative transportation modes proposed.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[X] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes - I always work to represent all of those values both personally and professionally. I will demonstrate these values by listening to others' perspectives with an open mind..doing the research to find up-to-date innovations that are relevant...ensuring others' voices are heard...and showing up and being present for the times needed.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=26

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, October 25, 2020 10:28 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Ken Rizzotti
Applicant Phone Number:*
307 413-2294
Applicant Email Address: *
Krizzotti@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
2034 Hidden Ranch Loop, Jackson, Wy 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I bring 2 decades of hands on real estate development experience In Teton County, having developed the Alta Meadows subdivision in 2001, numerous in fill spec home projects in Teton County and the Town of Jackson, and am currently developing a 8 unit multi family project at 445 Vine Street, having used the density bonus for workforce housing for this project. Additionally, I am a full time real estate appraiser in Teton County, with 20+ years of local experience. I am an advocate of responsible planning and have a common sense approach to development. I would be honored to help shape the South Park area.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[X] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I am a firm believer in quality in every project I undertake. Consider all the affects the project will create, both positive and negative and invest the resources to plan the project to achieve a desirable addition to this amazing community.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=25

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Ken Rizzotti

Applicant Phone Number:: 307 413-2294

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, October 25, 2020 2:46 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Kathy Tompkins
Applicant Phone Number:*
307 734 6211
Applicant Email Address: *
wozkins@hotmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Rangeview Park resident
Physical Address of Applicant or Organization:*
3095 Rangeview Drive

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

I am a 22 year resident of Rangeview/Cottonwood Park. I have attended town and county meetings that had impacts on our neighborhood, speaking to concerns and issues that includes Northern South Park development and the Tribal Trail Connector. I then report to our neighborhoods via our Facebook neighborhoods page. I believe I have the experience to be a good participant to convey our neighborhood needs to protect families and school children who rely on High School Road as a safe, healthy neighborhood corridor.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
The same as above plus I can gather input from neighbors in Cottonwood/Rangeview Parks that would be important to any Northern South Park Neighborhood Plan. Most of the impacts would directly affect the quality of life in our neighborhoods, so it is very important to respect our needs as an already established residential area.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes I am. I will collaborate, respect, hopefully be innovative and demonstrate acountability. We need to do our best by listening to families that rely on High School Road. If we don't get it right, we will suffer the permanent negative consequences of short term development wants over long term needs of already established neighborhoods.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=24

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Kathy Tompkins

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, October 25, 2020 11:56 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Louis Hochheiser
Applicant Phone Number:*
307-413-9749
Applicant Email Address: *
louhochheiser@yahoo.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
2024 Hidden Ranch Loop, Jackson

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Having served 7 years, 3 as an advisor to St. John's Health and for four years as its CEO, I have had the opportunity to participate in promoting appropriate growth in Teton County. The recognition of the needs of the diverse population and especially how planning impacts the mental health of the community are particular interests. As a board member of the Senior Center that population deserves be recognized as having specific needs. I am a proponent of complete communities, where community needs allow for individuals, children, adults to have access to activities close to home without having to drive somewhere for every aspect of their lives. The large size of the proposed community changes also make it important to consider how health care can be accessed. Can we build in the aspects of a healthy community? I believe my experience and knowledge of the community would be an asset to this process.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
The key to the future of Teton County and the Town are the values stated above. I have demonstrated these values in my committments to the community and if chosen would keep them as guiding principles throughout my participation.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Louis Hochheiser

Applicant Phone Number:: 307-413-9749

Kristi Malone

From: noreply@civicplus.com
Sent: Sunday, October 25, 2020 11:40 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Christina Botkin
Applicant Phone Number:*
734-233-5923
Applicant Email Address: *
Chrissy.botkin@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
2070 Cedar Loop, Jackson, WY 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
We are new to Jackson Hole but plan to stay and raise our four kids here! My husband is a teacher and I'm a nurse (currently stay-at-home mom), so we represent members of the essential workforce. I worked as a travel nurse for several years and lived in many different types of communities, so I have a good sense of neighborhood amenities young adults and families are looking for. We are now renting a home in Cottonwood, and we're very interested in the development of affordable housing, so we could put down roots and have a sense of permanency through homeownership.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I will represent these values because they are part of my everyday life. As an ICU nurse I have always enjoyed collaborating with a diverse group of people, and innovating through critical thinking to achieve the best possible outcomes. I believe it's important to respect others' autonomy and opinions, and I hold myself to high standards of accountability as a kind, understanding and open-minded person.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=22

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Christina Botkin

Kristi Malone

From: noreply@civicplus.com
Sent: Saturday, October 24, 2020 2:15 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Nicholas Houfek
Applicant Phone Number:*
3073997115
Applicant Email Address: *
nick.houfek@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
P.O. Box 935, 3255 Killdeer Rd

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I am currently a real estate agent with Brokers of Jackson Hole Real Estate and have my own property management company. Not only having real estate experience but my family homesteaded in Wilson. We have generations of residence in Teton County, I was raised in Big Piney, Wyoming, and I feel that my families experience in Teton County and my own small town Wyoming values will provide a different but important perspective to this project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have worked in a lot of different fields in Jackson. Starting out of college as a foreman for a landscaping company in the summer and as an employee for Jackson Hole Mountain resort, I feel that I have worked with the wide spectrum of people that will need this development in Northern South Park. For the past 10 years, I worked as a property manager at Apex Real Estate and Property MGMT. During my tenure at Apex I learned what works and what doesn't work for people renting properties or moving into their first home. Going back to my childhood outside of Teton County, I feel that my experience in another Wyoming community and how people work outside of Jackson could provide a different and important insight to diverse interests.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[X] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I truly believe that I can represent these values. Growing up in Wyoming in a small town it was easy to work with people that had similar interests and views as my own. My parents did their best to show me the world but it wasn't until I got to college that I had to learn how to work with people with different backgrounds and different views. It was a very valuable skill to learn how to collaborate those folks. I feel that I have respect for everyone's opinions and value their views. There was never the correct tool or person to get something fixed in Big Piney. We had to be very innovative with our problem solving and that has helped me daily in my current occupations. My work ethic that was learned from a young age in the oil and gas fields of Sublette County and we were always held accountable for out work product and I have carried that into my adult life. Long story short, I feel that my youth in Western Wyoming as instilled the core values that Teton County and the Town of Jackson operates with in their organizations.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the

Kristi Malone

From: noreply@civicplus.com
Sent: Saturday, October 24, 2020 12:29 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Timothy E. Cooney, Jr.
Applicant Phone Number:*
(860) 982-1259
Applicant Email Address: *
tcooney33@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
1023 Budge Drive, Jackson, WY, 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

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PERSPECTIVES:
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If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
As an architectural studies and economics double major at Connecticut College, I have learned and discussed the planning processes of many different cities over time. From these ideas and discussions, I have become extremely interested in urban and sustainable development. After college, I spent 2.5 years as an Assistant Superintendent in downtown Boston, building two mixed use towers next to Fenway Park. From that experience, I gained field experience with the architects, designers, and consultants who are creating urban design in a major city. My team also worked closely with the Kenmore Square neighborhood as we planned to build a "phase-two" of the on-going development. Now in Jackson to play hockey for the Jackson Moose, I am currently trying to get involved in the local design and development of Teton County.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[X] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[X] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As an "outsider" to Teton County, I plan to respectfully provide a unique perspective to the Steering Committee, while also listening and understanding the "local" view of the situation. I am willing to represent these values in all meetings by first understanding the obstacles at hand, and then working with my fellow members to overcome these obstacles for the good of Teton County. I also hope to learn many new ideas of urban design and planning while on the committee.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 9:11 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Donnie McBath
Applicant Phone Number:*
3072310010
Applicant Email Address: *
Dmcbath@jacksonwy.gov
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
160 aspen drive

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

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[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I currently work for the town, and have no bias to this interest . My field of studies includes geography, GIS, with emphasis on rural planning and transportation. I did my senior thesis on the sustainability of housing in ski towns. Jackson was a major focus in this report as well. I feel my opinion would be valid and ideas helpful. I have many town references and would love the opportunity to contribute to what possible could be my future housing.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I feel I am an asset for my age, demographic, and knowledge of the community. I am engulfed in the core of the town and want to see the future of Jackson not only be preserved, but grow in a organized sustainable way allowing for our youth and families to call this beautiful place home. To be successful at this task one must be able to listen to all parties, gather all necessary information, formulate a plan, gather the necessary tools to succeed and stay true to the core values set forth by the planning department.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[X] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[X] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
To lead by example one must not be all words, actions led by examples and hard work. Determined to be a leader, set examples and stay true to the core values of being a town employee. Knowing how to accept responsibility for actions and decisions is what defines me and my leadership. With great organizational skills led by consist drive to always see problems through, I feel I would be a great asset and bring much value.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=18

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 4:24 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Elizabeth C Masek
Applicant Phone Number:*
2032164628
Applicant Email Address: *
ecmasek@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
6080 Golden Currant, Jackson, WY 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

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If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I was a member of the St. John's Board of Trustees for six years. I was chairman of the facilities committee which also directed the many employee housing units we own as well as the Hitching Post. I understand the dire need for affordable housing for not only our employees but all essential as well as service workers in the community. I was on the original volunteer park staff at the Laurence Rockefeller Preserve for five years and presented the historical programs so I am deeply familiar with the origins of the valley. I was also raised on a cattle ranch in the high Great Basin and am familiar with the distinct, unique and historically important legacy of our agricultural community and this sense of place.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[X] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
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[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As noted above, I come to the table having worn different hats representing often conflicting interests but also and most importantly, wanting to achieve the same thing; preservation of our very special natural world its wildlife and habitat; our cultural history and relationship to the land; and the realities of human necessity and economy.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=17

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DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Elizabeth C Masek

Applicant Phone Number:: 2032164628

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 4:17 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Wendy Martinez
Applicant Phone Number:*
3076993321
Applicant Email Address: *
lauramtz0511@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
PO Box 8324

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I am a Latina woman that was raised in Jackson, WY. - specifically in the Northern South Park area. Being a Teton County resident for about 28 years I have first hand experience of how much this community has grown and diversified throughout the years. I hold diverse identities (latina, woman, young professional, nonprofit employee, public administrator) and would be honored to share some of my perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have been an employee of Habitat for Humanity of the Greater Teton Area as the Homeowner Services Manager for two years. I am a Qualified Loan Originator, execute home closings, and manage homeowner selection process. I have been involved in conversations with a variety of stakeholders regarding our housing crisis and other community needs. Specifically, as a member of Systems of Care, the Diversity Equity and Inclusion Collective, Human Services Core Committee for the Human Services and Resource Allocation Plan, and as a member of the Board of Directors for the Teton County Library Foundation. Beyond my professional role, I have a master's degree in Public Administration and Public Policy. I have a strong commitment to public service and bring an intersectionality lens to every public sector role I participate in. If I formed part of the steering committee, I would draw on my professional and personal perspectives of culture, gender, and socioeconomic status to encourage a critical reflection of the complex interactions between the numerous identities that are present in our community and public services offered.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[X] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Diversity Equity and Inclusion (DEI) is at the center of my core values. My work and training with DEI has taught me to lead with empathy and integrity. While I am always striving to be in a constant state of mindfulness, being an empathetic leader means that I can listen, acknowledge, and meet people where they are. This approach has proven beneficial to me in collaboration efforts and helped me build relationships through an environment of mutual respect and accountability.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=16

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 2:26 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
matt faupel
Applicant Phone Number:*
307-690-0204
Applicant Email Address: *
mattfaupel@jhrea.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
none - S Park resident
Physical Address of Applicant or Organization:*
5200 CORTLAND DR

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
member of Urban Land Institute, an organization dedicated to studying & planning land use, in real estate, on the HSB, workforce housing owner, working with developers to build workforce housing, have balanced approach to planning - acknowledge the pros and cons in establishing my position, past START Board chair

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
member of Urban Land Institute, an organization dedicated to studying & planning land use, in real estate, on the HSB, workforce housing owner, working with developers to build workforce housing, have balanced approach to planning - acknowledge the pros and cons in establishing my position, past START Board chair

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[X] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Chairing the START board for years, collaborating on the HSB, running a successful organization in the valley and consistently providing thoughtful and balanced info in public comment demonstrates a history or collaboration, innovation, respect and accountability

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=15

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: matt faupel

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 12:20 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Rob Pitts
Applicant Phone Number:*
9012838856
Applicant Email Address: *
jrob.pitts@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
NA
Physical Address of Applicant or Organization:*
610 Pine Drive Jackson, WY 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I am a local developer focusing on workforce housing in Teton Valley, Jackson Hole, and Alpine. I am currently building a 12 plex in Driggs focused on bringing affordable units to local employers and employees. I have long experience working with municipalities on solving problems for them. I have great experience in working with these towns as opposed to working against them. I have found there is always common ground between developers, stakeholders, and cities. I am currently working with St. John's Health on providing workforce housing in Alpine. I have focused my business on developing creative housing solutions that are affordable and functional for all parties. With this project in question, there is not a single solution to create a successful development. There are many creative angles we can uncover to make sure we are fulfilling the needs of the town, county, residents, and landowners. I may be the only developer in Teton County focused primarily on workforce housing, and would be a great asset to the committee.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I am a local developer focusing on workforce housing in Teton Valley, Jackson Hole, and Alpine. I am currently building a 12 plex in Driggs focused on bringing affordable units to local employers and employees. I have long experience working with municipalities on solving problems for them. I have great experience in working with these towns as opposed to working against them. I have found there is always common ground between developers, stakeholders, and cities. I am currently working with St. John's Health on providing workforce housing in Alpine. I have focused my business on developing creative housing solutions that are affordable and functional for all parties. With this project in question, there is not a single solution to create a successful development. There are many creative angles we can uncover to make sure we are fulfilling the needs of the town, county, residents, and landowners. I may be the only developer in Teton County focused primarily on workforce housing, and would be a great asset to the committee.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
My entire business relies on being transparent, collaborating with cities and residents, working with respectfulness, and doing exactly what I say I will do. As a stakeholder or steering committee member I will bring the values I have relied on in my personal business to the organization. There is never one person who knows everything, but many people that need to work together to collaborate and create the knowledge base to be successful. This is a tremendous opportunity for Jackson Hole, and I think my insight will create tremendous value.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 10:03 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Bill Collins
Applicant Phone Number:*
690-4436
Applicant Email Address: *
collinsplanning@bresnan.net
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
740 E. Pearl Ave.; Jackson

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
After a 41 year career as a community planner, I have extensive experience working with a broad range of interests and people. I was a planning director in the Southeast, Northern New England and Teton County. After serving as Teton County's planning director from 1993-2004, I enjoyed 16 years as a private consultant serving local governments in Montana, Idaho, Arizona and Wyoming, and numerous public/private clients in Jackson Hole. My national planning experience and deep local knowledge of community issues and goals equip me to make a substantive contribution to planning NSP.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[X] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
The jobs and consulting assignments throughout my career required all of these characteristics for the success I enjoyed, and they match my personal style and approach in all matters. In working with the consultant team and fellow committee members, I will listen, learn and understand every viewpoint, and will contribute to the discussion in a constructive and positive way.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

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http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=12

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Bill Collins

Applicant Phone Number:: 690-4436

Kristi Malone

From: noreply@civicplus.com
Sent: Friday, October 23, 2020 8:53 AM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
John Kemp
Applicant Phone Number:*
3074139893
Applicant Email Address: *
johnpaulkemp@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not Applicable
Physical Address of Applicant or Organization:*
335 E. Simpson Ave, Apt 4

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
My small family has been living in Jackson for several years, and we will be outgrowing our apartment fairly soon. We're professionals that make too much to qualify for "affordable" but not nearly rich enough to compete with wealthy 2nd home buyers. Jackson needs housing for a diverse workforce and the Town/County are failing miserably despite all of the stated "support."

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
As a professional engineer I have extensive knowledge of engineering and construction management.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[X] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Yes - my professional career requires all of the Town/Countys stated core values. I would hold the Town/County accountable for these values that they continually say they have and support but rarely act on.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=11

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: John Kemp

Applicant Phone Number:: 3074139893

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 22, 2020 9:58 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Orion Bellorado
Applicant Phone Number:*
3076904634
Applicant Email Address: *
info@farmsteadwyo.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Farmstead
Physical Address of Applicant or Organization:*
4125 S Hwy 89 Pub Place

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
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If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
Having both grown up in Teton County, and now owning a a local business, I can bring a historical & unique perspective to future plans for Northern South park. My business relies largely on the future of both workforce and agricultural opportunities in the valley. I am situated at the crossroads of the development values of a small business, and the belief and love of the beauty open agricultural spaces bring. While it seems these ideas are oppositional in nature, they allow me to seek new solutions, and draw hard lines around the important aspects of maintaining local AG, while developing workforce housing to sustain our community character & future. Our community is an amazing place and with compromise and creativity, effective density in tandem with inspired alternative agriculture, paths forward for community & economic benefits do exist and can be found. Outdated 1970's approaches to development need to be rethought. Profits need to be reanalyzed. Community character and our long term vision for the valley are at stake, so please let me help to assist in bringing new ideas and perspectives to this age old problem of development in Teton County.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
Listening, and more importantly valuing the thoughts of those around you is a difficult thing these days. When the loudest most ardent argument wins the day, compromise and respectful discourse take a back seat. Long term solutions require compromise and at times allowances. It is clear that this is a particularly passionate issue for many land owners and families around the valley. The development here will likely dictate the future of development all the way to Munger in some small way. With such high stakes we will need those who can bridge gaps, talk all stakeholders, & never be dismissive to the thoughts of those around them. I believe I can be that person for this project. My one big additional skill is: I can also, not be the leader. Often times committees like these gather many leaders. I believe that to be a good leader, at times following is required. I am ready to fulfill that role too. I am happy to step into the role of leadership, but equally content to relinquish that role if it helps move the project forward.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=10

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 22, 2020 5:02 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Molly Hughes
Applicant Phone Number:*
3076900809
Applicant Email Address: *
Mollyhughes@hugheswy.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
Not applicable
Physical Address of Applicant or Organization:*
1200 Creamery Lane, Jackson, WY 83001

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I am a property owner (building a home) and homeowner of two parcels in Dairy Ranch. We love our neighborhood. My family and I live full time in South Park. Our daughter attends school at JH Classical Academy in South Park.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I've been a nonprofit professional for 25 years, recruiting/training/managing governing boards and employee teams. I have conducted both organizational development and strategic planning processes, and planned and launched comprehensive fundraising campaigns; all of which involve identifying and gathering stakeholders, facilitating meetings and creating mission, vision, goals, objectives, timelines and checklists for nonprofit organizations

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I would like to help Town and County put those values into actionable achievable objectives

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=9

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Molly Hughes

Applicant Phone Number:: 3076900809

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 22, 2020 3:50 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Robert Whitmire
Applicant Phone Number:*
307 203-2645
Applicant Email Address: *
robertwhitmire@icloud.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
not applicable

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I've been a practicing business and tax lawyer for over 50 years, with deep experience in bringing together diverse parties in creative ways to maximize their individual and joint outcomes. My wife and I have lived here full-time since 2007 with extensive involvement in both the profit and non-profit communities. We are interested in seeing a balance restored between controlled growth, workforce housing and preservation and protection of the unique character of Jackson Hole.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As an experienced business lawyer with a long history of representing diverse clients in many different businesses, my life-long focus has been on providing creative and practical solutions for complex situations while balancing divergent risks and goals.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=8

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

Teton County and the Town of Jackson are seeking interested Stakeholders and Steering Committee members to help create a Neighborhood Plan for Northern South Park. The Neighborhood Plan process will determine the future character and allowable development for Northern South Park. Members of the public who have an interest in the planning process, the future of this area, and our community values are encouraged to apply for either or both participation options.

Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Robert Whitmire

Applicant Phone Number:: 307 203-2645

Applicant Email Address: : robertwhitmire@icloud.com

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 22, 2020 1:33 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:
Applicant Name:*
Ian Johnston
Applicant Phone Number:*
307-699-2423
Applicant Email Address: *
iojohnsto@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
67-6 Virginian Lane Unit 6

COMMITMENT:
Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:
The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I grew up in Teton Count and have been a resident for 26 years. I am a CPA at a small accounting office in Jackson and am going to soon be an owner of the business, where I will be tasked with trying to recruit talent to the valley to replace many of our employees who are nearing retirement age. The prospect of luring young CPAs to a town where the median home price is $1.4 million frankly keeps me up at night and presents an existential crisis for my small business, which frankly keeps me up at night. In speaking to my clients, most if not all of them have the same worry. We have an affordable housing department that is well equipped to cater to those making less than the median income in the county, which is great. However, the growing housing crisis is really affecting Jackson's "middle class," whose income is too high to qualify for most affordable units but who are no where close to being able to afford a $1.4 million single family home. I believe the Northern South Park development could be the perfect solution for this middle class, as well as adding more housing to the stock available for lower income members of our community. In my professional career in Jackson, I have worked with over 400 individuals and small businesses. This work has given me great insight into the "nuts and bolts" of how our community's businesses operate and the needs of their owners and employees. In addition, I am a current board member of One22, which has provided me with an in depth knowledge of the situation being faced by those who are struggling in our community and what their needs are going forward. I believe the combination of these two factors would make me a great asset on the Steering Committee to design a neighborhood that will work for all of Jackson's residents, it's lowest income and its middle class that is currently without any opportunity. Over the past four months, I worked as a board member at the Jackson Cupboard where we negotiated a merger with One22. The process required coordinating diverse interests between the two boards, and was contentious at times. I was able to help bring together these sometimes conflicting interests that resulted in a completed merger that will no doubt be more beneficial to the community at large. I thoroughly enjoy working with individuals who represent diverse, if not conflicting interests to compromise and move forward. I am an accountant by trade, which makes me quite versed in consolidating large quantities of information. This would be beneficial in the most-likely piles of community comment that will pour in concerning this project. I appreciate your consideration and hope to be selected to serve on this Steering Committee. Jackson is my home and I care deeply about it. We are currently at a critical time in its history - will we choose to kick our affordable housing problem down the road as we have for many years, or will we work together to finally come to a big, long term solution to shore up our valley's future? I firmly believe that we can accomplish the latter, and attest that I can help to bring that future to bear.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[X] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[X] Affordable Workforce Housing Options
[ ] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
I am willing to represent the values of collaboration, innovation, respect, and accountability. As a steering committee member, I promise to promote an atmosphere of collaboration, where all opinions are welcome and each person has a voice. I look forward to being able to innovate where past commissions and councils have failed to - to stop saying "we can't do northern south park" and replace it with "how do we do northern south park." Respect for others is the bedrock of my personal value system - I am proud to treat everyone with respect and to say that I truly have no enemies in the community. Lastly, accountability in moving the process forward, staying on track for deadlines, and not dragging out the process are key tenants of my day job - I excel in keeping long term projects on task.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

Kristi Malone

From: noreply@civicplus.com
Sent: Thursday, October 22, 2020 1:24 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Zach Witt
Applicant Phone Number:*
2157915432
Applicant Email Address: *
ezwitt@hotmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
3070 S. Bridle Dr

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[ ] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
I have been a member of the community for over 5 yeas now. I have three children all in different schools here in Jackson and wife who teaches for TCSD. We are a middle class family with no real option for sustainable housing. We make too much for affordable and not enough to buy something. I work for a Beverage distributor here in town and contribute to the community as much as possible through different community organizations. It's my goal to lend my advice for a demographic here in Jackson that needs a voice for housing and how to plan for it. I would love to be part of this housing plan and help steer the process with schools, traffic, development and overall impact all as contributing factors.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[X] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[ ] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
These are all values that I embrace each day at work and at home to maintain a sound balance of equal share among co- workers and family.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=6

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

GENERAL INFO: :

Applicant Name:: Zach Witt

Applicant Phone Number:: 2157915432

Kristi Malone

From: noreply@civicplus.com
Sent: Wednesday, October 21, 2020 6:41 PM
To: Kristi Malone
Subject: Online Form Submittal: Northern South Park Stakeholder & Steering Commitee Application

If you are having problems viewing this HTML email, click to view a Text version.

Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format.

GENERAL INFO:

Applicant Name:*
Laura Bonich
Applicant Phone Number:*
7753405346
Applicant Email Address: *
lauraabonich@gmail.com
Representative of organization or membership:
(if not applicable, please write "not applicable")*
not applicable
Physical Address of Applicant or Organization:*
645 Pine Drive Jackson Wy

COMMITMENT:

Selected Stakeholders will be interviewed or surveyed by the project consultant about their concerns, interests, and knowledge of the area as part of the public engagement process for the Neighborhood Plan. Additionally, members of the community who would like to be more involved and to help guide the planning process may identify their interest in serving on the Steering Committee on their application. Attendance at all scheduled Steering Committee meetings will be critical. Accommodations will me made to offer Stakeholder interviews and Steering Committee meetings remotely as much as possible dependent on COVID conditions. Please check one or both options below: *

[X] Check here to indicate your commitment to acting as a Stakeholder, which requires 1-2 interviews or surveys to share your knowledge and perspective.

[X] Check here to indicate your commitment to acting as a Steering Committee member, which requires attendance at 2-4 meetings per month in addition to regular review of project deliverables between November 2020 and July 2021 (meeting dates and times TBD)

PERSPECTIVES:

The County and Town are interested in bringing together a diverse group representing all sectors of the community including but not limited to: property owners, Town of Jackson residents, Teton County residents, wildlife experts, community advocates, amenity users, etc.

If you selected "Stakeholder" above, please describe in detail how your knowledge, experience (personal and/or

professional) and interest with Northern South Park and comprehensive community needs can bring meaningful perspectives to the project.
I have been involved with the master planning and development of about 100,000 single and multi family homes and associated commercial development in a combination of greenfield and redevelopment projects throughout the US. As a civil engineer and LEED AP my emphasis is on sustainable horizontal infrastructure. I served on the Harvard Sustainable Infrastructure Advisory Board for several years and chaired the National Technical Committee for the Institute for Sustainable Infrastructure.

If you selected "Steering Committee" above, please describe in detail how your knowledge and experience are assets to guiding the planning process, coordinating diverse interests, and incorporating comprehensive community representation into a Neighborhood Plan.
If we are going to develop additional greenfield areas around Jackson those projects should represent the best practices in sustainable low impact development. I would support additional density, with the best energy conservation, water efficiency, reduction of wastewater flows, low impact storm drain design, reduced pavement and increased multi modal access - all of these best practice strategies can reduce the cost of horizontal infrastructure - you need someone on the steering committee who understands the infrastructure impacts and cost and can influence the need for sustainability of this part of the project.

For all applicants: My representative organization, experience, expertise or interest in most closely affiliated with (check no more than two): *

[ ] Environment/Natural resources
[ ] Business/Economic opportunity
[ ] Neighborhood Character/Community amenities and services
[ ] Transportation/Mobility
[ ] Affordable Workforce Housing Options
[X] Sustainability/Resilience
[ ] Diversity/Equity/Inclusion
[ ] Overall Site Design/Connectivity/General bulk and scale
[ ] Real Estate/Market analysis
[X] Engineering/Infrastructure
[ ] Technical Planning Professional (zoning and regulatory tools)
[ ] Other

VALUES:
Teton County and the Town of Jackson's organizational values include collaboration, innovation, respect, and accountability. Are you willing to represent these values? How will you personally demonstrate these values as a Stakeholder or Steering Committee member? *
As a committed professional consultant who has worked on many controversial multidisciplinary projects I understand the nature of these types of diverse stakeholder groups and have always been successful at working collaboratively to reach consensus.

For ongoing additional information posted on the project, please visit jacksontetonplan.com/northernsouthpark.

* indicates required fields.

View any uploaded files by signing in and then proceeding to the link below:
http://www.jacksontetonplan.com/Admin/FormHistory.aspx?SID=5

The following form was submitted via your website: Northern South Park Stakeholder & Steering Commitee Application

DUE: November 8, 2020

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Please email kmalone@tetoncountywy.gov or call 307-733-3959 if you are unable to complete this form in this online format. :

ATTACHMENT 2: Public Comment

From: Geneva Chong
To: Kristi Malone
Cc: Greg Epstein; Luther Propst; Mark Newcomb; Natalia Macker; Town Council; Mark Barron
Subject: Re: Update: Northern South Park Steering & Stakeholder Applicants
Date: Tuesday, November 17, 2020 7:03:42 PM

[**NOTICE:** This message originated outside of the Teton County's mail system -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Kristi,

Thank you for these updates. I would like to comment based on my experience on the Snow King Stakeholder Team (probably more similar to the NSP steering committee, and I understand the situation is different). I think that by starting from the point of what the applicants desired and letting them have two, dominating seats on the stakeholder team, we should have realized we were going to end up with pretty much the same thing in the end that we started with - what the applicant wanted. The uncounted hours of the stakeholders, public, Town Council and staff had very little material effect on the applicants desired outcome. And the tremendous efforts of staff had to occur no matter what - such as for legal agreements, leases, etc. I trust that we are entering into the NSP planning process open to the best outcome for our community and the understanding that we may not have thought of the best options yet. I remember learning that the original proposal for Cottonwood was essentially a sustainable neighborhood with geothermal heat and solar electricity generation, if I remember right. That didn't come to fruition but that was bold thinking, and I hope we will be bold and brave now and do the best possible planning that we can for northern South Park (and with the whole southern valley in mind).

Thank you for your work, and I do hope to be selected for stakeholder interviews - I am glad you received so many applications.

Stay well,

Geneva Chong
Town of Jackson
307-699-0330

On Tue, Nov 17, 2020 at 5:17 PM Kristi Malone <kmalone@tetoncountywy.gov> wrote:

> Good evening,
>
> Thank you for your recent application to be considered as a Stakeholder and/or Steering Committee member for the Northern South Park neighborhood planning process. I truly appreciate your interest in this special project and enjoyed reading each application. As we embark on this planning process, here are a few updates from your Planning Staff.
>
> ***Consultant Selection***

Today the Board of County Commissioners entered a contract with Opticos Design to act as the consultant group supporting this project. You can check out their prior work in other communities here and can view their Proposal and Contract for Services for Teton County here.

Steering Committee Selection

We received a total of 81 applications, 59 of which were for applicants interested in serving as a Steering Committee member and the remaining 22 for those interested in participating as a Stakeholder only. Selection of the Steering Committee will take place as directed by the Board of County Commissioners and Town Council at their December 7th joint meeting. In addition to two Steering Committee seats reserved for the two primary landowners in Northern South Park, an additional three to five Steering Committee members will be selected from the 59 applicants.

Stakeholder Selection

Stakeholders will be chosen by the Steering Committee, Planning Staff and Opticos Design after the Steering Committee has been formed. Interviews will be set up with Stakeholders likely in December and January.

Other participation options will be made available during public orientations and visioning workshops later in the process and will be designed for more general public engagement.

As we progress with this project, updates will be posted at **jacksontetonplan.com/northernsouthpark.** I can be reached via this email address with any questions.

Thanks again and we will be in touch soon,

Kristi Malone

Senior Long-Range Planner

Teton County & Town of Jackson

PO Box 1727 / 200 S. Willow St.

Jackson, Wyoming

Jackson Teton County
COMPREHENSIVE PLAN & LAND DEVELOPMENT REGULATIONS

MEMO

TO: Jackson Town Council
FROM: Long-Range Planning
DATE: December 3, 2020
SUBJECT: Northern South Park Steering Committee Recommendation (Addendum to Staff Report for December 7, 2020 meeting)

This memo is an addendum to the Staff Report sent to you last Friday November 27, 2020 in preparation for discussion of this item at your December 7, 2020 Town Council meeting. In the Staff Report, we requested that each Councilor review the fifty-nine applications received from members of the public interested in serving on the Steering Committee for the Northern South Park neighborhood planning process and provide a list of their top five preferred applicants prior to making a recommendation at the December 7, 2020 Town Council meeting. The Board of County Commissioners was also asked to conduct this process and results from both the Board and Council are shared below to inform further discussion and consideration of candidates by each entity before the Town's recommendation and the County's appointments are made. Reasoning for candidate selection that was provided by individual Commissioners and Councilors is also shared below to aid in consideration of candidates. Note that this exercise is intended to facilitate informed consideration of candidate attributes and shared preferences, but the Town Council recommendation on Steering Committee members and the Board of County Commissioner appointment of members will occur separately and does not have to follow the outcome of this exercise.

This process narrows down the candidate list, identifies points of consensus, and shares this information between the Town Council and Board of County Commissioners before proceeding with separate selection processes in which the Town Council deliberates as an individual entity and makes a recommendation on Steering Committee members (on December 7, 2020) which will then be considered by the Board of County Commissioners in making the final appointment of five members (on December 8, 2020). After this appointment, the two primary landowners in the Subarea will each appoint a representative to fill the remaining two Steering Committee seats.

All responses from Town Councilors and County Commissioners are compiled and grouped in the tables below. Table 1 is a combined list of top choices from both Council and Board. Table 2 lists the top candidate choices provided by the Town Council and Table 3 lists the top candidate choices provided by the Board of County Commissioners.

- **Frequency:** This column indicates the number of Councilors and/or Commissioners that listed the corresponding applicant in their top preferences.
- **Order:** Applicant names are listed in each table in the order of highest frequency to lowest and alphabetical by first name within each frequency bracket.
- **Reasoning:** In Table 3, reasoning for applicant preference is included where it was provided by individual Councilors and/or Commissioners.

Table 1. COMBINED LIST OF TOP PICKS FROM COUNCIL & BOARD:

FREQUENCY	APPLICANT	REASONING
6	Bill Collins	• Expertise in community planning • Commitment and awareness to the public benefits of community planning efforts • Diversity and inclusion recognizing that the main forum for diversity and inclusion will be the stakeholder process • Strong planning perspective; technically-focused • More committed than anyone I know to workforce housing and has been through the ringer more than anyone I know around workforce housing: New Neighborhood, Annexation
5	Hans Flinch	• Expertise in community planning • Commitment and awareness to the public benefits of community planning efforts • Diversity and inclusion recognizing that the main forum for diversity and inclusion will be the stakeholder process • Will bring a focus on limiting carbon emissions • Brilliant landscaper architect with an important young person's perspective
4	Jennifer Ford	
4	Larry Thal	• Strong planning perspective; technically-focused • Incredibly thoughtful architect and neighborhood planner with an ardent passion for sustainability.
4	Laura Bonich	• Expertise in community planning • Commitment and awareness to the public benefits of community planning efforts • Diversity and inclusion recognizing that the main forum for diversity and inclusion will be the stakeholder process • Wide range of applicable skills
4	Scott Pierson	• The strongest advocate of private property rights I've ever worked with who also takes a long-term view and is intimately familiar with private sector methods to deliver workforce housing
4	Wendy Martinez	• Will bring expertise and a local workforce perspective
3	Anna Olson	• Critical business perspective on who the workers are that will need to live in NSP
2	Orion Bellorado	

2	Susan Mick	• Expertise in community planning • Commitment and awareness to the public benefits of community planning efforts • Diversity and inclusion recognizing that the main forum for diversity and inclusion will be the stakeholder process
2	Veronica Schreibeis Smith	• Strong planning perspective; technically-focused
1	Dr. Aida Farag	
1	Anne Cresswell	
1	Chris Ludwig	
1	Christine Walker	• Understands the economics of workforce housing
1	Elizabeth Masek	• Strong planning perspective; technically-focused
1	Jim LaRoe	• Development and sustainability experiences
1	Lewis Matthew Miller	• Strong planning perspective; technically-focused
1	Matt Faupel	• Expertise in community planning • Commitment and awareness to the public benefits of community planning efforts • Diversity and inclusion recognizing that the main forum for diversity and inclusion will be the stakeholder process
1	Rich Bloom	

Table 2. TOWN COUNCIL:

FREQUENCY	APPLICANT
3	Bill Collins
3	Hans Flinch
3	Laura Bonich
2	Larry Thal
2	Wendy Martinez
1	Anne Cresswell
1	Christine Walker
1	Elizabeth Masek
1	Jennifer Ford
1	Jim LaRoe
1	Lewis Matthew Miller
1	Matt Faupel
1	Orion Bellorado
1	Rich Bloom
1	Susan Mick
1	Veronica Schreibeis Smith

Table 3. BOARD OF COUNTY COMMISSIONERS:

FREQUENCY	APPLICANT
4	Scott Pierson
3	Anna Olson
3	Bill Collins
3	Jennifer Ford
2	Hans Flinch
2	Larry Thal
2	Wendy Martinez
1	Dr. Aida Farag
1	Chris Ludwig
1	Laura Bonich
1	Orion Bellorado
1	Susan Mick
1	Veronica Smith

Attachment: Excel Spreadsheet of application contents from candidates listed in Table 1, above

ORDINANCE I (1267)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1049, 1050, 1191 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 8.10.5 AND 8.10.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE PLANNING COMMISSION AND BOARD OF ADJUSTMENT AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of town of Jackson ordinance Nos. 1049, 1050, 1191 and section 2 of Town of Jackson ordinance No. 1074 (PART) and sections 8.10.5 and 8.10.6 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

8.10.5. Planning and Zoning Commission (1/1/15, Ord. 1074)

C. Membership.

1. Qualifications. Members of the Planning and Zoning Commission shall be residents of and qualified electors of the Town for a minimum of 1 year prior to appointment and shall be residents of the Town for the entire duration of their term. No member of the Town Council or Town employee shall serve on the Planning and Zoning Commission. Although no specific experience requirements shall be necessary as a prerequisite to appointment, special consideration shall be given to applicants who have experience or education in planning, law, architecture, natural resource management, real estate, and related fields.

2. Appointment. The Planning and Zoning Commission shall consist of an odd number of not more than 7 members and not less than 3, to be appointed by the Mayor with the advice and consent of the Town Council.

E. Quorum and voting.

The presence of a majority of the appointed members of the Planning and Zoning Commission shall constitute a quorum of the Planning and Zoning Commission necessary to take action and transact business. All actions shall require a simple majority vote of the members of the quorum present.

8.10.6. Board of Adjustment (1/1/15, Ord. 1074)

D. Quorum and voting.

The presence of a majority of the appointed members of the Board of Adjustment shall constitute a quorum of the Board of Adjustment necessary to take action and transact business. All actions shall require an affirmative vote by a simple majority of the **4** members of the Board of Adjustment.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 2ND DAY OF NOVEMBER 2020.
PASSED 2ND READING THE 16TH DAY OF NOVEMBER 2020.
PASSED AND APPROVED THE 7TH DAY OF DECEMBER 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1267 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 2nd day of December 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE J (1268)

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 283, 350, 652, 934, 1051 AND 1190 AND SECTION 4 OF ORDINANCE NOS. 164 AND 256 AND SECTIONS 2.40.010 AND 2.40.040 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING THE PLANNING COMMISSION AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson ordinance nos. 283, 350, 652, 934, 1051 and 1190 and section 4 of ordinance nos. 164 and 256 and sections 2.40.010 and 2.40.040 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

2.40.010 Created--Membership--Qualifications--Terms.

There is created a Town Planning Commission for the Town of Jackson, which commission shall consist of an odd number of not more than 7 members and not less than 3 , including a chairman, all to be appointed by the Mayor by and with the advice and consent of the Town Council. Members of the Town Planning Commission shall have been bona fide residents of the Town for at least one (1) year immediately prior to their becoming members of the commission and no person holding any other public office or position in the government of the Town shall be eligible for membership on such commission. The members of the initial commission shall take office as of the date of their appointment and qualification. Initial appointments shall be two (2) appointments for one (1) year, two (2) appointments for two (2) years, and three (3) appointments for three (3) years, and thereafter members shall be appointed for a term of three (3) years in the manner hereinabove provided at the expiration of the term of each member. All members shall serve without compensation. The Town Planning Commission shall appoint a secretary who, unless he is a member of the Planning Commission, shall not be entitled to vote on matters before the Planning Commission.
(Ord. 1268 § 1, 2020; Ord. 1190 § 1, 2018; Ord. 1051 § 1, 2014; Ord. 652 § 1, 2000; Ord. 350 § 1, 1986; Ord. 256 § 1, 1979; Ord. 164 § 1, 1973.)

2.40.040 Rules.

The Planning Commission may adopt rules in accordance with State law. No action shall be taken by the Planning Commission on any case until after notice and hearing as required by Town ordinance or the statutes of the State. The presence of a majority of the appointed members shall constitute a quorum and the concurring vote of a majority of the members present shall be necessary to decide on any matter upon which the commission is required to pass.
(Ord. 1268 § 1, 2020; Ord. 1051 §1, 2014; Ord. 934 §1, 2009; Ord. 283 § 1, 1982; Ord. 256 § 4, 1979; Ord. 164 § 4, 1973.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 2ND DAY OF NOVEMBER 2020.
PASSED 2ND READING THE 16TH DAY OF NOVEMBER 2020.
PASSED AND APPROVED THE 7TH DAY OF DECEMBER 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1268 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 2nd day of December 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE K

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1080, 897, 681, 641, 610, 1114, 1079 AND 1052; SECTION 2 OF ORDINANCE NO. 214; AND SECTIONS 10.04.220 AND 10.04.225 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING OVERNIGHT PARKING IN THE PUBLIC PARKING STRUCTURE AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1080, 897, 681, 641, 610, 1114, 1079 AND 1052; Section 2 of Ordinance No. 214; and Sections 10.04.220 and 10.04.225 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

10.04.220 No overnight parking zones.

A. No person shall park a vehicle between the hours of 2 a.m. and 7 a.m. on any parking lot owned, operated, leased, or maintained by the Town, nor on the Teton County Library, and Jackson/Teton County Recreation Center parking lots, nor upon any street designated as a no overnight parking zone as described in Schedule 9 set out in Section 10.04.390 and made a part of this chapter.
B. This subsection shall not apply to the public parking structure at West Simpson Avenue and South Milward Street.

(Ord. _____§ ____, 2020; Ord. 1080 § 1, 2015; Ord. 897 § 1, 2008; Ord. 681 §1, 2001; Ord. 641 § 1, 1999; Ord. 610 § 1, 1998; Ord. 214 § 2, 1977.)

10.04.225 Public Parking Structure at West Simpson Avenue and South Milward Street.

A. No person shall park a vehicle in the public parking structure located at the corner of West Simpson Avenue and South Milward Street for longer than forty-eight (48) consecutive hours, unless parked in spaces designated otherwise by appropriate signage and/or permits, pavement markings or curb markings erected or placed by the Town. Upon having parked up to forty-eight (48) consecutive hours, a vehicle must be vacated from the parking garage for a period of no less than three (3) hours before the vehicle may be permitted to park within the parking garage again. (Ord. _____§ ____, 2020; Ord. 1114 § 1, 2016; Ord. 1079 § 1, 2015; Ord. 1052 § 1, 2014.)
B. No person shall park a vehicle between the hours of 3 a.m. and 7 a.m. on any unroofed portion of the public parking structure from November 1 to April 15. (Ord. _____§ ____, 2020)
C. No person shall park outside the marked lines of a designated parking space so as to obstruct the ability of another vehicle to park in the adjacent parking space. (Ord. _____§ ____, 2020; Ord. 1114 § 1, 2016.)

SECOND READING

D. No commercial vehicle, freight carrying vehicle or trailer shall be parked in the public parking structure. For the purposes of this subsection, a "commercial vehicle" means any vehicle or vehicle combination used in commerce to transport passengers or cargo. (Ord. _____§ ____, 2020; Ord. 1114 § 1, 2016.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:
BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

SECOND READING

ORDINANCE L

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196 AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 6.3.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE AMOUNT OF AFFORDABLE WORKFORCE HOUSING REQUIRED AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of town of Jackson ordinance Nos. 1196 and section 2 of Town of Jackson ordinance No. 1074 (PART) and Sections 6.3.3 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

(See next page)

6.3.3. Amount of Affordable Workforce Housing Required

A. Requirement

Any employee generating development to which this Division applies shall provide at least the amount of affordable workforce housing determined by the following calculations. The calculations vary by the use being proposed and are the function of the size of the proposal. The calculations are based on the analysis found in the Teton County and Town of Jackson Employee Generation Land Use Study (August 22, 2013), as amended, and assume an affordable workforce housing unit houses 1.8 local employees.

Required Affordable Workforce Housing	
Use	Affordable Workforce Housing Units Required
Detached Single-Family Unit (6.1.4.B.) (Non-Local Occupancy, A.8.)	0.000017 * sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Detached Single-Family Unit (6.1.4.B.) (Local Occupancy, A.8.)	0.000017 * sf + (Exp(-16.14 + 1.59*Ln(sf)))/ 2.176
Attached Single-Family Unit (6.1.4.C.), Apartment (6.1.4.D.) (Non-Local Occupancy, A.8.)	0.000017 * sf + (Exp(-14.17 + 1.59*Ln(sf)))/ 2.176
Attached Single-Family Unit (6.1.4.C.), Apartment (6.1.4.D.) (Local Occupancy, A.8.)	0.000017 * sf + (Exp(-14.82 + 1.59*Ln(sf)))/ 2.176
Conventional Lodging (6.1.5.B.), Short-Term Rental Unit (6.1.5.C.)	0.102~~0.204~~ * room
Office (6.1.6.B.)	0.000247 ~~0.000493~~ * sf
Retail (6.1.6.C.), Service (6.1.6.D.), Nursery (6.1.6.H.), Amusement (6.1.7.B.), Adult Entertainment Business (6.1.7.F.)	0.000216~~0.000431~~ * sf
Restaurant/Bar (6.1.6.E.)	0.000599~~0.001197~~ * sf
Mini-Storage Warehouse (6.1.6.G.)	0.000007~~0.000013~~ * sf
Heavy Retail/Service (6.1.6.F.), Industrial Uses (Sec. 6.1.9.), Transportation/ Infrastructure Uses (Sec. 6.1.10.)	0.000123~~0.000246~~ * sf
Outdoor Recreation (6.1.3.C.), Developed Recreation (6.1.7.D.), Outfitter/Tour Operator (6.1.7.E.), Institutional Uses (Sec. 6.1.8.)	independent calculation

1. Schedule and Calculator Available. A schedule of the requirement for employee generating development of various sizes and a calculator to use in determining the requirement are both available in the Administrative Manual. The residential requirement is a logarithmic equation because there is an exponential relationship between the size of a unit and the number of operations and maintenance employees generated.

2. Use Not Listed. For uses not listed, the Planning Director shall either find a use comparable to the proposed employee generating development and utilize the comparable calculation, or require the applicant to conduct an independent calculation pursuant to 6.3.3.B. to determine the requirement.

3. Expansion. In the case of an expansion to an existing building or use (6.3.2.A.1.), the amount of affordable workforce housing required shall be calculated based on the difference between the requirement for the proposed and existing employee generating development.

EXAMPLE: A 5,000 sf office building proposing to add 1,500 sf would be required to provide 0.37~~0.74~~ affordable workforce housing units

(0.000247~~0.000493~~ * 6,500 - ~~0.000493~~0.000247 * 5,000 = ~~0.74~~0.37). A 3,000

sf detached single family home proposing to add 500 sf would be required to provide 0.017 affordable workforce housing units ((0.000017 * 3,500 + Exp(-15.49 + 1.59*Ln(3,500))/2.176) - (0.000017 * 3,000 + Exp(-15.49 +

4. Change of Use. In the case of a change of use, the amount of affordable workforce housing required shall be the difference between the requirement for the proposed use and the requirement for the existing use (6.3.2.A.1.)

EXAMPLE: A proposal to use a 2,000 sf retail space as an office would be required to include ~~0.124~~ 0.062 affordable workforce housing units (~~0.000493~~ 0.000247* 2,000 - 0.000216~~0.000431~~ * 2,000 = ~~0.124~~ 0.062).

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall

be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

STAFF REPORT

Meeting Date:	December 7, 2020	**Meeting Title:**	Regular Meeting
Submitting Department:	Community Development	**Presenter:**	Paul Anthony
Agenda Item:	Second Reading Ordinances M – T: Historic Preservation/Town Square LDR Update	**Public Comment:**	Yes

Purpose & Policy Considerations.
To approve at Second Reading Ordinances M to T to 1) update the Town of Jackson's LDRs for Character District 1: Town Square; 2) establish a new historic preservation program and associated zoning tools to protect historic resources throughout the Town, and 3) amend the Town of Jackson Municipal Code, Div. 15.38 Demolition Standards. Later in the process at Third Reading the Council will also be asked to approve a resolution to add an appendix to the existing Town Design Guidelines that includes the new Historic Preservation Design Guidelines and Downtown Design Guidelines to protect 'western character.'

Requested Action.
To approve at Second Reading Ordinances M to T as follows:

1. **Ordinance M: Historic Preservation Program —** Amend the text of the LDRs to add new Division 5.9 Preservation of Historic Resources that establishes all key elements and requirements of the historic preservation program;
2. **Ordinance N: Historic Preservation Standards —** Amend the text of various sections in the LDRs related to historic preservation to ensure consistency and full implementation of the proposed LDR program for historic preservation.
3. **Ordinance O: Historic Preservation Procedures —** Amend the text of the LDRs to add new Section 8.5.6 Designation Process for Jackson Historic Register, Section 8.5.7 Exterior Alterations to Properties on the Jackson Historic Register, and Section 8.5.8 Repositioning and Relocation of Properties on the Jackson Historic Register, that establish new and necessary procedures for historic preservation;
4. **Ordinance P: Housing Mitigation —** Add incentives for historic structures from housing mitigation standards.
5. **Ordinance Q: Teton County Historic Preservation Board —** Add 'duties and responsibilities' section to clarify role of TCHPB in the LDRs
6. **Ordinance R: Definitions —** Add various new definitions to Div. 9.5 Definition of LDRs
7. **Ordinance S: Downtown Core / Town Square Zones —** Amend the text of the LDRs to add new development standards for the three proposed new zones (Town Square-1 (TS-1), Town Square-2 (TS-2), and Downtown Core-2 (DC-2)) and delete current Urban Commercial (UC), Town Square (TS, and Downtown Core (DC) zones.
8. **Ordinance T: Municipal Code 15.38 Demolition —** revises standards related to the demolition of historic structures and the TCHPB's advisory role in reviewing demolition permits.

Resolution (to be approved at <u>Third</u> Reading): At Third Reading of the ordinances, Staff will request the Council to approve a Resolution to add an Appendix to the current Town Design Guidelines to add new Historic Preservation Design Guidelines and Downtown Design Guidelines to protect "western character" in the Town Square area.

Recommendation.
The Planning Director recommends approval of the proposed Ordinances M to T for Second Reading as presented in this staff report.

Analysis

The Council approved Ordinances N through T at First Reading for the Town Square / Historic Preservation LDR update on November 16, 2020, with the following one change:

1. To add a provision in the Administrative Adjustment section to allow the reduction or waiver of the 3rd-story stepback requirement for properties that have used a historic preservation incentive. This change was made in response to a request from the owners of the Café Genevieve block development parcel but the provision applies to any property that qualifies.

Staff made the above requested change (see Sec. 8.8.1.b.13 for proposed text).

Procedural Note: As noted by staff in the staff report for First Reading, it has come to staff's recent attention that the Teton County Board of Commissioners (BCC) would like an opportunity to better understand the expanded role the TCHPB is proposed to take under the LDR update. Representatives of the TCHPB met with the BCC after the Council's initial approval of the LDR update on October 19 and it appears that there might be some BCC concerns about whether it is appropriate for the TCHPB, as a County-created board, to take on the proposed additional duties in the Town historic preservation program.

Based on this feedback staff proposes that we modify the ordinance reading process as follows: Instead of proceeding with the three ordinance readings in quick succession, the Council would approve all the ordinances at First and Second reading at its discretion as scheduled (Nov. 16 and Dec. 7, respectively), but then pause before the Third Reading scheduled for December 21 to allow staff and the TCHPB an opportunity to get on the January 4, 2021, JIM meeting to discuss with the BCC any concerns they may have. Then, based on the BCC feedback, we either proceed to Third Reading with the current version unchanged or, if changes are necessary based on BCC input, we go back to First Reading and go through the ordinance process again. Either way, staff is recommending a schedule that would postpone final approval of the LDR update until some time in early 2021. This would mean too that the new Council with two new members would provide the final approval on the LDR update. While this delay is not ideal, we believe it to be the best option at this time. If Council has any questions about this proposed new schedule, staff would be happy to discuss further.

Alternatives (Optional).

Not applicable

Comprehensive Plan & Priority Alignment.

This proposed LDR update is the next installment in the Town's effort to update all of the zone districts in the LDRs to be consistent with the 2012 adoption of the Jackson/Teton County Comprehensive Plan (Comprehensive Plan). Please see Finding #2 in Item A below for more on consistency of the map and amendments with the goals of the Comprehensive Plan.

Item A – Zoning Map Amendment for TS-1, TS-2, and DC-2 zones, and the Town Center Design Overlay (P20-167): Pursuant to Section 8.7.2.D the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs.*

Complies. Staff finds that this request to amend the Official Zone Map is intended to update and replace existing legacy zones in the Town Square area (Comprehensive Plan Character District 1) that are outdated and need to be updated to be consistent with the 2012 Comprehensive Plan. In addition, the Town center Design Overlay provides much needed design guidelines to protect the 'western character' of the Town Square area. The proposed new zones and design guidelines are formatted to be consistent with the format in the current LDRs and Design Guidelines and so will be easier to understand and locate within the context of the full LDRs.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

District 1: Town Square: The Town Square District is the historic center of Jackson Hole and the central gathering space for residents and visitors alike. The district is home to iconic buildings and public spaces, including the Cowboy Bar, George Washington Memorial Park (the "Town Square"), and the sawtooth building profiles surrounding the Town Square. Preserving the existing western character and heritage found in the buildings and public spaces in this district will be key to maintaining the existing character. The district is the center of the visitor experience in Town and plays an important role in defining our community's western heritage and overall community identify. A future goal of the district is to have visitors and residents visit the area more often and stay longer, increasing the vitality of the area and supporting the local economy. To support this goal, commercial uses that create an active and engaging pedestrian experience, will be located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. In the future, the district will be the center of a Downtown Retail Shopping District, and as such office, residential and lodging uses will be predominantly located on upper floors. Future community reinvestment in the district will create great public spaces and amenities for residents and visitors alike. This investment will not only create a positive visitor experience that supports our local economy, but will also continue the tradition of the Town Square as the gathering place for our community. The district will continue to be the center of community life, hosting a variety of events and community celebrations for residents and visitors. The temporary closure of streets, parking lots, parks and other public spaces will be encouraged to support such events. In addition, the community should consider the temporary and permanent closure of some streets to vehicles in order to create a vibrant pedestrian environment. Moving forward, the community will take great care and consideration in all future planning and redevelopment in the district.

Complies. The proposed map rezone and new overlay zone do not propose any physical development but they do propose text changes that include new development standards, procedures, and design guidelines to modernize and encourage the type of development that will create a vibrant, retail-oriented, walkable, year-round Town Square. These proposed changes will simultaneously maintain and enhance the traditional western character of the area which are the reasons so many people want to visit downtown Jackson. In particular, by proposing the community's first comprehensive program to protect historic resources, the proposed amendments will help to strengthen the unique identity of Jackson's downtown and protect it against the strong redevelopment pressures that are likely to impact our community for the foreseeable future.

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

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

Complies. By modernizing our standards for development and providing new design guidelines to protect historic structures and western character, the proposed zoning map amendments and associated text amendments will significantly enhance the future viability of the downtown area as the economic center of the region. The proposed amendments will clarify the rules for development and provide important incentives for landowners to maintain the historic integrity of the community in ways that will enhance our cultural assets and tourist-based economy.

4.2.c: Create vibrant walkable mixed use subareas

Complies. While there is no physical development proposed in this project, the proposed zoning map changes and incentives will provide clear and innovative tools to encourage well-designed mixed-use development that is walkable and enjoyable to experience.

4.2.d: Create a Downtown Retail Shopping District

Complies. While a formal Downtown Retail Shopping District is not proposed in this project, the proposed zoning map amendments and associated text amendments will help to increase the quality of design and function for new retail structures in the downtown area that should result in a more sustainable retail environment in the long term.

4.2.e: Protect the image and function of Town Square

Complies. By modernizing our standards for development and providing new design guidelines to protect historic structures and western character, the proposed zoning map amendments and associated text amendments will significantly enhance the unique image of Jackson that is known nationally and internationally. The proposed amendments will also clarify the rules for development within the new zones and provide important incentives for landowners to provide fully functional sidewalks and streetscape environments that will encourage tourists to have a safe and enjoyable experience visiting the Town Square area and encourage them to come again.

4.2.f: Maintain lodging as a key component in the downtown

Complies. While lodging is not allowed in the TS-1 zone, it is allowed in the TS-2 and DC-2 zones and the proposed zoning map amendments and associated standards should help to maintain and enhance a vibrant downtown visitor experience that will encourage visitors to stay downtown for the convenience of all the amenities and activities available in the downtown.

4.4.a: Maintain and improve public spaces

Complies. The proposed zoning map amendments and associated standards provide requirements for 'pedestrian frontages' (sidewalks) that are usually located within the Public ROW. By encouraging the development of fully functionals and safe streetscapes, the proposed amendments will significantly improve these very important public spaces.

4.4.c Continue traditions and community events

Not applicable.

4.5.a: Identify and preserve historically significant structures and sites

Complies. A central feature of the proposed zoning map amendments and associated text amendments is the creation of a new overlay to protect traditional, western character (Town Center Design Overlay) and a comprehensive historic preservation program. The program applies within the proposed new zones and establishes a new official list of historic structures, as well as regulatory and financial incentives to help protect historic structures. In addition, new design guidelines to protect listed historic properties are proposed. These changes would greatly increase the community's commitment to protecting our heritage and cultural assets.

Common Value 3: Quality of Life

6.2.a: Enhance tourism as the basis of the economy

Complies. By modernizing our standards for development and providing new design guidelines to protect historic structures and western character, the proposed zoning map amendments and associated text amendments will clearly identify and enhance the downtown as the tourist center of the region.

6.3.a: Ensure year-round economic viability

Complies. The proposed zoning map amendments and associated text amendments will significantly enhance the pedestrian experience and unique image of Jackson that is known nationally and internationally and will create a safe and functional visitor experience that can be enjoyed in all seasons by local and tourists alike.

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

Complies. The proposed map amendments and associated text amendments are intended to create a more sustainable, pedestrian-friendly, and mixed-use downtown experience that includes visitor-oriented retail, lodging, restaurants, and residential uses. These uses will encourage activity throughout the day and in all seasons in ways that will support alternative transportation modes, such as buses, biking, and walking.

3. *Is necessary to address changing conditions or a public necessity.*
   Comply. The fundamental reason for the proposed zoning map amendments and associated text amendments is to update the Town Square area zoning to be consistent with the updated vision in the Comprehensive Plan adopted in 2012. This new vision (especially with regard to the need for historic preservation) and legal necessity are, again, the impetus for the map update.

4. *Is consistent with other adopted Town Ordinances.*
   Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

Item B: Amendment to LDR Text (P19-095): Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. ***Is consistent with the purposes and organization of the LDRs;***

Complies. Staff finds that the proposed text amendment request is intended to update and replace the development standard in the existing legacy zones in the Town Square area (Comprehensive Plan Character District 1) that need to be updated to be consistent with the 2012 Comprehensive Plan. The proposed text amendments are formatted to be consistent with the new format in the LDRs and Design Guidelines and so will be easier to understand and locate within the context of the full LDRs.

2. ***Improves the consistency of the LDRs with other provisions of the LDRs;***
   Complies. The proposed text amendments are formatted to be consistent with the new format in the LDRs and so the proposed new standards will be easier to understand and locate within the context of the full LDRs.

3. ***Provides flexibility for landowners within standards that clearly define desired character;***
   Complies. The proposed text amendments provide a variety of zoning incentives designed to provide regulatory relief and financial opportunities to encourage landowners to maintain and preserve their historic resources over the long term. In addition, the proposed design guidelines for both historic preservation and western character provide alternative methods for compliance that try to recognize the reality that many properties have unique factors and constraints and that design solutions need to respond appropriately to these factors in clear but flexible ways.

4. ***Is necessary to address changing conditions, public necessity, and/or state or federal legislation;***
   Complies. The fundamental reason for the proposed LDR amendments is to update the Town Square area zoning to be consistent with the updated vision in the Comprehensive Plan adopted in 2012. This new vision (especially with regard to the need for historic preservation) and legal necessity are, again, the impetus for the LDR update.

5. ***Improves implementation of the Comprehensive Plan; and***
   Complies. Staff finds that this text amendment request is intended to update and replace the development standard in the existing legacy zones in the Town Square area (Comprehensive Plan Character District 1) that are outdated and need to be updated to be consistent with the 2012 Comprehensive Plan.

6. ***Is consistent with other adopted Town Ordinances.***
   Complies. The proposed text amendments do not conflict with any other Town Ordinances.

Item C: Amendment to Demolition Permit (P20-168): There are no required findings for amendments to the Jackson Municipal Code. Such amendments require proper legal notice, a public hearing by the Town Council, and three readings of the ordinance for adoption.

Attachments or Links.

1. Ordinance M: Historic Preservation Program
2. Ordinance N: Historic Preservation Standards
3. Ordinance O: Historic Preservation Procedures
4. Ordinance P: Housing Mitigation
5. Ordinance Q: Teton County Historic Preservation Board
6. Ordinance R: Definitions
7. Ordinance S: Downtown Core / Town Square Zones
8. Ordinance T: Municipal Code 15.38 Demolition

Suggested Motions.

1. I move to approve Ordinance M: Historic Preservation Program to amend the Town Land Development Regulations at Second Reading.
2. I move to approve Ordinance N: Historic Preservation Standards to amend the Town Land Development Regulations at Second Reading.
3. I move to approve Ordinance O: Historic Preservation Procedures to amend the Town Land Development Regulations at Second Reading.
4. I move to approve Ordinance P: Housing Mitigation to amend the Town Land Development Regulations at Second Reading.
5. I move to approve Ordinance Q: Teton County Historic Preservation Board to amend the Town Land Development Regulations at Second Reading.
6. I move to approve Ordinance R: Definitions to amend the Town Land Development Regulations at Second Reading.
7. I move to approve Ordinance S: Downtown Core / Town Square Zones to amend the Town Land Development Regulations at Second Reading.
8. I move to approve Ordinance T: Municipal Code 15.38 Demolition to amend the Town Municipal Code at Second Reading.

ORDINANCE M

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND ARTICLE 5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PRESERVATION OF HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 2 of Town of Jackson Ordinance No. 1074 (PART) and Article 5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Div. 5.9. Preservation of Historic Properties

5.9.1 Purpose:

The Town of Jackson has a wide range of historic properties. The Town Council and the citizens of Jackson find that these properties are worthy of protection and recognition. The purpose of this Division is to:

A. Effect and accomplish the protection and preservation of the town's architecture, culture, and heritage as embodied in historic properties by appropriate regulations and incentives;
B. Enhance property values and stabilize neighborhoods with historic properties;
C. Establish the Jackson Historic Register listing of historic buildings, structures, sites and objects; and
D. Establish a mechanism whereby incentives for historic preservation may be made available.
E. Establish Historic Preservation Design Guidelines to ensure future development and redevelopment maintains and enhances the historic integrity of protected structures.

5.9.2 Establishment of Jackson Historic Register

A. The Town Council hereby establishes the Jackson Historic Register.
    1. Properties designated in the Jackson Historic Register shall be known officially as a Registered Historic Resource to recognize that the property is of special historic significance in the Town of Jackson.
    2. Properties may be listed in the Jackson Historic Register only if such property has been so designated pursuant to the procedures in Sec. 8.5.6.
    3. All properties listed in the National Register of Historic Places are eligible for the Jackson Historic Register but are not designated until approval, pursuant to this section, is obtained.

5.9.3. Applicability

This Division shall apply to all structures designated as a Registered Historic Resource as established in this Division. The provisions in this Division apply to Registered Historic Resources as follows:

A. The provisions in this Division are mandatory for a Registered Historic Resource once the property is listed voluntarily by the landowner, as specified below.
B. All properties listed on the Jackson Historic Register shall comply with the Historic Preservation Design Guidelines incorporated into the Town Design Guidelines (see Appendix A in the Town Design Guidelines).
C. For a Registered Historic Resource that utilizes a development incentive in Section 5.9.6., the provisions in this Division are mandatory in perpetuity or apply as otherwise stated in the LDRs;

i. For a Registered Historic Resource that does not utilize a development incentive in Section 5.9.6. or other financial incentive (e.g., state or federal), the landowner may opt out of the Registered Historic Resource designation at any time with proper notice to the Town as provided in this Division.

D. Structures of Merit: This Division does not apply to Structures of Merit, except for Sec. 5.9.5.

5.9.4 Designation Criteria to the Jackson Historic Register

Below are the criteria to designate a property to the Jackson Historic Register. Registered Historic Resources shall meet all three general designation criteria (A, B, and C) listed in this section. Under Criterion B, "Historic Significance," a Registered Historic Resource shall meet a minimum of two of the specific categories listed.

A. Age. Individual properties shall be at least 50 years old. However, a property may be exempted from the age standard if Council finds it to be exceptionally important.
B. Historic Significance. Properties shall be found to have historic significance in these categories in order to be considered for designation:
    1. Association with events that have made a significant contribution to history;
    2. Connection with persons significant in history;
    3. Distinctive characteristics of a type, period, method of construction, or artisan;
    4. Geographic importance; and/or
    5. Possibility to yield important information related to prehistory of history.
C. Integrity. In addition to having historic significance as outlined above, a property must be found to retain sufficient integrity. All properties shall be evaluated for their physical integrity by using the National Register bulletins to evaluate the following criteria:
    1. Location
    2. Design
    3. Setting
    4. Materials
    5. Workmanship
    6. Feeling
    7. Association

5.9.5 Structures of Merit

A. General
    1. A list of Structures of Merit is hereby established. The purpose is to recognize properties of historic significance that have not been formally designated to the Town's Historic Register. No regulation of the property as identified for properties on the Town's Historic Register applies to these properties.
B. Identification
    1. Structures of Merit are identified through professional surveys conducted by or with the assistance of the Teton County Historic Preservation Board (TCHPB)
    2. The Planning Director shall formally accept the Structures of Merit list as annually presented and periodically updated by the TCHPB.
    3. The TCHPB shall notify in writing all owners of a property listed as a Structure of Merit.
C. List of Structures of Merit

    1. The TCHPB shall maintain an up-to-date List of Structures of Merit, which shall be made publicly available.
    2. If a property on the List of Structures of Merit is subsequently designated to the Town's Historic Register, it shall then be removed from the List of Structures of Merit.

5.9.6 Incentives for Historic Preservation

A. Purpose

In recognition that requirements in the LDRs can be a barrier to the preservation of historic resources, this section provides zoning incentives to property owners. The intent is to provide financial incentives and regulatory flexibility to avoid the demolition of historic properties and to encourage context-sensitive reinvestment in and redevelopment of historic properties. Toward this end, this section provides zoning-related incentives for Registered Historic Resource properties.

B. Historic Preservation Easement Required for Certain Incentives

In order to ensure that certain incentives result in the long-term preservation of the Registered Historic Resource, these LDRs identify certain high-value incentives that can only be used if the owner concurrently records an historic preservation easement to protect the historic property in perpetuity. This preservation easement shall be held by the Teton Historic Preservation Foundation or other qualified entity. Where the LDRs do not clearly require the recordation of a preservation easement for the use of an incentive, no such requirement shall be imposed by the Town.

C. Incentives Available to a Registered Historic Property

The incentives in this section are available only to a Registered Historic Property. Many of the incentives listed in this section are located in other parts of the LDRs. In such cases, only a reference to the appropriate LDR section is provided here so the referenced section must be reviewed to find the full incentive. In other cases, the full incentive is provided in this section. In addition, outside of the LDRs, incentives for historic preservation are also available in Chapter 12 of the International Existing Building Code and through federal and state programs (see National Register of Historic Places).

1. Nonconforming Structures.

   a. Registered Historic Resource properties are allowed to increase existing nonconformities on expansions by matching existing setbacks, height, and other dimensional standards (see Sec. 1.9.2.B.1. for full text).

   b. Registered Historic Resource properties are exempted from the 20% limitation on expansion of nonconforming structures (see Sec. 1.9.2.B.3.b for full text).

   c. Registered Historic Resource properties are exempted from the limitation on replacing (and expanding) nonconforming structures (see Sec. 1.9.2.B.4.a for full text).

2. Flexibility in the Applicability of Development Standards

   a. Administrative Adjustment

      a. Structure Setbacks and Site Development Setbacks. The Planning Director may establish a lesser structure setback or site development setback of greater than 20% for a Registered Historic Resource property based on compelling information from the applicant that the lesser standard is necessary to meet the goals of this Division and will protect the character of the adjacent properties and neighborhood (see Sec. 8.8.1.B.2).

      b. The protection of a Registered Historic Resource is one justification for approving an Administrative Adjustment to provide additional flexibility for parking, LSR, setbacks, and other important standards (see Sec. 8.8.1.C.2.b for full text).

3. FAR exemption
    a. Any floor area within Registered Historic Resource structure does not count as floor area for the purpose of calculating the maximum allowed floor area (FAR) on a property. Floor area within additions made to the Registered Historic Structure subsequent to listing on the Register do not qualify for this exemption.
    b. An addition to a Registered Historic Resource structure does not count as floor area for the purpose of determining development review thresholds in each zone district (i.e., see subsection. B.10 in each zone district).
    c. A residential unit(s) that is a Registered Historic Resource structure, or that is contained within such a structure, shall not count as a dwelling unit for the purpose of maximum density limitations.
4. Minimum Lot Size
   The minimum lot size limit on a property with a structure listed on the Jackson Historic Register may be eliminated for the purpose of separating the historic property on an individual lot. However, all resulting lots shall meet all applicable requirements of the LDRs with the exception that the Registered Historic Resource may be as close as 5' from any newly created rear setback. In addition, the Registered Historic Resource shall be protected in perpetuity on the lot (repositioning allowed) by the recordation of an historic preservation easement.
5. Workforce Housing Mitigation
    a. Uses within a Registered Historic Resource are exempt from the affordable workforce housing mitigation requirements in Div. 6.3 (see Sec. 6.3.2.C.3 for full text).
    b. Any addition to a Registered Historic Resource that receives approval of a Certificate of Appropriateness shall be exempt from the affordable workforce housing mitigation requirements in Div. 6.3 (see Sec. 6.3.2.C.3 for full text)
    c. For any property with a Registered Historic Resource, the landowner may transfer or sell any unused housing mitigation credits to another property in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone. To calculate the amount of the credit, the Town will assume the following: 1) for a residential zone, the credit assumes 100 percent Detached Single-family development; 2) for a mixed-use zone, the credit 100% Retail development.

       Example: For a 7,500 sf property with a 1.3 FAR and existing 1,500 sf historic structure, the housing mitigation credit would be calculated as follows: 9,750 sf (total FAR) sf of credit available to be transferred (i.e., floor area of existing historic structure is not counted). This 9,750 sf now needs to be converted to a mitigation requirement assuming 100% Retail development. Using the Town's workforce housing calculator, this yields a total credit of approximately 4.2 mitigation units.

6. Transfer of Development Rights (TDR) for Historic Preservation

   Properties with a Registered Historic Resource may transfer or sell unused floor area (Transferred Floor Area) to another eligible property according the standards in this subsection.

    a. Requirements for 'Sending' properties

       A 'Sending' property is one that meets all of the following criteria:

i. The property must contain a Registered Historic Resource, except in the case of a secondary transfer of an TDR where a qualified Receiving site (i.e., a site that has already received an approved TDR) then wants to re-transfer or re-sell the TDR to another eligible Receiving site.
ii. The property must be located in the Town and may be located in any zone district.
iii. The property must have unused floor area available for transfer to another property. Unused floor area is calculated by subtracting the total amount of existing floor area on the site (not including designated historic structures) from the maximum allowed floor area as determined by the base FAR.

[EXAMPLE: On a property with a 2,000 sf historic structure and 1,500 sf non-historic structure, and where a total of 5,000 sf of development is allowed by the base FAR (i.e., without the use of any floor area bonuses), the property would be eligible to transfer 3,500 sf of floor area to a qualified receiving site].

b. Requirements for 'Receiving' properties

A 'Receiving' property must meet all of the following criteria:

i. The property must be located in the DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone in the Town;
ii. No variance to any development standard is required to accommodate the transferred floor area;
iii. The property must not have significant environmental or developmental constraints, such as being in the Natural Resource Overlay (NRO), the Natural Hazards Overlay, or similar hazards.
iv. No additional significant public infrastructure improvements paid by the Town are needed to accommodate the Transferred Floor Area.

c. General requirements and rules of TDR program

i. Prior to the transfer of any Transferred Floor Area, the owner of the sending property must apply for a Zoning Compliance Verification (ZCV) from the Town Planning Department to verify the amount and type of floor area available to be transferred from the Sending site and to verify that the intended Receiving site is eligible to receive a TDR.
ii. The sale or transfer of the floor area is a private transaction to be agreed upon by the affected landowners. The Town is not involved in determining the value or price of any Transferred Floor Area.
iii. Transferred Floor Area shall not count as FAR on the Receiving site.
iv. A Sending property in a residential zone may only transfer residential floor area.
v. A Sending property in a mixed-use zone may transfer either residential or non-residential floor area, at the landowner's discretion, provided it is allowed as a Basic Use. Floor area allowed as a Conditional Use or Special use cannot be transferred;
vi. Transferred Floor Area that has been transferred legally to an eligible Receiving site may be transferred again to another eligible Receiving site (i.e., the receiving site becomes a sending site) subject to the requirements of this section. This process may be repeated as many times as necessary to transfer floor area to a site intended for development.

vii. Transferred Floor Area does not expire and there is no deadline by which time the floor area must be used. Purchasers of Transferred Floor Area, however, may voluntarily expire or retire the transferred development rights by filing an instrument in the County Clerk's office that shall be signed by the Planning Director and clearly documents the location and development rights that are to be expired.

viii. In the CR-3 zone, buildings with a fourth story and 48' in height are allowed provided that the fourth story is equal to the amount of Transferred Floor Area transferred to the site using the TDR program (see Sec. 2.2.13.E.7 for full text).

ix. The designated historic resource on a Sending property may be repositioned on the Sending site consistent with the requirements of Sec. 8.5.8, but if it is moved to another site the original Sending site must comply with the retroactive requirements in Sec. 5.9.6.D.

d. Documentation required to transfer floor area under the TDR program

All Transferred Floor Area under the TDR program shall comply with the following requirements.

i. A Sending property that uses the TDR incentive shall record an historic preservation easement on the Sending property that not only preserves the Registered Historic Resource in perpetuity but clearly records the amount and type of Transferred Floor Area and the location of the Receiving site.

ii. Both the Sending property and the Receiving property shall separately record a deed restriction in the County Clerk's office that clearly identifies the following: a) the owner(s) of the Sending and Receiving properties; b) the amount and type of Transferred Floor Area, c) the amount of floor area remaining on the Sending site (Sending site only), d) a description of the Registered Historic Resource on the sending site being protected; and e) any other information necessary to provide clear notice to future property owners and the Town regarding the status of future development potential on each property.

iii. The required TDR deed restrictions on both the Sending and Receiving properties shall state that the Registered Historic Resource shall be protected in perpetuity and that an historic preservation easement has been concurrently recorded on the Sending property as required by the LDRs.

iv. The required TDR deed restrictions on both the Sending and Receiving properties shall be recorded prior to issuance of any building permit that includes use of Transferred Floor Area.

v. The required deed restriction on both the Sending and Receiving properties shall be signed by the Planning Director. Deed restrictions without the Planning Director's signature shall invalidate any related TDR transactions.

vi. When an owner of a Receiving property proposes to subdivide a property with unused Transferred Floor Area from the TDR program, the owner shall clearly allocate the unused Transferred Floor Area to the newly created lots or units prior to approval of the plat.

7. Vesting of Transferred Floor Area

Floor area that is purchased or otherwise transferred through the TDR program does not guarantee a development right or create a vested right on the Receiving site. The transferred

floor area is vested only after an approved development permit or building permit is issued that includes the TDR floor area and demonstrates that it can fit on the Receiving site while complying with all applicable LDRs.

C. Retroactive Requirement

When an incentive in this Division is used for a Registered Historic Resource but the Registered Historic Resource is subsequently removed physically or is no longer designated on the Jackson Historic Register, the benefiting property owner will be responsible to retroactively comply with, either through payment or performance, the LDR requirement that was relaxed or exempted.

5.9.7 Maintenance of Registered Historic Resource

A. The Town Council intends to preserve from deliberate or inadvertent neglect the exterior portions of a Registered Historic Resource and all interior portions thereof whose maintenance is necessary to prevent deterioration of any exterior portion. No owner, lessee, or occupant of any Registered Historic Resource shall fail to prevent significant deterioration of the exterior of the building, structure, object, or special feature beyond the condition of such Registered Historic Resource on the effective date that the property was listed on the Jackson Historic Register.
B. No owner, lessee, or occupant of any Registered Historic Resource shall fail to comply with all applicable provisions of these LDRs.
C. Prior to beginning any enforcement action for failure to maintain the Registered Historic Resource, the Town shall notify the owner of the need to repair, maintain, or restore such property; shall assist the owner in determining how to preserve such property; and shall give the owner a reasonable time to perform such work.
D. Unsafe or Dangerous Conditions Exempt. Nothing in this section shall be construed to prevent any measures of construction, alteration, removal, or demolition necessary to correct an unsafe or dangerous condition of any Registered Historic Resource, or parts thereof where such condition is declared unsafe or dangerous by the Town and where the proposed measures have been declared necessary by the Town to correct the condition, as long as only such work that is absolutely necessary to correct the condition is performed. Temporary measures may be taken without first obtaining a Certificate of Appropriateness under this ordinance, but a certificate is required for permanent construction, alteration, removal, or demolition.

5.9.8 Enforcement

Registered Historic Resource properties are designated only with the consent of the property owner, thus the provisions of this Division are enforced through the Design Guidelines for as long as the property is a Registered Historic Resource or, where an historic preservation easement was required, the provisions of this Division shall apply in perpetuity.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE N

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1199, 1197, 1196, 1154; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTIONS 1.9.2, 2.2.13.E, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 AND 8.10.4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HISTORIC PROPERTY PHYSICAL DEVELOPMENT, APPEARANCE AND SITING AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1199, 1197, 1196, 1154; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Sections 1.9.2, 2.2.13.E.7, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 and 8.10.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

1.9.2. Nonconforming Physical Development

A. Applicability

Nonconforming physical development is declared generally incompatible with the character of the zone or overlay in which it is located. This Section shall apply to lawful physical development (other than signs) that does not meet the physical development standards applicable to the zone or overlay. Physical development standards applicable to all zones are found in Article 5. Physical development standards applicable to specific zones are found in Subsection B of the zone-specific sections found in Article 2.- Article 4.

B. Maintenance, Alteration, Expansion, and Replacement

Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

1. No Increase in Nonconformity. Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming Detached Single-Family Unit or property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register ~~designated historic structure~~ that is nonconforming as to height may be the same height as the existing nonconforming house or historic ~~house~~structure).

2. Maintenance and Alteration. A nonconforming physical development may be maintained or altered.

3. Expansion. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming.

The following exceptions shall apply to this limit on expansion.

a. Detached Single-Family Unit. This standard shall not limit the expansion of a Detached Single-Family Unit.

b. Jackson Historic Register ~~Historic Buildings~~. This standard shall not limit expansion of a property listed on the Jackson Historic Register ~~a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant~~.

4. Replacement. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon willful demolition of any structural support for the portion of the physical development that is nonconforming. Except that this subsection shall not prohibit any of the following.

a. Jackson Historic Register ~~Detached Single-Family Unit~~. This standard shall not limit the ~~expansion~~ replacement of a property listed on the Jackson Historic Register ~~Detached Single-Family Unit~~.

Sec. 2.2.13.E.7 ~~[Commercial Residential – 3 (CR-3) District]~~

7. Additional Height and Story for Historic Preservation TDR Program
   A 48' maximum height and a fourth story are allowed provided that the fourth story is equal to the amount of floor area transferred to the site per the TDR program. The transferred floor area is subject to all other applicable LDR requirements.

Division 4.5 Overlay Zones

4.5.1 Downtown Design Overlay

A. Purpose

The Town of Jackson is a small, western town located in the heart of the Rocky Mountains. Settled originally as a cowboy town with dude ranches, Jackson has grown into a national and international destination known for its small town, western charm and access to the West's best scenery, wildlife, art life, and recreational opportunities. The Town Council and the citizens of Jackson find that the Town Square area is the recognized economic and visitor heart of the community and is worthy of protection and recognition. The purpose of this Division is to:

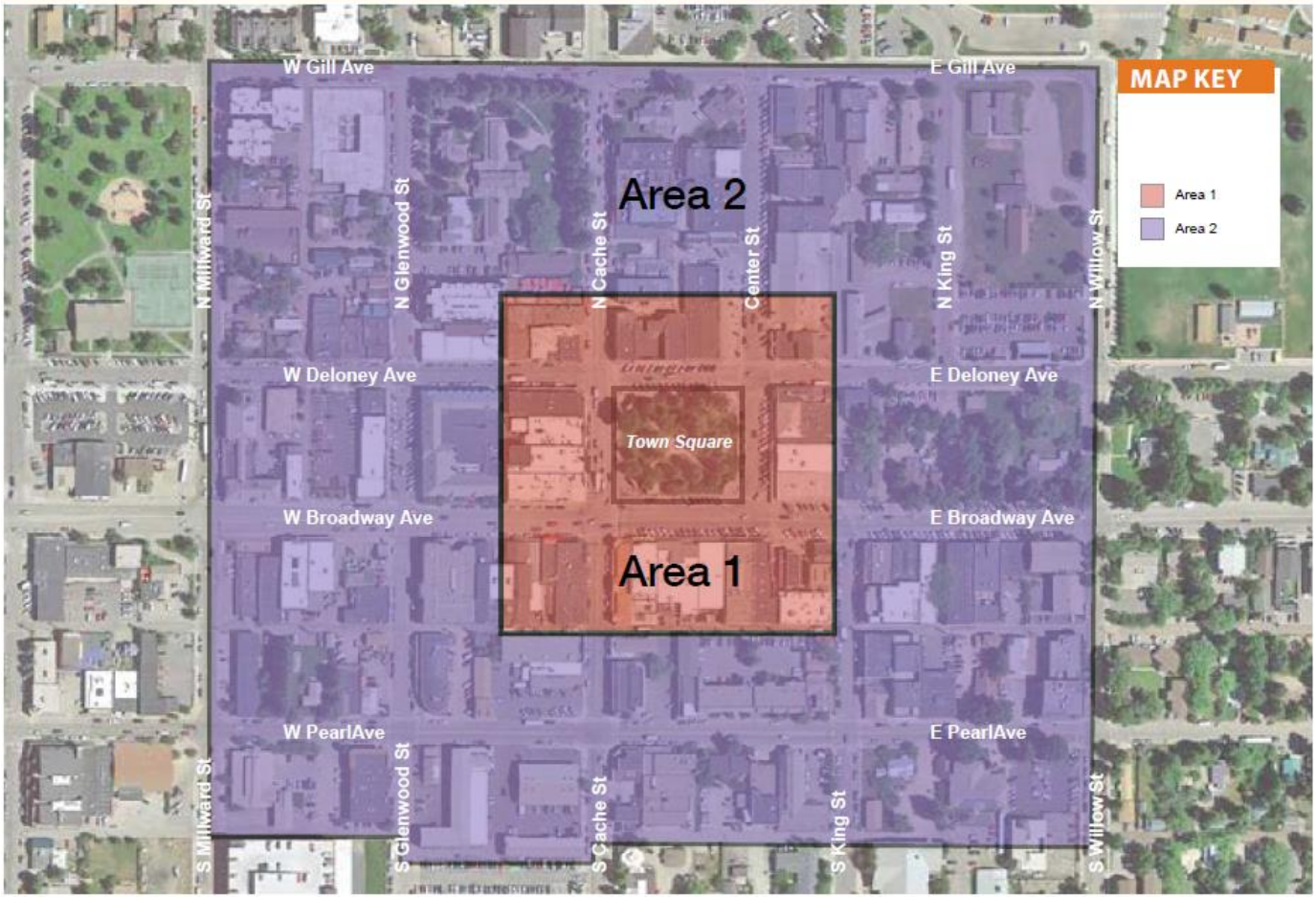
1. Effect and accomplish the protection and preservation of the Town Square area's 'western character' by establishing a Downtown Design Overlay (DDO) as shown in the adopted overlay map below;
2. Establish the Historic Preservation Design Guidelines to ensure that future development and redevelopment in the Town Square area is architecturally compatible with the traditional building features and desired future character of the overlay area;
3. Provide clear direction to property owners within the DDO regarding the expected materials, scale, architectural treatments, pedestrian facilities, and review process for design review within the DDO.
4. Enhance property values, protect historic structures, and stabilize the character of the Town Square area to respect previous and future investments in the DDO area.

B. Applicability

The Town Council hereby establishes the DDO as shown in the overlay map below. The requirements of the DDO apply to all new development or redevelopment located within the DDO that meet the applicability requirements for review in Sec. 5.8.1. The DDO is divided into the following subareas:

1. **Area 1:** This area encompasses the properties directly facing the Town Square, including across all four intersections. This area is considered to be the Town Square 'proper' and includes some of the community's most iconic attractions so has the highest level of 'western character' design guidelines.
2. **Area 2:** This area encompasses all areas not included in Area 1 but within the DDO boundary. This area is immediately adjacent to the iconic Town Square and so, while critical to supporting the character of the Town Square, is secondary in importance to the visitor experience and so can have a more flexible level of 'western character' design guidelines.

Town Center Design Overlay Map



C. Downtown Design Guidelines

To implement the purposes of the DDO the Council hereby establishes the Downtown Design Guidelines (see Appendix in the Town Design Guidelines). These guidelines are adopted by resolution and incorporated into the existing Town Design Guidelines. New development in the DDO must comply with the Downtown Design Guidelines per the applicability requirements in Sec. 4.5.1.B.

Div. 5.8. Design Guidelines

5.8.1. Applicability

A. ~~General~~Town Design Guidelines

1. The following applications shall be required to complete design review based upon criteria established in the Town~~'s~~ Design Guidelines prior to the issuance of a building permit or development plan, as established in Div. 8.3, except where exempted by the Planning Director for additions of 20% or less that are consistent with existing architecture.

a. All applications for nonresidential development and redevelopment within the Town.

b. All applications within the ~~DC~~TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, and OR zones.

c. All applications for residential development that includes three or more attached units.

B. Historic Preservation Design Guidelines

All applications for a property listed on the Jackson Historic Register, ~~as applicable, per the procedures in Sec. 8.5.7. and 8.5.8,~~ shall be subject to the Historic Preservation Design Guidelines per the procedures in Sec. 8.5.7 and 8.5.8. Such properties may also be subject to the Town Design Guidelines if the project meets~~ing~~ one or more of the criteria in Sec. 5.8.1.A.

C. Downtown Design Guidelines

All applications for properties located within the Downtown Design Overlay shall be subject to the Downtown Design Guidelines. Such properties may also be subject to the Town Design Guidelines if the project meets one or more of the criteria in Sec. 5.8.1.A.

5.8.2. Design Guidelines ~~(1/1/15, Ord. 1074)~~
The Town's Design Guidelines are established and adopted pursuant to Resolution No. 04-02, and Resolution No. 20-29 (Downtown Design Guidelines and Historic Preservation Design Guidelines) and are available in the office of the Planning Department or on the Town's website: www.townofjackson.com.

Sec. 8.2.6.C

C. Design Review Committee Review

An application subject to the Town's Design Guidelines, including the Downtown Design Guidelines, as established in Div. 5.8., shall be reviewed by the Design Review Committee (DRC) ~~Historic Preservation Subcommittee (HPS)~~.

1. Review by the DRC ~~or HPS~~ shall occur in a meeting open to the public. At the public meeting, the DRC shall consider the application, and any relevant support materials.

2. The DRC ~~or HPS~~ may confer at the meeting with the applicant on changes deemed advisable to comply with the Town's Design Guidelines established in Div. 5.8.

3. At the public meeting, the DRC ~~or HPS~~ shall provide a recommended decision to the Planning Director on the application based on the Town's Design Guidelines. The recommendation shall clearly state the factors considered in making the recommendation.

D. Teton County Historic Preservation Board Review

An application subject to the Town's Historic Preservation Design Guidelines, as established in Div. 5.8., shall be reviewed by the Teton County Historic Preservation Board (TCHPB).

1. Review by the TCHPB shall occur in a meeting open to the public. At the public meeting, the TCHPB shall consider the application, and any relevant support materials.

2. The TCHPB may confer at the meeting with the applicant on changes deemed advisable to comply with the Town's Historic Preservation Design Guidelines established in Div. 5.8.

3. At the public meeting, the TCHPB shall provide a recommended decision to the Planning Director on the application based on the Town's Historic Preservation Design Guidelines. The recommendation shall clearly state the factors considered in making the recommendation.

8.8.1. Administrative Adjustment

A. Purpose

The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

B. Applicability

An application may be made for administrative adjustment of the following standards of the LDRs.

1. Landscape Surface Ratio may be adjusted up to 20%.

2. Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register structure setbacks may be adjusted as provided in Sec. 5.9.6.B.1.a.

3. Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register site development setbacks may be adjusted as provided in Sec. 5.9.6.B.1.a.

[….]

13. A third-story stepback may be reduced or waived to accommodate a building design that uses an historic preservation incentive provided in Sec. 5.9.6.

C. Findings

An administrative adjustment shall be approved upon finding the application:

1. Complies with the applicability standards of this Section;

2. Either:

a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or

b. Better protects natural ~~and~~ scenic, or historic resources, or

c. Better supports the purpose of the zone;

8.10.4. Design Review Committee

B. Powers and Duties

The Design Review Committee shall have the powers and duties established under the provisions of the LDRs, including:

a. To prepare or cause to be prepared Design Review Guidelines, and recommend such Design Review Guidelines for adoption by the Town Council;

b. To hear requested pre-application conferences pursuant to Sec. 8.2.1.;

c. To hear, consider, and recommend a decision to the Planning Director, the Planning and Zoning Commission, the Board of Adjustment, and the Town Council on the following applications:

i. sketch plan pursuant to Sec. 8.3.1.,

ii. development plan pursuant to Sec. 8.3.2., ~~and~~

iii. building permit pursuant to Sec. 8.3.3., and

iv. projects located within the Downtown Design Overlay.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1165; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.5 TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE PROCESS FOR HISTORIC BUILDING DESIGNATION AND ALTERATIONS TO HISTORIC BUILDINGS REGISTERED AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1165; Section 2 of Town of Jackson Ordinance No. 1074 (Part); and Division 8.5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Section 8.5.6 Designation Process to the Jackson Historic Register

A. Purpose

The purpose of the historic preservation designation process is to review the historic significance of a particular property, structure, site, or resource to determine whether it meets the criteria for designation to the Jackson Historic Register.

B. Applicability

This process applies to any property in the Town that is properly nominated for designation as a Registered Historic Resource in the Jackson Historic Register per Sec. 5.9.4.

C. Nomination process

An application to designate a property as Registered Historic Resource shall include a nomination according to the below requirements.

a. A nomination for a Registered Historic Resource on the Town's Historic Register may be made:
    i. By the owner or owners of the property to be designated;
    ii. By a vote of the Teton County Historic Preservation Board (TCHPB); and/or
    iii. By a member or members of the Town Council
b. Owner notification or consent
For a Registered Historic Resource nomination, written consent by the property owner(s) is required and shall be provided with the designation application.

D. Designation Criteria

To be designated as Registered Historic Resource the property must meet the designation criteria provided in Sec. 5.9.4. The application must specify and provide evidence to demonstrate which criteria the property meets.

E. Effect of Approval

Approval of a Registered Historic Resource application will result in the designated property being added to the Jackson Historic Register within 30 days of approval. Such approval allows the owner to represent their property as being on the Town's Historic Register and potentially qualifies the property for certain development incentives and subjects it to design and relocation requirements in the Design Guidelines and LDRs.

F. Expiration

A Registered Historic Resource designation has no expiration date. The designation of a Registered Historic Resource may be revoked, however, under the procedures provide in Sec. 8.5.6.G.

G. Revocation

If a Registered Historic Resource has not been properly maintained or has been altered to a degree that it no longer retains its historic integrity, the Planning Director may recommend revocation of a Registered Historic Resource. However, an owner of a Registered Historic Resource property may request withdrawal of their historic designation for any reason by providing written notification to the Planning Director, provided that the property has not taken advantage of any development incentive(s) that requires continued preservation of the historic resource.

H. Review process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

Designation Process for Registered Historic Resource

Pre-Application Conference (Optional)		A pre-application conference is optional. See Sec. 8.2.1. for procedural standards.
Submit Application		See Sec. 8.2.4. for application submittal standards.
Determination of Determination of Sufficiency	Determination within 14 days of submittal	An application shall be declared sufficient prior to its review. See Sec. 8.2.5. for standards.
Historic Preservation Subcommittee of the Design Review Committee Recommendation	Recommendation within 45 days of Sufficiency	Review by the Teton County Historic Preservation Board TCHPB at a public meeting and recommendation required. The TCHPB will provide a recommendation to the Planning Director. See Sec. 8.2.6. for procedural standards specific to the DRC/TCHPB recommendation.
Staff Review and Recommendation		Staff review and recommendation is required. See Sec. 8.2.6. for procedural standards.
Planning Director Decision	Decision within 60 days after Sufficiency	The Planning Director shall approve, approve with conditions, or deny the application based on the findings of this Section. See Sec. 8.2.9. for procedural standards specific to Planning Director decisions and Sec. 8.2.8. for standards general to all decisions.

Section 8.5.7 Exterior Alterations to Properties on the Jackson Historic Register — Certificate of Appropriateness

A. Purpose

The purpose is to allow owners to obtain a Certificate of Appropriateness (CoA) to make exterior alterations of properties listed on the Jackson Historic Register in ways that are compatible with and maintain the historic integrity of the resource consistent with the Historic Preservation Design Guidelines. The Planning Director may consult with the Teton County Historic Preservation Board (TCHPB) as necessary to achieve the purposes of this section.

B. Applicability

This process applies to any Registered Historic Resource for which the landowner desires to make exterior alterations that requires a development permit or building permit (Type 1 CoA), or that does not require a building permit but has the potential to negatively impact the integrity of the historic resource (Type 2 CoA), such as exterior painting, non-structural replacement of exterior siding, windows, or roof covering. Interior alterations are not subject to this section.

C. General Procedures

Before carrying out an alteration to the exterior of any Registered Historic Resource, the owner(s) shall follow the procedures below.

1. Certificate of Appropriateness (CoA) Required

   All exterior alterations to a Registered Historic Resource require submission of a CoA to the Planning Director as provided below:

   a. Submission

      i. Type 1 CoA: Exterior alterations to a Registered Historic Resource that are significant enough to require review by the TCHPB are considered Type 1 CoA applications. These applications are often submitted concurrent with a building permit but may not be in some cases. Type 1 applications include, but are not limited to, the following:

         a) ADA accessibility improvements located on the front/primary façade
         b) Removal of character-defining features
         c) A proposal that significantly changes historic materials
         d) Additions to residential buildings
         e) Relocation or reposition

      ii. Type 2 CoA: Exterior alterations to a Registered Historic Resource anticipated to have a relatively minor impact are considered Type 2 CoA applications. These applications may or may not require a building permit. Type 2 applications include, but are not limited to, the following:

         a) ADA accessibility improvements to the rear or side/secondary façade.
         b) The repair or restoration of character-defining features and architectural elements.

iii. In-kind repair/replacement work that matches the existing size, style, material, profile, color, finish, etc.

b. Review

i. Sufficiency

a) Type 1: Determined within 14 days of submittal to Planning Director.

b) Type 2: Determined within 7 days of submittal to Planning Director.

ii. Recommendation from TCHPB

Only Type 1 applications require review and recommendation by the TCHPB which shall be completed vy the TCHPB within 30 days of sufficiency. The Planning Director may elevate a Type 2 application to a Type 1 application if review by the TCHPB is deemed necessary to address unique circumstances or special public interest.

iii. Final Decision

a) Type 1: Final decision on CoA shall be provided within 14 days of TCHPB recommendation.

b) Type 2: Final decision on CoA shall be provided within 14 days of sufficiency.

iv. Final Inspection and Building Permit

Type 1 and Type 2 applications require a final inspection by the Planning Director of the proposed alterations to ensure consistency with the approved CoA. No building permit to reposition or relocate a Registered Historic Resource shall be issued until a Certificate of Appropriateness has been issued.

2. Resubmittal

The applicant may resubmit an amended CoA application or reapply for a CoA that takes into consideration the recommendations of the TCHPB and/or the Planning Director.

3. Appeal

If a CoA is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3.

D. CoA Findings

In making a final determination on a CoA for either a Type 1 or Type 2 application, the Planning Director, in consultation with the TCHPB as appropriate, shall find that the request:

1. Complies with the requirements of Division 5.9;
2. Complies with the Historic Preservation Design Guidelines, and Town Design Guidelines, if applicable;
3. Complies with all other LDRs; and
4. Complies with all prior approvals.

E. Effect of Approval

Issuance of a CoA shall allow the applicant to proceed with the alteration consistent with any conditions of approval from the TCHPB and Planning Director, provided all other required permits are obtained.

F. Expiration

A CoA has no predetermined expiration date but expires when the building permit associated with the approved work expires or, if no building permit is required, when the physical alterations permitted by the CoA and associated building permit are completed, inspected by the Town, and signed off by the Town.

Section 8.5.8 Repositioning and Relocation of Properties on the Jackson Historic Register — Certificate of Appropriateness

A. Purpose

The purpose is to allow owners to obtain a Certificate of Appropriateness (CoA) to reposition a Registered Historic Resource within its site or to relocate a Registered Historic Resource to another site in ways that are compatible with and maintain the historic integrity of the structure consistent with the Historic Preservation Design Guidelines.

B. Applicability

This process applies to any property in the Town that is a Registered Historic Resource that the landowner or other qualified representative desires to reposition within its parcel or to relocate to another site. However, if the Registered Historic Resource is protected by a historic preservation easement then it will not be allowed to be moved to another site unless specifically permitted by the easement. In all other cases, the Registered Historic Resource may not be relocated to another site unless the Planning Director determines that the new site provides a similar or better historic setting for the Registered Historic Resource.

C. General Procedures
Before relocating or repositioning any Registered Historic Resource, the owner(s) shall follow the procedures below.

1. Certificate of Appropriateness (CoA) Required
Any relocation or repositioning of a Registered Historic Resource requires submission of a CoA to the Planning Director as provided below:
    a. Submission
        i. Type 1 CoA: Any relocation of a Registered Historic Resource to another site requires review by the TCHPB and is considered a Type 1 CoA application. These applications are usually submitted concurrent with a building permit.
        ii. Type 2 CoA: Any repositioning of a Registered Historic Resource within the same site is considered Type 2 CoA application. These applications are usually submitted concurrent with a building permit.
            a) ADA accessibility improvements to the rear or side/secondary façade.
            b) The repair or restoration of character-defining features and architectural elements.
        iii. In-kind repair/replacement work that matches the existing size, style, material, profile, color, finish, etc.
    c. Review
        i. Sufficiency
            c) Type 1: Determined within 14 days of submittal to Planning

Director.

d) Type 2: Determined within 7 days of submittal to Planning Director.

ii. Recommendation from TCHPB

Only Type 1 applications require review and recommendation by the TCHPB which shall be completed within 30 days of sufficiency. The Planning Director may elevate a Type 2 application to a Type 1 application if review by the TCHPB is deemed necessary to address unique circumstances or special public interest.

iii. Final Decision

c) Type 1: Final decision on CoA shall be provided within 14 days of TCHPB recommendation.

d) Type 2: Final decision on CoA shall be provided within 14 days of sufficiency.

iv. Final Inspection and Building Permit

Type 1 and Type 2 applications require a final inspection by the Planning Director of the proposed relocation or repositioning to ensure consistency with the approved CoA. No building permit to reposition or relocate a Registered Historic Resource shall be issued until a Certificate of Appropriateness has been issued.

2. Resubmittal

The applicant may resubmit an amended CoA application or reapply for a CoA that takes into consideration the recommendations of the TCHPB and/or the Planning Director.

3. Appeal

If a CoA is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3.

D. Approval Criteria

To be approved for a CoA, the applicant shall demonstrate compliance with the criteria below.

1. Type 1: Applicants proposing to relocate a Registered Historic Resource to another site shall:
   a. Document the original building location on the current site
   b. Provide plans to safely move the designated historic property, including the protection of building features
   c. Ensure the relocation site provides an appropriate context to the building. Ideally the new site shall convey a character similar to that of the historic site, or the current site if the original site is unknown.
   d. Provide plans to stabilize and rehabilitate the building so that is has a viable use on the new site.

2. Type 2: Applicants proposing to reposition a Registered Historic Resource within the same site shall:
   a. Assure the repositioning means the historic property will be preserved on the site.
   b. Maintain the general character as seen from the street.
   c. Stabilize the building from further deterioration.

E. CoA Findings

In making a final determination on a CoA for either a Type 1 or Type 2 application, the

Planning Director, in consultation with the TCHPB as appropriate, shall find that the request:

1. Complies with the requirements of Division 5.9;
2. Complies with the Historic Preservation Design Guidelines, and Town Design Guidelines, if applicable;
3. Complies with all other LDRs; and
4. Complies with all prior approvals.

F. Effect of Approval

Issuance of a CoA shall allow the applicant to proceed with the relocation or repositioning consistent with any conditions of approval from the TCHPB and Planning Director, provided all other required permits are obtained.

G. Expiration

A CoA has no predetermined expiration date but expires when the building permit associated with the approved work expires or, if no building permit is required, when the physical alterations permitted by the CoA and associated building permit are completed, inspected by the Town, and signed off by the Town.

D. Appeal

If a Certificate of Appropriateness is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3. Appeals of a decision of the Council may be filed in circuit court.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE P

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 6.3.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HOUSING MITIGATION FOR HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1196; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Section 6.3.2.C of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 6.3.2.C.

C. Exemptions

The following are exempt from the standards of this Division.

1. Housing Department Unit. A residential unit subject to a deed restriction administered by the Housing Department.

2. Other Workforce Housing. A residential unit subject to a deed restriction administered by the Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area; or an apartment in the NL-5 zone.

3. Historic Building. Use of a building included on the ~~Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant~~Jackson Historic Register. In addition, any addition to a Registered Historic Resource that obtains approval of a Certificate of Appropriateness is exempt from affordable workforce mitigation requirements. ~~if a historic building is used in its historic location, floor area elsewhere on the site equal to the amount of historic floor area used on site is also exempt for as long as the historic structure remains on the property~~.

EXAMPLE: A 2,000 square foot historic cabin used currently as an office but being converted into a restaurant would be exempt from this Division. Furthermore, a 3,000 sf addition that gets a Certificate of Appropriateness is also exempt from the mitigation requirements. ~~If the historic cabin has not been moved in last 50 years and is being used as a restaurant in its historic location, another 2,000 square feet of floor area elsewhere on the site are also exempt from this division. If the historic cabin has been relocated from another location, only the cabin itself is exempt.~~

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE Q

AN ORDINANCE AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165 AND 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.10 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE DUTIES AND RESPONSIBILITITES OF THE TETON COUNTY HISTORIC PRESERVATION BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1165 and 1196; Section 2 of Town of Jackson ordinance No. 1074 (PART); and Division 8.10 the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.11 Teton County Historic Preservation Board

A. Establishment and Purpose

The Teton County Historic Preservation Board (TCHPB) is a Certified Local Government established by Teton County. As part of these Town LDRs, the TCHPB has been approved to provide its expertise in historic preservation to assist the Town in the implementation of the Town's historic preservation program. The TCHPB consists of members who are qualified by experience and training to advise and provide technical assistance to the Planning Director, Planning and Zoning Commission, Board of Adjustment, and Town Council regarding design review pursuant to Div. 5.8.

A. Powers and Duties

The TCHPB shall have the powers and duties established under the provisions of the LDRs, including:

1. To recommend changes to the Historic Preservation Design Guidelines and other Town Design Guidelines for adoption by the Town Council;

2. To hear, consider, and recommend a decision to the Planning Director, the Planning and Zoning Commission, the Board of Adjustment, and the Town Council on the following applications:

a. Certificate of Appropriateness for an alteration to Registered Historic Resource that requires review of the Historic Preservation Design Guidelines;

b. Certificate of Appropriateness for a repositioning or relocation of a Registered Historic Resource that requires review of the Historic Preservation Design Guidelines;

c. Nomination of a property to the Jackson Historic Register

3. To review demolition permits per Chapter 15.38 Demolition Standards in the Jackson Municipal Code and offer recommendations on the advisability of a stay on the demolition.

4. To make special knowledge and expertise available upon request from the Planning Director or Town Council for matters related to the implementation of the Town's historic preservation program. and authorization of the Town Council to other Town Departments; and

5. To make studies and/or surveys of the historic resources in the Town, make public such information, and to maintain a list of Structures of Merit.

C. Membership

The qualifications, appointment, terms of office, and other requirements for membership to the TCHPB are governed by Teton County and by the adopted bylaws of the TCHPB.

D. Staff

The Planning Department shall be available to provide professional assistance to the TCHPB, at the direction of the Planning Director.

E. Quorum and Voting

The quorum and voting rules and requirements for the TCHPB are governed by Teton County and by the adopted bylaws of the TCHPB. Such rules shall be followed for any public meetings required under these LDRs.

F. Meetings

1. General. Meetings of the TCHPB shall be held at least once monthly or as otherwise necessary to fulfill its duties as required by these LDRs. Meeting shall be set at a consistent time and date.

2. Special Meetings. A special meeting may be called by the Chairperson by giving notice to each member and to the official advertising newspaper of the Town of Jackson. The notice shall specify the time, place and business to be transacted, and no other business shall be conducted.

3. Location. The location of all TCHPB meetings shall be determined by the TCHPB but the location shall be located in the Town of Jackson and published to provide adequate notice to all interested parties and the public. The location shall be accessible to the public.

4. Meetings Open to the Public.

All meetings of the Committee shall be open to the public in a place accessible to the public. Public comment is not required.

C. Agenda

An agenda for any meeting required by these LDRS shall be published at least seven days prior to the meeting.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.
PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE R

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1198, 1197, 1155, 1136, 1128, 1097; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 9.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1198, 1197, 1155, 1136, 1128, 1097; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Division 9.5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Div. 9.5. Defined Terms

When used in these LDRs, the following terms shall have the following meanings:

A (7/18/18, Ord. 1196)

Access. Access means a method to provide physical entrance to or exit from a property, street, or highway.
Accessory Residential Unit. See 6.1.11.B.

Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property.

Accessory Use. See 6.1.2.B.3. Adjoining. See “Contiguous.” Adjusted Site Area. See 9.4.4.C.

Adjoining. See “Contiguous.”

Adjusted Site Area. See 9.4.4.C.

Affordable Housing Unit. An affordable housing unit is a unit subject to an Affordable Ownership or Affordable Rental deed restriction as defined in the Housing Department Rules and Regulations.

Affordable Workforce Housing Unit. Affordable workforce housing is workforce housing that costs 30% or less of the occupant household’s gross income. When used in reference to a requirement to provide affordable workforce housing, the standards for the units required to be provided are established by Div. 6.3. See also “Affordable Housing Unit” and “Workforce Housing Unit”, which are specific types of deed-restricted units.

Agriculture. See 6.1.3.B.

Alley. An access way, no more than 30 feet wide, which provides a means of public access to contiguous property that is not intended for general traffic circulation.

Alter or Alteration. Alter or alteration means any change, addition, or modification in construction or occupancy.

Amusement Use. See 6.1.7.B.

Alteration (for the purposes of Division 5.9). Any act or process, except repair and light construction, that changes one or more of the architectural features of a structure or site, including, but not limited to, the erection, construction, reconstruction, relocation of, or addition to a structure.

Antenna. Any apparatus used for the transmission and/or reception of radio frequency energy, including, but not limited to, omni-directional antenna (whip), directional antenna (panel), microcell, and parabolic antenna (dish). Antenna does not include support structures, utility structures, or towers.

Apartment. See 6.1.4.D.

Arterial Road. See, "Road, Arterial."

Assembly. See 6.1.8.B.

Association (for the purposes of Division 5.9). The direct link between an important historic event or person and a historic property.

Attached Single-Family Unit. See 6.1.4.C.

Awning. Awning means a roof-like cover that projects from and is supported by the wall of a building for the purpose of shielding a doorway or window from the elements.

B (7/18/18, Ord. 1196)

Building. Building means any structure having a roof supported by columns or walls; any enclosed structure, including tarpaulin structures, designed or used for the housing or enclosure of persons, animals, chattels, or property of any kind; or any attached appurtenance thereto, but not including an advertising sign board, fence, tepee, tent, or similar type of temporary structure. ~~See also "Historic Building"~~

Bulk. Bulk is a spatial dimension of magnitude and refers to the scale, height, floor area, and footprint of a building.

C (1/4/17, Ord. 1166)

Caliper. The diameter of a tree trunk measured 4.5 feet above the natural grade at the base of the tree.

Canopy Tree. Canopy tree means a deciduous shade or specimen tree, such as aspen, cottonwood, golden willow, or ash.

Canopy. Canopy means the uppermost spreading branchy layer of trees. Canopy also means an ornamental roof-like structure, cantilevered or supported by posts or pillars and having open sides.

Carrier on Wheels or Cell on Wheels (COW). A portable self-contained wireless communications facility that can be moved to a location and set up to provide wireless communications services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

Certificate of Appropriateness (CoA). Certificate issued by the Planning Director authorizing any proposed repair, preservation, restoration, reconstruction, rehabilitation, alteration, new construction on a historic property, repositioning on a historic property, relocation to another property, or demolition of a historic property pursuant

to this ordinance.

Changeable Copy Sign (Manual). See “Sign, Changeable Copy.”

Christmas Tree Sales. See 6.1.12.B.

Collector Road. See, “Road, Collector.”

Commercial Air Tour. A commercial air tour is any flight conducted for compensation or hire in a powered aircraft where the purpose of the flight is sightseeing.

Commercial Wireless Telecommunication Services. Commercial wireless telecommunication services means licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commercial. See Sec. 6.1.6.

Common Open Area. Common open area means land within or related to a development which is designed or intended for the common active or passive use and enjoyment of the residents of the development. Common open area shall include: (a) land which is not individually owned and is not dedicated for public use for streets and other similar common facilities, or (b) land which is individually owned, provided it is located outside of an identified building envelope and has been located adjacent to and made a part of other common open area areas, to the maximum extent possible, to form a continuous area of open space. Common open area may include such complimentary structures and improvements as are necessary and appropriate for its intended use, provided that fences shall not be installed so as to divide individual and common open area areas from one another.

Concealment Element. A feature or technique that disguises, camouflages, or hides a Wireless Facility to blend in with its surrounding environment or architecture so that, to the extent possible the presence, purpose or nature of the Wireless Facility is less apparent to a reasonable observer.

Conditional Use. See 6.1.1.C.

Condominium. Condominium means an estate in real property consisting of an undivided interest in common in a portion of a lot of record together with a separate interest in space in a building on such real property.

Conservation Easement. A conservation easement is an agreement between a landowner and a land trust or government that invests in the land trust or government the power to constrain the landowner’s rights to use and develop the land in order to achieve identified conservation purposes such as preservation of habitat, scenery, or agriculture. A conservation easement is a permanent interest in real property that runs with the land.

Construction Sign. See, “Sign, Construction.”

Contiguous. Contiguous means having a common border with.

Camping Unit. Conventional Camping Units include recreational vehicles, campers, trailers, motorhomes, tents, yurts, tepees, or other shelter that is not certified under the International Residential or Building Code or by HUD. Camping Unit does not include Mobile Homes certified by HUD. Conventional Lodging. See 6.1.5.B.

Compatible (for the purposes of Division 5.9). Consistent or harmonious with location, design, setting, materials, workmanship, feeling, or association or an individual building, structure, object or site, or of surrounding properties.

D (1/4/17, Ord. 1166)

Daycare. See 6.1.8.C.

Daycare, Family Home. See 6.1.11.F.

Daycare, Home Center. See 6.1.11.G.

Dedication. Dedication means the transfer of property interests by the owner to another person. The transfer may be of fee simple interest or of a less than fee simple interest, including an easement. Dedication is not complete unless the party to which the interest is dedicated accepts the dedication.

Design (for the purposes of Division 5.9). The combination of elements that create the form, plan, space, structure, and style of a property.

Design Guideline (for the purposes of Division 5.9). A criterion with which the Design Review Commission and/or Planning Director will require compliance when it is found applicable to the specific proposal. A guideline is subject to some interpretation when determining compliance.

E (7/18/18, Ord. 1196)

Earth Sheltered Design. Earth sheltered design means a building whose mass is built fully or partly below the land surface, or which sits above natural grade but has been covered with earth so that at least 50% of the perimeter of the building is concealed from view.

Easement. Easement means a less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified.

Education. See 6.1.8.C.

Eligibility Criteria (for the purposes of Division 5.9). The criteria by which a property is determined to be historic.

F (1/4/17, Ord. 1166)

Facade. A facade is a building's elevation, as viewed in a single plane parallel to a referenced lot line. Facade Width. Facade width is the linear width of the building elevation, measured in a single plane parallel to the referenced lot line.

Fair Market Value. The price that land will bring in a competitive and open market under all conditions of fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

Family. Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Fall Zone. The area in which a Wireless Facility may be expected to fall in the event of a structural failure, as measured by engineering standards.

Family Home Daycare. See 6.1.11.F.

Farm Stand. See 6.1.12.E.

Fascia. Fascia means a band located at the top edge of a building, but below the actual roofline and above the building wall. Fascia material is typically of a different type than either the actual roof or the building wall.

Fault Line. Fault line means all geologic faults indicated on the Geological Quadrangle Maps covering Teton County, published by the U.S. Geological Survey.

Feeling (for the purposes of Division 5.9). A property's expression of the aesthetic or historic sense of a particular period of time.

H (1/4/17, Ord. 1166)

Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

Heavy Industry. See 6.1.9.C.

Heavy Retail/Service. See 6.1.6.F.

Height, Building. See Sec. 9.4.9.

Height, Story. See Sec. 9.4.13.

Heliport. See 6.1.10.E.

~~Historic Building. Historic building means a building which: (a) is listed on or nominated by the State Historical Society for listing on the National Register of Historic Places; (b) is included in a district which is listed on or nominated by the State historical society for listing on the National Register of Historic Places; or (c) is included on a certified Town list of historic property.~~

Historic Property. A property listed on the Jackson Historic Register.

Historic Significance. The meaning or value ascribed to a building, structure, object or site based on criteria for evaluation as identified in Sec. 5.9.4.

Home Business. See 6.1.11.E.

Home Daycare Center. See 6.1.11.G.

Home Occupation. See 6.1.11.D.

I (1/1/15, Ord. 1074)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

> **EXAMPLE:** Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See Sec. 6.1.9.

Industry, Heavy. See 6.1.9.C.

Industry, Light. See 6.1.9.B.

Incidental Use. See 6.1.2.B.2.

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See Sec. 6.1.8.

Integrity (for the purposes of Division 5.9). The ability of a property to convey its historic significance through its physical features.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

J (__/__/20, Ord. _____)

Jackson Historic Register (JHR). The list of buildings – Registered Historic Resources – found to have significance in the Town of Jackson as maintained by the Planning Department.

L (7/18/18, Ord. 1198)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscape Surface Ratio. See 9.4.6.D.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Local Road. See, “Road, Local.”

Location (for the purposes of Division 5.9). The place where the historic property was constructed or the place where the historic event occurred.

M (1/4/17, Ord. 1166)

Maintenance (for the purposes of Division 5.9). All activities necessary to prolong the useful life and aesthetic appearance of a historic property.

Maintenance (Sign). Sign maintenance means the cleaning, painting, repair, or replacement of defective parts of a

sign in a manner that does not change or alter the basic copy design, or structure of the sign.

Manmade Slope. See “Slope, Manmade”

Materials (for the purposes of Division 5.9). The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

N (1/1/15, Ord. 1074)

National Register of Historic Places (NRHP). The list of significant buildings, structures, sites, objects or districts in American history, architecture, archaeology, engineering, or culture maintained by the U.S. Secretary of the Interior.

Native Species. Native species means vegetation which is indigenous to, and is commonly found in, landscapes in the Town of Jackson and Teton County which have never been disturbed. A list of native species is available at the Planning Department.

O (7/18/18, Ord. 1198)

Office. See 6.1.6.B.

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space (Use). See Sec. 6.1.2.

Owner. The person, corporation, government or other legal entity who owns or who has any legal or equitable interest in property and who is so listed as Owner on the records of the Teton County Assessor’s Office.

Outdoor Recreation. See 6.1.3.C.

Outfitter. See 6.1.7.E.

P (7/18/18, Ord. 1197)

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See 6.1.10.B.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Access. See Sec. 9.4.16.

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of

pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Period of Significance (for the purposes of Division 5.9). Span of time during which significant events and activities associated with a property occurred.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency. Personal wireless service facilities.

Personal wireless service facilities means facilities for the provision of personal wireless services. Personal wireless services means commercial wireless telecommunication services, unlicensed wire-less services, and common carrier wireless exchange access services.

Physical Development. Physical development means any of the following activities that alter the natural character of the land and for which a permit may be required pursuant to the LDRs: the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, fence, wall, or other site development; any grading, clearing, excavation, dredging, filling or other movement of land; any mining, paving, or drilling operations; or the storage, deposition, or excavation of materials. Physical development does not include the use of land that does not involve any of the above listed activities.

Planned Residential Development. See Sec. 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Primary Use. See 6.1.2.B.4.

Principal Use. See 6.1.2.B.1.

Profane Language on Signs. Any signs that can be viewed by the public that involves the use of profane or vulgar language, words, epithets, or expressions.

Property. A building, structure, site, or object.

R (1/1/15, Ord. 1074)

Ranch Compound. Ranch compound means a cluster of structures built in traditional ranch forms commonly found on ranches in Teton County.

Real Estate Sales Office. See 6.1.12.C.

Rear Lot Line. See, “Lot Line, Rear.”

Rear Yard. See, “Yard, Rear.”

Recorded. Recorded means formally indexed and abstracted in the official records of the Teton County Clerk. Recorded does not include documents that are merely filed.

Recreational Park Trailers (RPT). An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted on wheels having a gross trailer area not exceeding 400 square feet in the set-up mode; and (3) certified by the manufacturer as complying with current ANSI A119.5, which specifies standards for operating systems and construction requirements. RPTs do not include Mobile and Manufactured homes or Conventional Camping Units. Gross Trailer Area is the gross square footage of a Recreational Park Trailer measured to the maximum horizontal projections of exterior walls including all siding, corner trims, moldings,

storage areas enclosed by windows, but not the roof overhangs. Unenclosed porches are not included in the gross trailer area.

Registered Historic Resource. A property, structure, feature, or object that is determined to be of historic significance and is designated to the Jackson Historic Register pursuant to the LDRs.

Required Open Space. See, "Open Space, Required."

Relocation or Relocate (for the purposes of Division 5.9). Moving a building, structure, or object to a different site or property, either temporarily or permanently.

S (1/4/17, Ord. 1166)

Scale of Building, Maximum. See 9.4.7.B.

Scale of Use, Maximum. 9.4.7.A.

Sedimentation. Sedimentation means the deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Service. See 6.1.6.D.

Setback. See Sec. 9.4.8.

Setting (for the purposes of Division 5.9). The physical environment of a historic property.

Sexually Explicit Nudity on Signs. Means the depiction of uncovered human genitals, pubic area, buttocks, or the human female breast on a sign that can be viewed by the public.

Shelter, Temporary. See 6.1.12.D.

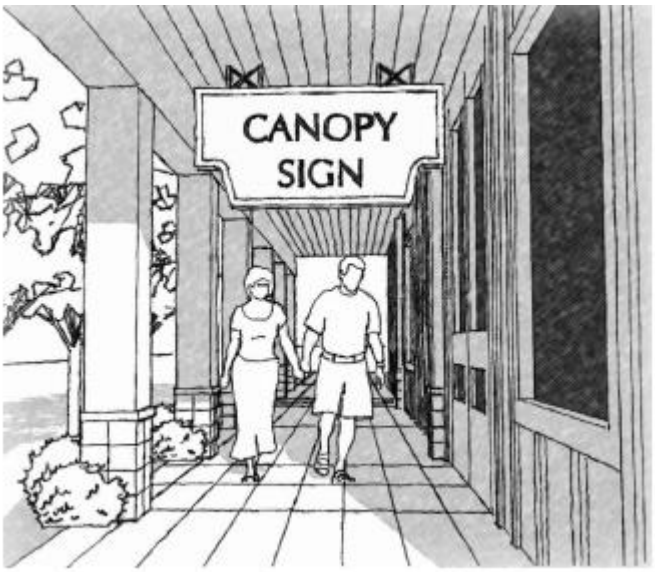
Short-Term Rental Unit. See 6.1.5.C.

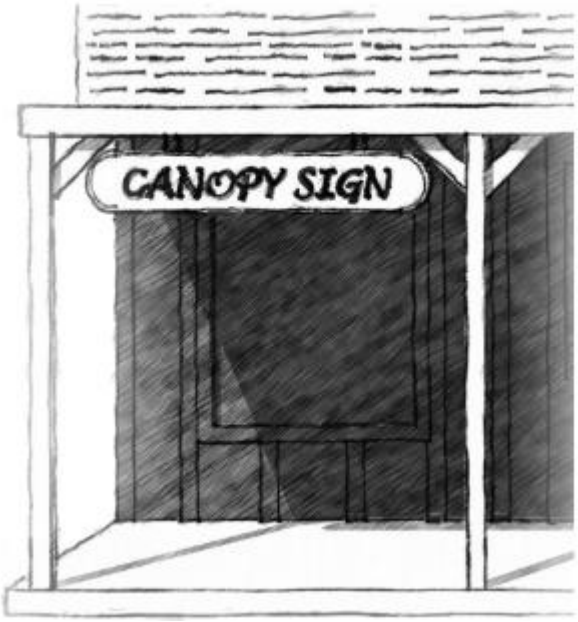
Side Lot Line. See, "Lot Line, Side."

Side Yard. See, "Yard, Side."

Sign, Banner. An advertising sign intended to be hung either with or without a frame possessing characters, letters or ornamentations applied to paper, plastic or fabric.

Sign, Canopy or Marquee. A sign attached to or constructed in or on a canopy or marquee (see example below).

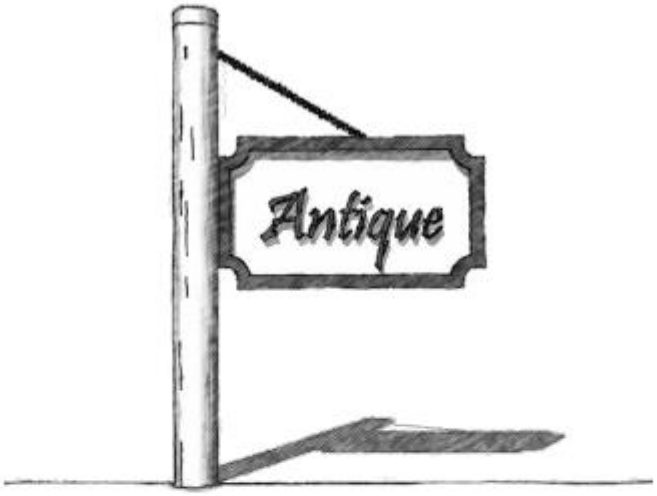




Sign, Changeable Copy. A sign on which copy or sign panels can be manually changed, such as boards with changeable letters or changeable pictorial panels.

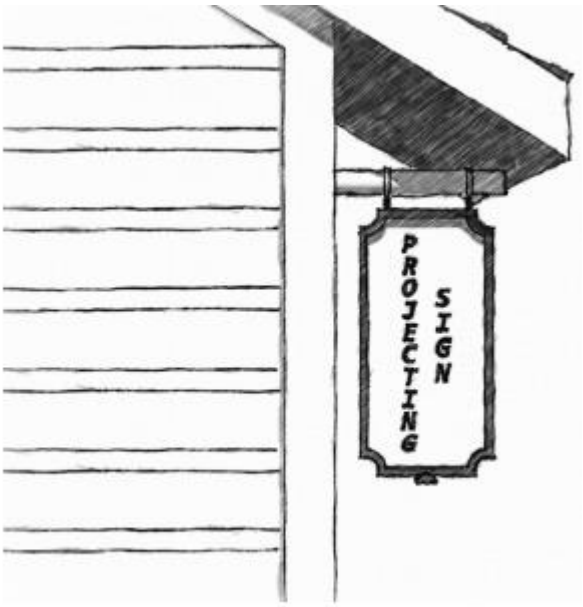
Sign, Flashing. Any sign containing an intermittent or flashing light source, or includes the illusion of intermittent or flashing light by means of animation, or an externally-mounted intermittent light source.

Sign, Freestanding. A sign erected on a freestanding frame, mast or pole, not attached to a building (see examples below). A freestanding sign is considered a structure and shall follow the definition of height.



Sign, Neon. Any sign or portion of a building illuminated or outlined by tubes using electrically stimulated neon or other gas.

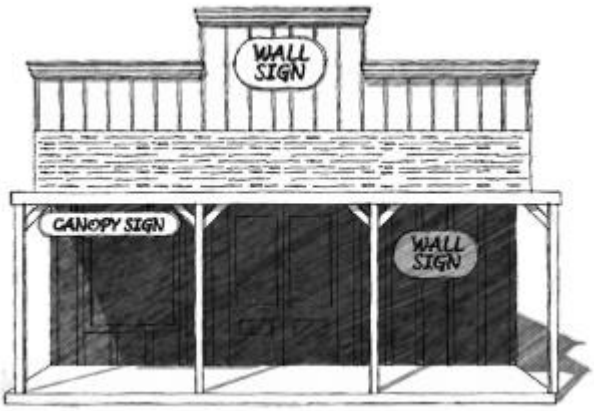
Sign, Projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face (see example below).



Sign, Roof. Any sign placed or painted above the roof or parapet wall of a structure (see example below).

Sign, Temporary or Portable. Any sign that is not permanently attached to the ground or a building. This shall include, but not be limited to, all devices such as banners, pennants, flags (not intended to include flags of any nation), search-lights, twirling or sandwich board signs, sidewalk or curb signs, balloons, air or gas filled figures, and signs on wheels.

Sign, Wall. Any sign attached to, painted on, or installed upon a wall of a building, with the exposed face parallel to the building wall and/or parapet (see examples below).



Sign. Sign means any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, religious group, product service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or score boards located on athletic fields. See Div. 5.6. for standards applicable to Signs.

Significant (for the purposes of Division 5.9). Having architectural characteristics and historical associations that make the building, structure, feature, or area worthy of preservation.

Site Area, Adjusted. See 9.4.4.C.

Site Area, Base. See 9.4.4.B.

Site Area, Gross. See 9.4.4.A.

Site Area, Minimum. See 9.4.4.D.

Site Development. Site development is the area of the site that is physically developed; it is generally the inverse of landscape surface area. Site development includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles. Site development does not include cultivation of the soil for agricultural use.

Site. Site means the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record.

Skyline. Skyline means the visual line at which the earth or vegetation and the sky appear to meet. It is typically viewed as the top, crest, or peak of a ridge, hillside, or butte.

Slope, Manmade. Manmade slopes refer to finished grades that resulted from permitted and/or allowed development activity commenced prior to November 9, 1994.

Slope, Natural. See, “Grade, Natural.”

Slope. Slope means the relationship of the change in the vertical measurement to the change in the horizontal measurement, usually written as a ratio or a percentage.

Small Wastewater Treatment System. See “Wastewater Treatment System, Small.”

Special Use. See 6.1.1.D.

State Historic Preservation Officer (SHPO). Means the individual appointed by the Governor to administer the Wyoming Historic Preservation Program.

Stealth Facility. A Wireless Facility that is integrated into an existing structure so that no portion is visible from outside the existing structure; or that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.

Stepback. See Sec. 9.4.12.

Stream. See Sec. 5.1.1.

Street Facade. See Sec. 9.4.11.

Street Lot Line. See, “Lot Line, Street.”

Street Yard. See, “Yard, Street.”

Structure. Structure means any building, bridge, fence, pole, tower, deck, liquid storage tank, gazebo, pier, dam,

culvert, satellite dish, personal wireless telecommunication facilities, or other construction or erection greater than 4 feet in height.

Subdivision Improvement. Subdivision improvement means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for the needs of the subdivision such as: streets, alleys, pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, utility and energy services.

Subdivision. Subdivision means any division of a building, plat, or lot of record into 2 or more parts by means of platting in accordance with the procedures and standards of Sec. 8.5.3. or exempt land division in accordance with the procedures and standards of Sec. 8.5.4. Subdivision includes a division of a building, or lot of record for purposes of creating condominiums or townhomes.

Survey (Historic). The process of identifying and gathering data on a community's historic properties. A survey includes field work and may also include background research and more in-depth evaluation of the potential historic properties for designation. Survey work often culminates in an inventory of properties that are found to be significant.

Survey (Professional Historic). Survey work led by a preservation professional, someone who meets the Secretary of the Interior's Professional Qualifications in architectural history or history as outlined by the federal government in 36 CFR 61, Appendix A.

W (7/18/18, Ord. 1196)

Wastewater Treatment System, Community. Community wastewater treatment system means a privately owned and operated system, other than a municipal sewage treatment plant, for the collection and treatment of wastewater generated by the dwelling units and accessory uses in a development.

Wastewater Treatment System, Public. Public wastewater treatment system (or sanitary sewer) means a wastewater disposal system, other than small wastewater treatment system, approved by the State, County, or Town, and maintained by a public or private agency authorized to operate such system.

Wastewater Treatment System, Small. Small wastewater treatment system means a sewage system, disposal system, or treatment works having simple hydrologic and engineering needs which is intended for wastes originating from a single residential unit serving no more than 4 families, or which distributes 2,000 gallons or less of domestic sewage per day.

Water Supply, Public. Public water supply means a water supply being distributed by 20 or more service connections used to furnish water for human consumption either in preparing foods or beverages for inhabitants of residences or for the use of business establishments. A public water supply includes the source, treatment system, distribution system, service connections, finished water storage, and pumping stations.

Window Surface. All glass and glass surfaces within same vertical plane or wall of a structure.

Wireless Communication Facilities. See 6.1.10.D.

Workforce Housing Unit. A workforce housing unit is a unit subject to a Workforce Ownership or Workforce Rental deed restriction as defined in the Housing Department Rules and Regulations. See also "Workforce Housing", which is the broader definition of the concept of workforce housing as it is used in the Jackson/Teton County Comprehensive Plan.

Workforce Housing. Workforce housing is market and deed-restricted housing occupied by people working locally who would otherwise commute from outside the community. See also "Workforce Housing Unit", which is a

specific type of deed-restricted unit.

Workmanship (for the purposes of Division 5.9). The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE S

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; AND SECTIONS 2.3.1, 2.3.2, 2.2.14, 2.2.15, 2.2.16, 2.2.17 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT REGULATIONS AND STANDARDS FOR PROPERTIES IN THE DOWNTOWN CORE, URBAN COMMERCIAL AND TOWN SQUARE ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; and sections 2.3.1, 2.3.2, 2.2.10, 2.2.15, 2.2.16, 2.2.17 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

[See Next Page]

Article 2. Complete Neighborhood Zones

Div. 2.1. All Complete Neighborhood Zones 2-2

2.1.1. Character Zones (7/18/18, Ord. 1197) 2-2

2.1.2. Legacy Zones (7/18/18, Ord. 1197) 2-2

Div. 2.2. Complete Neighborhood Character Zones 2-3

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2.2.3. NL-2: Neighborhood Low Density-2 (3/6/19, Ord. 1211) 2-18

2.2.4. NL-3: Neighborhood Low Density-3 (3/6/19, Ord. 1212) 2-24

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2.2.6. NL-5: Neighborhood Low Density-5 (3/6/19, Ord. 1214) 2-36

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2.2.12. CR-2: Commercial Residential-2 (3/6/19, Ord. 1220) 2-78

2.2.13. CR-1: Commercial Residential-1 (3/6/19, Ord. 1219) 2-86

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Div. 2.3. Complete Neighborhood Legacy Zones 2-126

~~2.3.1. Town Square (TS) [deleted] (xx/xx/xx, Ord. XXXX) ..... 2-126~~

~~2.3.2. Urban Commercial (UC) [deleted] (xx/xx/xx, Ord. XXXX) ..... 2-133~~

2.3.3. [deleted] (11/23/16, Ord. 1149) 2-141

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2.3.5. [deleted] (7/18/18, Ord. 1197) 2-141

2.3.6. [deleted] (7/18/18, Ord. 1197) 2-141

2.3.7. [deleted] (11/23/16, Ord. 1149) 2-141

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2.3.16. [deleted] (7/18/18, Ord. 1197) 2-154

Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are intended to enhance the locations in the community that are most appropriate for use and development into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

2.1.1. Character Zones (xx/xx/xx, Ord. XXXX)

Character zones, established in Div. 2.2., are character-based and established to implement the Comprehensive Plan. The character zones include:

A. NL-1: Neighborhood Low Density-1

B. NL-2: Neighborhood Low Density-2

C. NL-3: Neighborhood Low Density-3

D. NL-4: Neighborhood Low Density-4

E. NL-5: Neighborhood Low Density -5

F. NM-1: Neighborhood Medium Density-1

G. NM-2: Neighborhood Medium Density-2

H. NH-1: Neighborhood High Density-1

I. CR-3: Commercial Residential-3

J. CR-2: Commercial Residential-2

K. CR-1: Commercial Residential-1

L. OR: Office Residential

M. DC-1: Downtown Core-1

N. DC-2: Downtown Core-2

O. TS-1: Town Square-1

P. TS-2: Town Square-2

2.1.2. Legacy Zones (xx/xx/xx Ord. XXXX)

Legacy zones, established in Div. 2.3., are carried forward from the previous LDRs, and it is the intent that they will be phased out over time as character zones are adopted and applied. The legacy zones include:

A. ~~Town Square (TS)~~

B. ~~Urban Commercial (UC)~~

C. Business Park-Town (BP-ToJ)

D. Mobile Home Park-Town (MHP-ToJ)

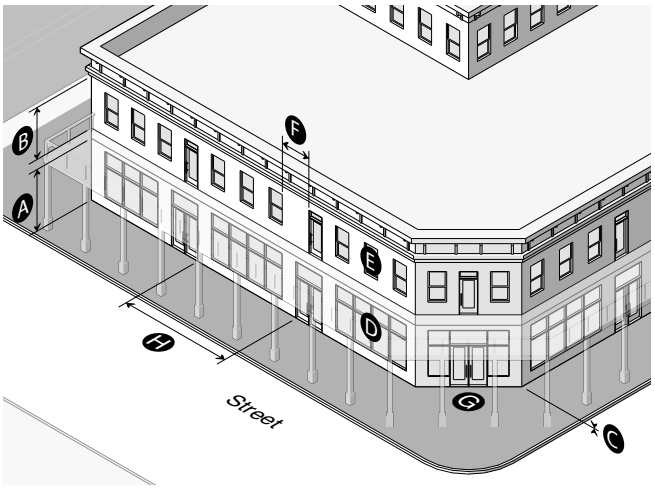
D. Building Frontages

Building frontages set standards for building facades that face streets, and are required along all primary and secondary streets. Building frontages help to ensure that buildings address each street appropriately. They play an important role in shaping the built environment and enhancing the pedestrian experience. Specific rules for each building frontage are listed below. See Sec. 2.2.10.through Sec. 2.2.17. to determine which options are allowed in each zone. The rules of measurement for a building frontage are in Div. 9.4..

Any use allowed in the applicable zoning district is allowed in any building frontage type, provided the use meets all other zoning and building code requirements. The applicant may use multiple building frontages along the same street frontage, provided that each frontage type is allowed in the applicable zoning district.

Institutional and transportation/Infrastructure uses may be allowed to comply with the building frontages on an 'as practicable' basis with Planning Director approval.

1. Town Square



Description		
In the Town Square Frontage, the main facade of the building is located at or near the public boardwalk, with at-grade entrances spaced at regular intervals. The Town Square Frontage is intended primarily for retail uses, and has glazing (windows and doors) at the sidewalk level.		
Story Height	Sec. 9.4.13.	
Ground story height (min/max)	11'/14'	A
Upper story height (min)	9'	B
Ground floor elevation (min-max)	0' - 3'	C
Transparency	Sec. 9.4.14.	
Ground story (min/max)	50%/75%	D
Upper story (min/max)	20%/35%	E
Blank Wall Area	Sec. 9.4.15.	
Blank wall area (max)	15'	F
Pedestrian Access	Sec. 9.4.16.	
Entrance facing street (max)	Required	G
Entrance spacing along street (max)	50'	H

2.2.14. DC-1: Downtown Core-1 (xx/xx/xx, Ord. 1218)

A. Intent

1. General Intent. The intent of the Downtown Core-1 (DC-1) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.

2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.

3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

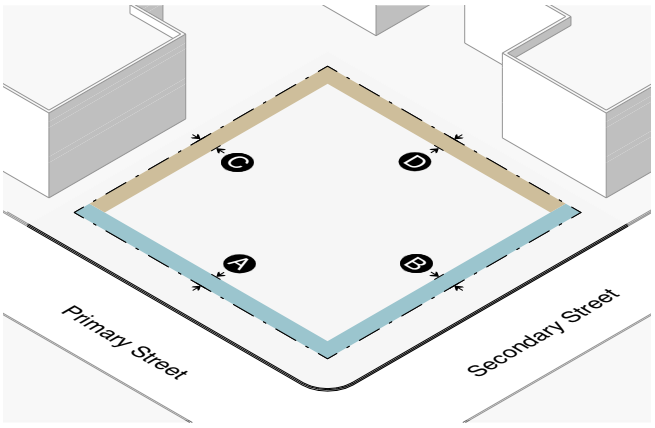
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



Building Setbacks	(Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	4'	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	1'	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'	
Access		
Curb cut width (max)	24'	

2.2.15. DC-2: Downtown Core-2

A. Intent

1. General Intent. The intent of the Downtown Core-2 (DC-2) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk.

2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows, display windows, and entry features invite and encourage pedestrian activity.

3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

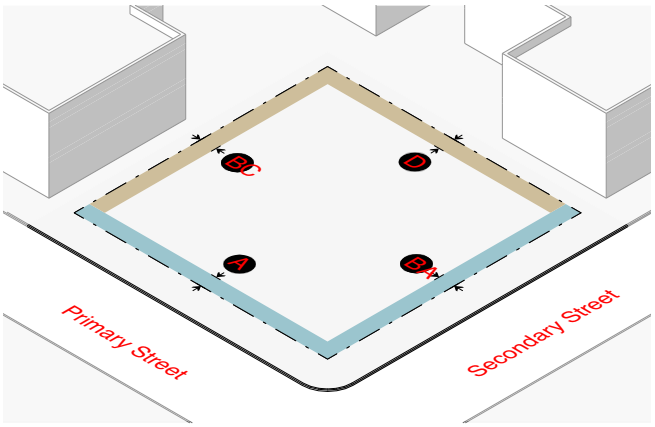
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

B. Physical Development

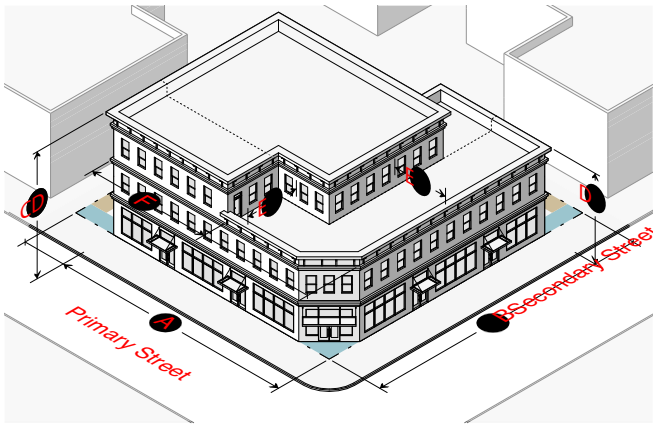
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



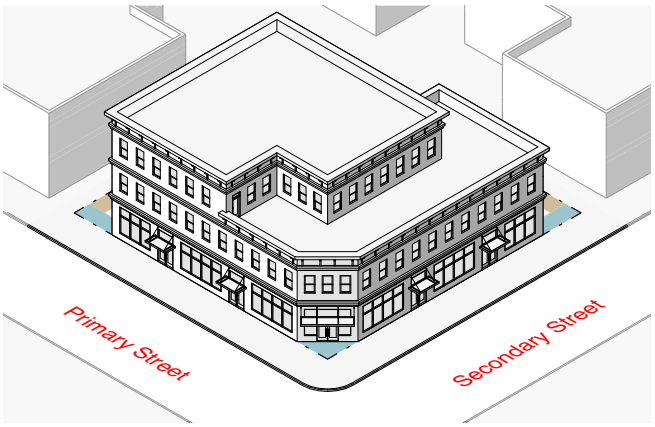
Building Setbacks	(Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	4'	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	1'	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'	
Access		
Curb cut width (max)	24'	

2. Bulk Standards



Street Facade	(Sec. 9.4.11.)	
Width of ground and 2nd story in primary street setback range		A
% of lot width (min)	80%	
Length from street corner (min)	30'	
Width of ground and 2nd story in secondary street setback range		B
% of lot width (min)	80%	
Length from street corner (min)	30'	
Building Height	(Sec. 9.4.9.)	
Height (max) if roof pitch ≥ 5/12	46'	C
Height (max) if roof pitch < 5/12	42'	C
Stories (max)	3	C
Height (min) in any street setback range	16'	D
Building Stepback	(Sec. 9.4.12.)	
Stepback for any 3rd story street facade or street facade over 30' (min)	20'	E
Encroachment in stepback (max % of overall facade width)	40%	F
A building with only residential use that has at least 4 units is exempt from the stepback requirement		
Scale of Development		
Floor area ratio (FAR) (max) (E.3.)	1.3	
Deed restricted housing exemption	(Sec. 7.8.3.)	
Workforce housing floor area bonus	(Sec. 7.8.4.)	

3. Form Standards



Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Planning Director will establish one of the following as the pedestrian frontage	
Covered walkway	see Sec. 2.2.1.C.1
Trees in grates	see Sec. 2.2.1.C.2
Building Frontage Options	
Shopfront	see Sec. 2.2.1.D.2
Residential	see Sec. 2.2.1.D.4
Lodging	see Sec. 2.2.1.D.5
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(Sec. 7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)	(Div. 5.6.)
Number of signs (max)	3 per business per
Background color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per linear ft of street facade width up to 150 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary signs	(Sec. 5.6.1.)
8. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Floor Area							
< 19,500 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
19-500 - 39,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 39,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 39,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.204*bedrooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/ Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000246*sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Utility Facility (6.1.10.C.	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000246*sf
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.5/employee + 0.5 off-street pick-up/ drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, “Bully Barns”, tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	Required
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Development Option Plan (Sec. 8.5.2.)**	**Subdivision Plat (Sec. 8.5.3.)**
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Residential Uses (Sec. 6.1.4.);

ii. Lodging Uses (Sec. 6.1.5.); and

iii. Accessory Residential Unit (Sec. 6.1.11.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45˚/60˚	18'
90˚	9'

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.

i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.

ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

Div. 2.3. Complete Neighborhood Legacy Zones

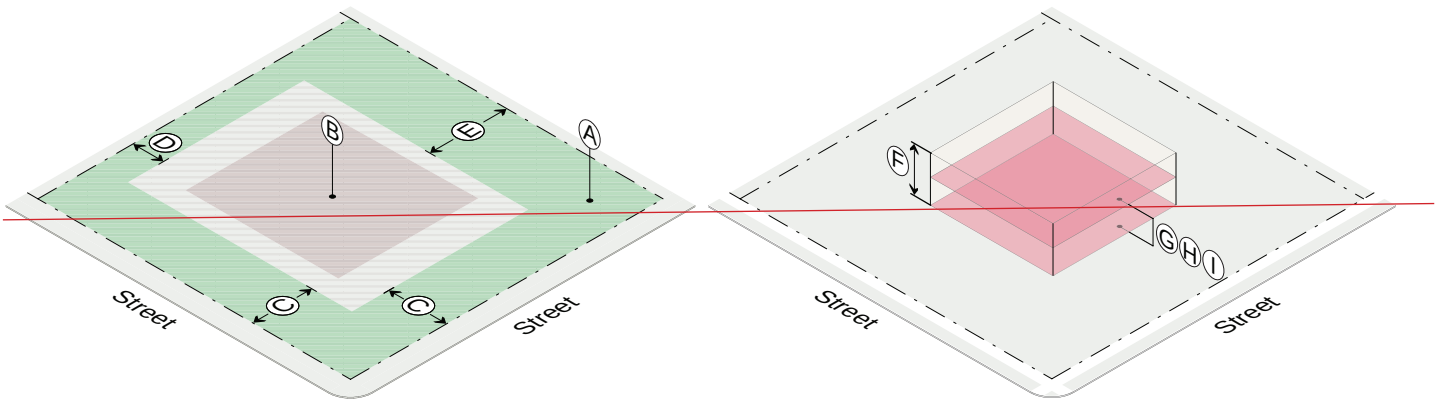
2.3.1. ~~Town Square (TS)~~

A. ~~Intent~~

~~The purpose of the Town Square (TS) Zone is to provide development standards that preserve and enhance the unique character, qualities, and pedestrian-oriented environment of the Jackson Town Square and its immediate vicinity. An essential component of the tourism environment for Teton County and the Town of Jackson is the Town Square and the commercial environment that has developed in the immediate vicinity of the Square. This area is important to both the County and the Town because the character of the area is the cornerstone of tourism commercial activity in the community.~~

B. ~~Physical Development~~

~~Standards applicable to physical development in the TS zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the physical development standards applicable in the TS zone, however, all standards in Article 5. are applicable in the TS zone, unless stated otherwise.~~



1. ~~Structure Location and Mass~~									
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ	Ⓘ
	~~LSR (min)~~	~~Lot Coverage (max)~~	~~Street Setback (min) (E.1.)~~	~~Side Setback (min)~~	~~Rear Setback (min)~~	~~Height (max)~~	~~Stories (max)~~	~~Stories (LO) (max)~~	~~FAR (max)~~
~~Allowed use~~	~~.0~~	~~n/a~~	~~0'~~	~~0'~~	~~0'~~	~~35'~~	~~2~~	~~3~~	~~1.83~~
~~Detached accessory structure~~	~~n/a~~	~~n/a~~	~~30'~~	~~5'~~	~~5'~~	~~28'~~	~~2~~	~~n/a~~	~~n/a~~
~~Exceptions~~									
~~FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.~~									
~~Side/Rear yard residential projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard~~									
~~Rear yard setback for nonresidential uses. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.~~									
~~Detached Accessory Structure Separation. 10'~~									

2. ~~Maximum Scale of Development~~	
~~Individual Building (gross floor area) (max)~~	
~~Single building~~	~~15,000 sf~~
~~Single building in LO with CUP~~	~~35,000 sf~~
3. ~~Building Design Requirements~~	
~~Nonresidential Design Guidelines~~	~~(Div. 5.8.)~~
~~Design review required for all nonresidential development, unless exempted by Planning Director~~	
4. ~~Site Development~~	
~~Site Development Setbacks (min)~~	
~~Side/rear yard~~	~~5'~~
~~Front yard~~	
~~40% of lineal frontage~~	~~0'~~
~~60% of lineal frontage~~	~~structure setback~~
~~Curb Cut (max)~~	~~40% of lineal frontage~~
5. ~~Landscaping~~	~~(Div. 5.5.)~~
~~Plant Units (min)~~	
~~Nonresidential~~	~~1 per 1,000 sf of landscape area~~
~~Parking Lot (all uses)~~	~~1 per 12 parking spaces~~
6. ~~Fencing~~	
~~Height (max)~~	
~~In street yard~~	~~4'~~
~~In side or rear yard~~	~~6'~~
~~Setback~~	
~~Front lot line/R.O.W./Sidewalk~~	~~1'~~
~~Side or rear lot line~~	~~0'~~
~~Orientation~~	
~~The finished side of the fence shall face out to the neighbor, posts ans supports shall face in to the owner~~	
7. ~~Environmental Standards~~	
~~Natural Resource Setback (min)~~	~~(Sec. 5.1.1.)~~
~~Cache Creek South of Cache Creek Dr.~~	~~20'~~
~~Flat Creek North of Hansen Ave.~~	~~25'~~
~~Flat Creek South of Hansen Ave.~~	~~50'~~
~~Wetland~~	~~30'~~
~~Irrigation Ditch Setback (min)~~	~~(7.7.4.D.)~~
~~Irrigation Ditch~~	~~15'~~
~~Natural Resource Overlay (NRO)~~	~~(Sec. 5.2.1.)~~

8. ~~Scenic Standards~~	
~~Exterior Lighting~~	~~(Sec. 5.3.1.)~~
~~Light trespass prohibited.~~	
~~All lights over 600 initial lumens shall be fully shielded.~~	
~~Lumens per sf of site development (max)~~	~~3~~
~~Lumens per site (max)~~	
~~All fixtures~~	~~100,000~~
~~Unshielded fixtures~~	~~5,500~~
~~Light Color~~	~~≤3000 Kelvin~~
~~Scenic Resource Overlay (SRO)~~	~~(Sec. 5.3.2.)~~
9. ~~Natural Hazards to Avoid~~	
~~Steep Slopes~~	~~(Sec. 5.4.1.)~~
~~Development prohibited~~	~~Slopes > 25%~~
~~Hillside CUP required~~	~~Lot with average cross-slope ≥ 10%~~
~~Areas of Unstable Soils~~	~~(Sec. 5.4.2.)~~
~~Fault Area~~	~~(Sec. 5.4.3.)~~
~~Floodplains~~	~~(Sec. 5.4.4.)~~
~~Wildland Urban Interface~~	~~(Sec. 5.4.5.)~~
10. ~~Signs~~	~~(Div. 5.6.)~~
~~Number of Signs (max)~~	~~2 per business per frontage~~
~~Home occupation/business~~	~~1 unlighted wall sign~~
~~Background Color~~	~~No white or yellow~~
~~Sign Area~~	
~~Total sign area (max)~~	~~2.5 sf per ft of street facade width up to 125 sf~~
~~Home occupation/business~~	~~2 sf~~
~~Penalty~~	~~10% per projecting and freestanding sign~~

~~Sign Type Standards~~	
~~Canopy sign~~	
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Freestanding sign~~	
~~Height (max)~~	~~6'~~
~~Setback (min)~~	~~5'~~
~~Projecting sign~~	
~~Height (max)~~	~~24' above grade~~
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Wall sign~~	
~~Window sign~~	
~~Window surface coverage (max)~~	~~25% up to 16 sf~~
~~Temporary Signs~~	~~(Sec. 5.6.1.)~~

11. ~~Grading, Erosion Control, Stormwater~~	
~~Grading~~	~~(Sec. 5.7.2.)~~
~~Erosion Control~~	~~(Sec. 5.7.3.)~~
~~Erosion shall be controlled at all times~~	
~~Stormwater Management~~	~~(Sec. 5.7.4.)~~
~~No increase in peak flow rate or velocity across property lines~~	

12. ~~Required Physical Development Permits~~						
~~Physical Development~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Building Permit (Sec. 8.3.3.)~~	~~DRC Review (Sec. 8.2.6.)~~	~~Sign Permit (Sec. 8.3.5.)~~	~~Grading Permit (Sec. 8.3.4.)~~
~~Nonresidential Floor Area~~						
~~≤ 5,000 sf~~			~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~5,001 - 15,000 sf~~		~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~> 15,000 sf~~	~~X~~	~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~Sign~~					~~X~~	~~(Sec. 5.7.1.)~~

C. ~~Allowed Uses and Use Standards~~

~~Standards applicable to uses in the TS zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the use standards applicable in the TS zone, however, all standards in Article 6. are applicable in the TS zone, unless stated otherwise.~~

1. ~~Allowed Uses~~				2. ~~Use Requirements~~	
~~Use~~	~~Permit~~	~~BSA (min)~~	~~Density (max)~~	~~Parking (min) (Div. 6.2.) (E.2.)~~	~~Affordable Workforce Housing Units (min) (Div. 6.3.)~~
~~Lodging~~					
~~Conventional Lodging (6.1.5.B.)~~	~~C(LO)~~	~~0 sf~~	~~n/a~~	~~0.75/LU + 1 per 150 sf assembly area~~	~~0.204*bedrooms~~
~~Short-term Rental Unit (6.1.5.C.)~~	~~C(LO)~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.204*bedrooms~~
~~Commercial Uses~~					
~~Office (6.1.6.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.65/1,000 sf~~	~~0.000493*sf~~
~~Retail (6.1.6.C.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.25/1,000 sf~~	~~0.000431*sf~~
~~Service (6.1.6.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf~~	~~0.000431*sf~~
~~Restaurant/Bar (6.1.6.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1/110 sf dining area + 1/60 sf bar area~~	~~0.001197*sf~~
~~Amusement/Recreation~~					
~~Amusement (6.1.7.B.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~1/60 sf seating area or independent calculation~~	~~0.000431*sf~~
~~Transportation/Infrastructure~~					
~~Wireless Communications Facilities (6.1.10.D.)~~				~~0.5/employee + 0.5/stored vehicle~~	~~0.000246*sf~~
~~Minor~~	~~B~~	~~0 sf~~	~~n/a~~		
~~Accessory Uses~~					
~~Accessory Residential Unit (6.1.11.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.25/DU~~	~~exempt~~
~~Home Occupation (6.1.11.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~n/a~~	~~exempt~~

~~Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only~~

3. ~~Maximum Scale of Use~~	
~~Individual Use (floor area) (max)~~	
~~Individual retail use excluding basement~~	~~12,500 sf habitable~~
~~Lodging operation with multiple buildings~~	~~90,000 sf habitable~~
4. ~~Operational Standards~~	
~~Outdoor Storage~~	~~(Sec. 6.4.1.)~~
~~Refuse and Recycling~~	~~(Sec. 6.4.2.)~~
~~Trash & recycling enclosure required~~	~~> 4 DUs and all nonresidential~~
~~Noise~~	~~(Sec. 6.4.3.)~~
~~Sound level at property line (max)~~	~~65 DBA~~
~~Vibration~~	~~(Sec. 6.4.4.)~~
~~Electrical Disturbances~~	~~(Sec. 6.4.5.)~~
~~Fire and Explosive Hazards~~	~~(Sec. 6.4.6.)~~

D. ~~Development Options and Subdivision~~

~~Standards applicable to development options and subdivision in the TS zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the TS zone, however, all standards in Article 7. are applicable in the TS zone, unless stated otherwise.~~

1. ~~Allowed Subdivision and Development Options~~		
~~Option~~	~~Lot Size (min)~~	~~Standards~~
~~Allowed Subdivision Options~~		
~~Land Division~~	~~5,000 sf~~	~~(Sec. 7.2.3.)~~
~~Condominium/Townhouse~~	~~n/a~~	~~(Sec. 7.2.4.)~~
2. ~~Residential Subdivision Requirements~~		
~~Schools and Parks Exaction~~		
~~Schools exaction~~	~~.020 acres per 1- or 2-family unit~~ ~~.015 acres per multi-family unit~~	
~~Parks exaction~~	~~9 acres per 1,000 resident~~	
3. ~~Infrastructure~~		
~~Transportation Facilities~~		~~(Div. 7.6.)~~
~~Access~~		~~required~~
~~Right-of-way for Minor Local Road (min)~~		~~60'~~
~~Paved travel way for Minor Local Road (min)~~		~~20'~~
~~Required Utilities~~		~~(Div. 7.7.)~~
~~Water~~		~~public~~
~~Sewer~~		~~public~~

4. ~~Required Subdivision and Development Option Permits~~				
~~Option~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Development Option Plan (Sec. 8.5.2.)~~	~~Subdivision Plat (Sec. 8.5.3.)~~
~~Land Division~~				
~~≤ 10 Lots~~		~~X~~		~~X~~
~~> 10 Lots~~	~~X~~	~~X~~		~~X~~
~~Condominium/Townhouse~~				~~X~~

E. ~~Additional Zone-specific Standards~~

~~The following standards apply in addition to all other standards applicable in the TS zone.~~

1. ~~**Pedestrian Facilities.** All new development, redevelopment and infill development in the TS zone and Lodging Overlay zones shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may~~

~~include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.~~

2. ~~Provision of Nonresidential, Nonlodging Parking~~

a. ~~Applicability. The following options for providing required parking shall apply to allowed uses except:~~

i. ~~Residential Uses (Sec. 6.1.4.);~~

ii. ~~Lodging Uses (Sec. 6.1.5.); and~~

iii. ~~Accessory Residential Unit (6.1.11.B.).~~

b. ~~Existing Parking Credits. For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.~~

c. ~~On-street Parking. Required parking may be provided on-street provided the following standards are met.~~

i. ~~An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.~~

~~Uninterrupted Curb per On-street Parking Space~~	
~~Parking Space Angle~~	~~Uninterrupted Curb~~
~~Parallel~~	~~22'~~
~~45°/60°~~	~~18'~~
~~90°~~	~~9'~~

ii. ~~On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.~~

iii. ~~The on-street parking shall follow the established configuration of existing on-street parking.~~

iv. ~~On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.~~

d. ~~Fee-In-Lieu. Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.~~

i. ~~Fee. The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.~~

ii. ~~**Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.~~

iii. ~~**Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.~~

3. ~~**Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.~~

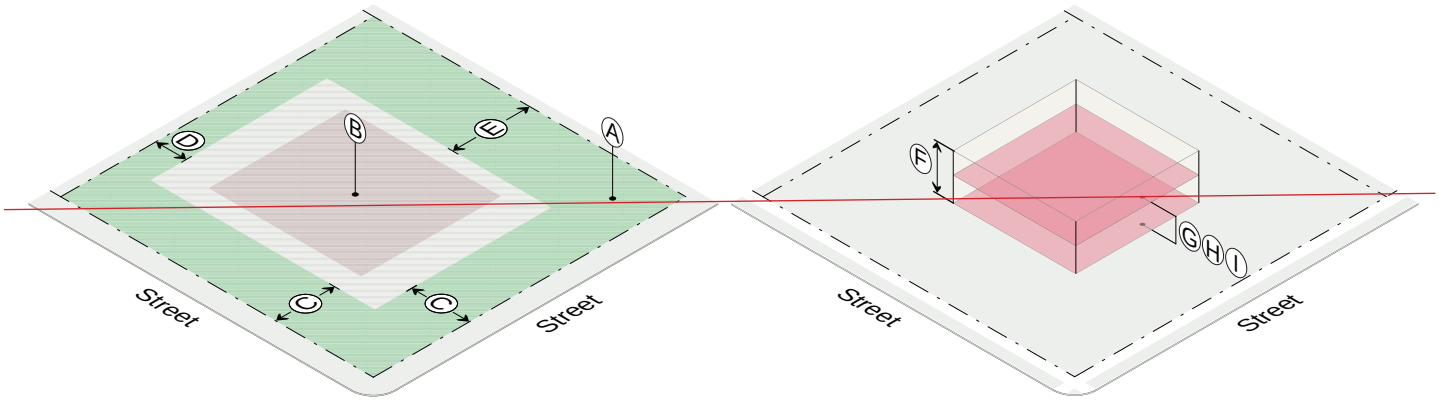
2.3.2. ~~Urban Commercial (UC)~~

A. ~~Intent~~

~~The purpose of the Urban Commercial (UC) Zone is to provide for relatively intense mixed-use development of lodging, restaurants, financial, retail, and visitor-oriented services, and the full range of residential uses. The UC Zone is intended to be applied to central, pedestrian-oriented commercial areas and dense residential areas associated with these commercial areas.~~

B. ~~Physical Development~~

~~Standards applicable to physical development in the UC zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the physical development standards applicable in the UC, however, all standards in Article 5. are applicable in the UC zone, unless stated otherwise.~~



1. ~~Structure Location and Mass~~									
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ	Ⓘ
	~~LSR (min) (E.1.)~~	~~Lot Coverage (max)~~	~~Street Setback (min) (E.4.)~~	~~Side Setback (min)~~	~~Rear Setback (min)~~	~~Height (max)~~	~~Stories (max)~~	~~Stories (LO) (max)~~	~~FAR (max)~~
~~Detached single-family unit~~	~~.30~~	~~.40~~	~~12'~~	~~5'~~	~~20'~~	~~28'~~	~~2~~	~~3~~	~~.45~~
~~Other principal use~~	~~.10~~	~~n/a~~	~~0'~~	~~0'~~	~~0'~~	~~35'~~	~~2~~	~~3~~	~~1.3~~
~~Accessory use~~	~~See standards for primary use with which associated~~								
~~Detached accessory structure~~	~~n/a~~	~~n/a~~	~~30'~~	~~5'~~	~~5'~~	~~28'~~	~~2~~	~~n/a~~	~~n/a~~
~~Exceptions~~									
~~FAR. A 25% increase in FAR is allowed, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.~~									
~~Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.~~									
~~Rear yard for nonresidential uses. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.~~									
~~Detached Accessory Structure Separation. 10'~~									

2. ~~Maximum Scale of Development~~	
~~Individual Building (gross floor area) (max)~~	
~~Single building~~	~~15,000 sf~~
~~Single building in LO with CUP~~	~~35,000 sf~~
3. ~~Building Design Requirements~~	
~~Nonresidential Design Guidelines~~	~~(Div. 5.8.)~~
~~Design review required for all nonresidential development, unless exempted by Planning Director~~	
4. ~~Site Development~~	
~~Site Development Setbacks (min)~~	
~~Side/rear yard if next to residential~~	~~5'~~
~~Front yard~~	
~~40% of lineal frontage~~	~~0'~~
~~60% of lineal frontage~~	~~structure setback~~
~~Curb Cut (max)~~	~~40% of lineal frontage~~
5. ~~Landscaping~~	~~(Div. 5.5.)~~
~~Plant Units (min)~~	
~~Residential~~	~~1 per du~~
~~Nonresidential~~	~~1 per 1,000 sf of landscape area~~
~~Parking Lot (all uses)~~	~~1 per 12 parking spaces~~
6. ~~Fencing~~	
~~Height (max)~~	
~~In street yard~~	~~4'~~
~~In side or rear yard~~	~~6'~~
~~Setback~~	
~~Front lot line/R.O.W./Sidewalk~~	~~1'~~
~~Side or rear lot line~~	~~0'~~
~~Orientation~~	
~~The finished side of the fence shall face out to the neighbor, posts ans supports shall face in to the owner~~	
7. ~~Environmental Standards~~	
~~Natural Resource Setback (min)~~	~~(Sec. 5.1.1.)~~
~~Cache Creek South of Cache Creek Dr.~~	~~20'~~
~~Flat Creek North of Hansen Ave.~~	~~25'~~
~~Flat Creek South of Hansen Ave.~~	~~50'~~
~~Wetland~~	~~30'~~
~~Irrigation Ditch Setback (min)~~	~~(7.7.4.D.)~~
~~Irrigation Ditch~~	~~15'~~
~~Natural Resource Overlay (NRO)~~	~~(Sec. 5.2.1.)~~
8. ~~Scenic Standards~~	
~~Exterior Lighting~~	~~(Sec. 5.3.1.)~~
~~Light trespass prohibited.~~	
~~All lights over 600 initial lumens shall be fully shielded.~~	
~~Lumens per sf of site development (max)~~	~~3~~
~~Lumens per site (max)~~	
~~All fixtures~~	~~100,000~~
~~Unshielded fixtures~~	~~5,500~~
~~Light Color~~	~~≤3000 Kelvin~~
~~Scenic Resource Overlay (SRO)~~	~~(Sec. 5.3.2.)~~
9. ~~Natural Hazards to Avoid~~	
~~Steep Slopes~~	~~(Sec. 5.4.1.)~~
~~Development prohibited~~	~~Slopes > 25%~~
~~Hillside CUP required~~	~~Lot with average cross-slope ≥ 10%~~
~~Areas of Unstable Soils~~	~~(Sec. 5.4.2.)~~
~~Fault Area~~	~~(Sec. 5.4.3.)~~
~~Floodplains~~	~~(Sec. 5.4.4.)~~
~~Wildland Urban Interface~~	~~(Sec. 5.4.5.)~~
10. ~~Signs~~	~~(Div. 5.6.)~~
~~Number of Signs (max)~~	~~3 per business per frontage~~
~~Home occupation/business~~	~~1 unlighted wall sign~~
~~Background Color~~	~~No white or yellow~~
~~Sign Area~~	
~~Total sign area (max)~~	~~3 sf per ft of street facade width up to 150 sf~~
~~Home occupation/business~~	~~2 sf~~
~~Penalty~~	~~10% per projecting and freestanding sign~~

~~Sign Type Standards~~	
~~Canopy sign~~	
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Freestanding sign~~	
~~Height (max)~~	~~6'~~
~~Setback (min)~~	~~5'~~
~~Projecting sign~~	
~~Height (max)~~	~~24' above grade~~
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Wall sign~~	
~~Window sign~~	
~~Window surface coverage (max)~~	~~25% up to 16 sf~~
~~Temporary Signs~~	~~(Sec. 5.6.1.)~~

11. ~~Grading, Erosion Control, Stormwater~~	
~~Grading~~	~~(Sec. 5.7.2.)~~
~~Erosion Control~~	~~(Sec. 5.7.3.)~~
~~Erosion shall be controlled at all times~~	
~~Stormwater Management~~	~~(Sec. 5.7.4.)~~
~~No increase in peak flow rate or velocity across property lines~~	

12. ~~Required Physical Development Permits~~

~~Physical Development~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Building Permit (Sec. 8.3.3.)~~	~~DRC Review (Sec. 8.2.6.)~~	~~Sign Permit (Sec. 8.3.5.)~~	~~Grading Permit (Sec. 8.3.4.)~~
~~Dwelling Unit~~						
~~< 5 units~~			~~X~~			~~(Sec. 5.7.1.)~~
~~5 - 10 units~~		~~X~~	~~X~~			~~(Sec. 5.7.1.)~~
~~> 10 units~~	~~X~~	~~X~~	~~X~~			~~(Sec. 5.7.1.)~~
~~Nonresidential Floor Area~~						
~~≤ 5,000 sf~~			~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~5,001 - 15,000 sf~~		~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~> 15,000 sf~~	~~X~~	~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~Sign~~					~~X~~	~~(Sec. 5.7.1.)~~

C. ~~Allowed Uses and Use Standards~~

~~Standards applicable to uses in the UC zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the use standards applicable in the UC zone, however, all standards in Article 6. are applicable in the UC zone, unless stated otherwise.~~

1. ~~Allowed Uses~~				2. ~~Use Requirements~~	
~~Use~~	~~Permit~~	~~BSA (min)~~	~~Density (max)~~	~~Parking (min) (Div. 6.2.) (E.5.)~~	~~Affordable Workforce Housing Units (min) (Div. 6.3.)~~
~~Residential Uses~~					
~~Detached Single-Family Unit (6.1.4.B.)~~	~~Y~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176~~
~~Attached Single-Family Unit (6.1.4.C.) (E.2.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176~~
~~Apartment (6.1.4.D.) (E.2.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176~~
~~Dormitory (6.1.4.F.)~~	~~C~~	~~0 sf~~	~~35 rooms per acre~~	~~1/bed~~	~~exempt~~
~~Group Home (6.1.4.G.)~~	~~C~~	~~0 sf~~	~~35 rooms per acre~~	~~0.5/bed~~	~~exempt~~
~~Lodging~~					
~~Conventional Lodging (6.1.5.B.)~~	~~B(LO)~~	~~0 sf~~	~~n/a~~	~~0.75/LU + 1 per 150 sf assembly area~~	~~0.204*bedrooms~~
~~Short-term Rental Unit (6.1.5.C.)~~	~~B(LO)~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.204*bedrooms~~
~~Commercial Uses~~					
~~Office (6.1.6.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.65/1,000 sf~~	~~0.000493*sf~~
~~Retail (6.1.6.C.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.25/1,000 sf~~	~~0.000431*sf~~
~~Service (6.1.6.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf~~	~~0.000431*sf~~
~~Restaurant/Bar (6.1.6.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1/110 sf dining area + 1/60 sf bar area~~	~~0.001197*sf~~
~~Amusement/Recreation~~					
~~Amusement (6.1.7.B.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~1/60 sf seating area or independent calculation~~	~~0.000431*sf~~
~~Developed Recreation (6.1.7.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.25/1,000 s~~	~~independent calculation~~
~~Outfitter/Tour Operator (6.1.7.E.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~independent calculation~~	~~independent calculation~~
~~Institutional Uses~~					
~~Assembly (6.1.8.B.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~independent calculation~~	~~independent calculation~~

~~Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only~~

1. ~~Allowed Uses~~				2. ~~Use Requirements~~	
~~Use~~	~~Permit~~	~~BSA (min)~~	~~Density (max)~~	~~Parking (min) (Div. 6.2.) (E.5.)~~	~~Affordable Workforce Housing Units (min) (Div. 6.3.)~~
~~Day Care/Education (6.1.8.C.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~independent calculation~~	~~independent calculation~~
~~Transportation/Infrastructure~~					
~~Utility Facility (6.1.10.C.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~0.5/employee + 0.5/stored vehicle~~	~~0.000246*sf~~
~~Wireless Communications Facilities (6.1.10.D.)~~				~~0.5/employee + 0.5/stored vehicle~~	~~0.000246*sf~~
~~Minor~~	~~B~~	~~0 sf~~	~~n/a~~		
~~Accessory Uses~~					
~~Accessory Residential Unit (6.1.11.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.25/DU~~	~~exempt~~
~~Bed and Breakfast (6.1.11.C.)~~	~~B(LO)~~	~~0 sf~~	~~n/a~~	~~0.75/LU~~	~~exempt~~
~~Home Occupation (6.1.11.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~n/a~~	~~exempt~~
~~Home Business (6.1.11.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5 per employee~~	~~exempt~~
~~Family Home Daycare (6.1.11.F.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5/employee + 0.5 off-street pick-up/drop-off~~	~~exempt~~
~~Home Daycare Center (6.1.11.G.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5/employee + 1 off-street pick-up/drop-off~~	~~exempt~~
~~Drive-in Facility (6.1.11.H.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~n/a~~	~~exempt~~
~~Temporary Uses~~					
~~Christmas Tree Sales (6.1.12.B.)~~	~~Y~~	~~0 sf~~	~~n/a~~	~~0.5/1,000 sf outdoor display area + 0.5/ employee~~	~~exempt~~
~~Temporary Shelter (6.1.12.D.)~~	~~Y~~		~~1 unit per lot~~	~~1.5/1,000 sf, max 2~~	~~exempt~~
~~Farm Stand (6.1.12.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.5/1,000 sf display area~~	~~exempt~~
~~Temporary Gravel Extraction & Processing (6.1.12.F.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5/employee~~	~~exempt~~

~~Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only~~

3. ~~Maximum Scale of Use~~	
~~Individual Use (floor area) (max)~~	
~~Single-family unit (detached, attached, or apartment)~~	
~~Habitable floor area excluding basement~~	~~8,000 sf~~
~~Gross floor area excluding basement~~	~~10,000 sf~~
~~Individual retail use excluding basement~~	~~12,500 sf habitable~~
~~Lodging operation with multiple buildings~~	~~90,000 sf habitable~~

4. ~~Operational Standards~~	
~~Outdoor Storage~~	~~(Sec. 6.4.1.) (E.3.)~~
~~Refuse and Recycling~~	~~(Sec. 6.4.2.)~~
~~Trash & recycling enclosure required~~	~~> 4 DUs and all nonresidential~~
~~Noise~~	~~(Sec. 6.4.3.)~~
~~Sound level at property line (max)~~	~~65 DBA~~
~~Vibration~~	~~(Sec. 6.4.4.)~~
~~Electrical Disturbances~~	~~(Sec. 6.4.5.)~~
~~Fire and Explosive Hazards~~	~~(Sec. 6.4.6.)~~

D. ~~Development Options and Subdivision~~

~~Standards applicable to development options and subdivision in the UC zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UC zone, however, all standards in Article 7. are applicable in the UC zone, unless stated otherwise.~~

1. ~~Allowed Subdivision and Development Options~~		
~~Option~~	~~Lot Size (min)~~	~~Standards~~
~~Allowed Subdivision Options~~		
~~Land Division~~	~~5,000 sf~~	~~(Sec. 7.2.3.)~~
~~Condominium/Townhouse~~	~~n/a~~	~~(Sec. 7.2.4.)~~

2. ~~Residential Subdivision Requirements~~	
~~Schools and Parks Exaction~~	
~~Schools exaction~~	~~.020 acres per 1- or 2-family unit~~ ~~.015 acres per multi-family unit~~
~~Parks exaction~~	~~9 acres per 1,000 resident~~

3. ~~Infrastructure~~	
~~Transportation Facilities~~	~~(Div. 7.6.)~~
~~Access~~	~~required~~
~~Right-of-way for Minor Local Road (min)~~	~~60'~~
~~Paved travel way for Minor Local Road (min)~~	~~20'~~
~~Required Utilities~~	~~(Div. 7.7.)~~
~~Water~~	~~public~~
~~Sewer~~	~~public~~

4. ~~Required Subdivision and Development Option Permits~~				
~~Option~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Development Option Plan (Sec. 8.5.2.)~~	~~Subdivision Plat (Sec. 8.5.3.)~~
~~Land Division~~				
~~≤ 10 Lots~~		~~X~~		~~X~~
~~> 10 Lots~~	~~X~~	~~X~~		~~X~~
~~Condominium/Townhouse~~				~~X~~

E. ~~Additional Zone-specific Standards~~

~~The following standards apply in addition to all other standards applicable in the UC zone.~~

1. ~~LSR Surfaces. The Town Council may substitute on-site hardscape improvements to satisfy the LSR requirement in the UC zone if the application for development can incorporate one or more of the following design elements: pervious or decorative pavers, sidewalks, boardwalks or similar amenity.~~

2. ~~Attached Single-Family and Apartment Units. Attached single-family and apartment units shall be located on the second or third floor.~~

3. ~~Open Storage~~

   a. ~~The open storage of vehicles and equipment is prohibited.~~

   b. ~~No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these LDRs.~~

4. ~~Pedestrian Facilities. All new development, redevelopment and infill development in the Lodging Overlay and UC zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined. by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.~~

5. ~~Provision of Nonresidential, Nonlodging Parking~~

   a. ~~Applicability. The following options for providing required parking shall apply to allowed uses except:~~

      i. ~~Residential Uses (Sec. 6.1.4.);~~

ii. ~~Lodging Uses (Sec. 6.1.5.); and~~

iii. ~~Accessory Residential Unit (6.1.11.B.).~~

b. ~~**Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.~~

c. ~~**On-street Parking.** Required parking may be provided on-street provided the following standards are met.~~

i. ~~An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.~~

~~Uninterrupted Curb per On-street Parking Space~~	
~~Parking Space Angle~~	~~Uninterrupted Curb~~
~~Parallel~~	~~22'~~
~~45°/60°~~	~~18'~~
~~90°~~	~~9'~~

ii. ~~On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.~~

iii. ~~The on-street parking shall follow the established configuration of existing on-street parking.~~

iv. ~~On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.~~

d. ~~**Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.~~

i. ~~**Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.~~

ii. ~~**Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.~~

iii. ~~**Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.~~

6. ~~**Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.~~

2.2.16. TS-1: Town Square-1

A. Intent

1. General Intent. The intent of the Town Square 1 (TC-1) zone is to preserve the western character of the Jackson Town Square and promote a pedestrian-oriented environment to support a vital downtown retail and visitor experience.

2. Buildings. New buildings can be up to 2 stories in height. Designated historic buildings may be allowed a partial 3rd story. Buildings are located close to the sidewalk and incorporate a covered boardwalk, creating an attractive street edge.

3. Parking. Parking is provided off-site on public lots and on-street. Little or no parking is provided on-site.

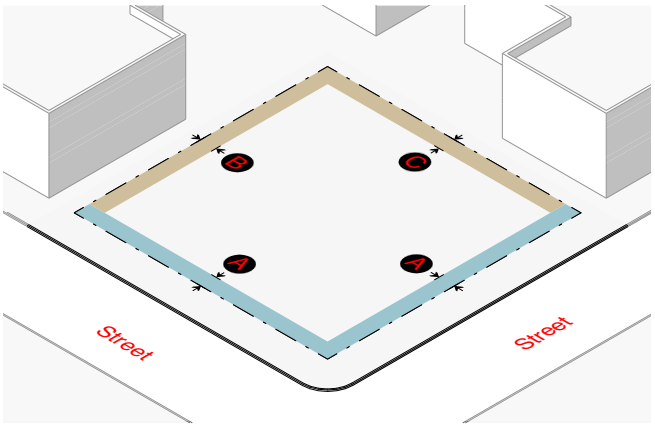
4. Land Use. Active and engaging uses are encouraged on ground floors, with a variety of commercial uses located on upper stories. Residential, as a principal use, is not allowed.

5. Comprehensive Plan. Based primarily on sub area 1.1 and 1.2 of the Comprehensive Plan.

B. Physical Development

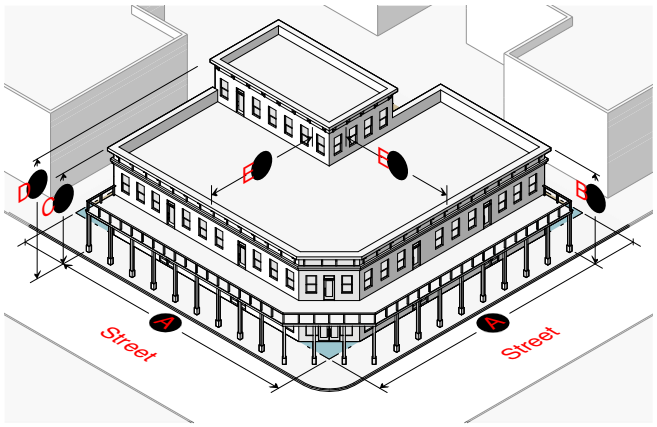
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



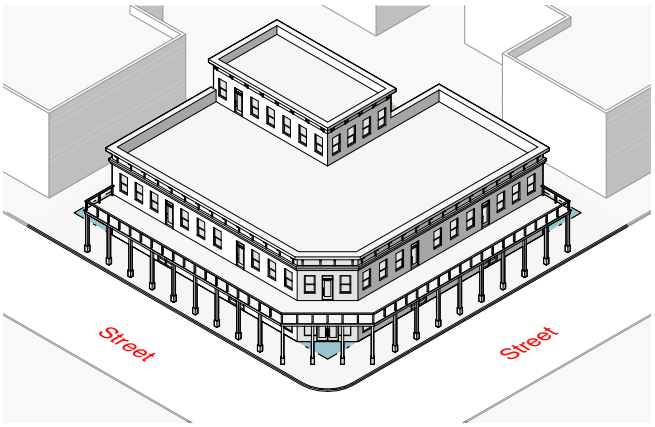
Building Setbacks	(Sec. 9.4.8.)	
Street setback range (min-max)	0' - 5'	A
Side interior (min)	0' or 5'	B
Rear (min)	0' or 5'	C
Abutting protected zone (min)	n/a	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	Not allowed	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	Not allowed	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Street, surface parking (min)	30'	
Access		
Curb cut width (max)	Not allowed	

2. Bulk Standards



Street Facade	(Sec. 9.4.11.)	
Width of ground story in street setback range		A
% of lot width (min)	90%	
Building Height	(Sec. 9.4.9.)	
Height (max)	35'	B
Stories (max)	2	B
Height (min) in street setback range	16'	C
Partial 3rd Story (Preservation Bonus)	(Div. 5.9)	
Height (max)	40'	D
Stories (max)	3 (partial)	D
Stepback for 3rd story street facade (min)	Greater of 40' or 50% of building depth	E
Encroachment in stepback (max % of overall facade width)	0%	
Scale of Development		
Floor area ratio (FAR) (max) (E.3.)	1.83	
Deed restricted housing exemption	(Sec. 7.8.3.)	
Single building size (max)	15,000 SF	

3. Form Standards



Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Covered walkway	see Sec. 2.2.1.C.1
Building Frontage Options	
Town Square	see Sec. 2.2.1.D.1
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20’
Flat Creek north of Hansen Ave.	25’
Flat Creek south of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(Sec. 7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)	(Div. 5.6.)
Number of signs (max)	2 per business per frontage
Background color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary signs	(Sec. 5.6.1.)
8. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Nonresidential Floor Area							
≤ 10,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
10,001 - 20,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 20,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
~~Lodging~~					
~~Conventional Lodging (6.1.5.B.)~~	~~C(LO)~~	~~n/a~~	~~n/a~~	~~0.75/LU + 1 per 150 sf assembly area~~	~~0.204*bedrooms~~
~~Short-term Rental Unit (6.1.5.C.)~~	~~C(LO)~~	~~n/a~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.204*bedrooms~~
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	n/a	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Transportation/Infrastructure					
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1.25/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Development Option Plan (Sec. 8.5.2.)**	**Subdivision Plat (Sec. 8.5.3.)**
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Accessory Residential Unit (Sec. 6.1.11.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45˚/60˚	18'
90˚	9'

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.

i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.

ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

2.2.17. TS-2: Town Square-2

A. Intent

1. General Intent. The intent of the Town Square 2 (TC-2) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk.

2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows, display windows, and entry features invite and encourage pedestrian activity.

3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

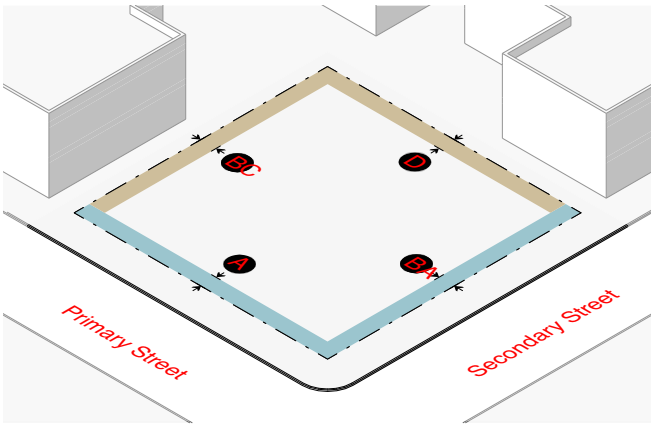
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices and lodging primarily located on upper stories. Residential, as a principal use, is not allowed.

5. Comprehensive Plan. Based primarily on sub area 1.1 and 1.2 of the Comprehensive Plan.

B. Physical Development

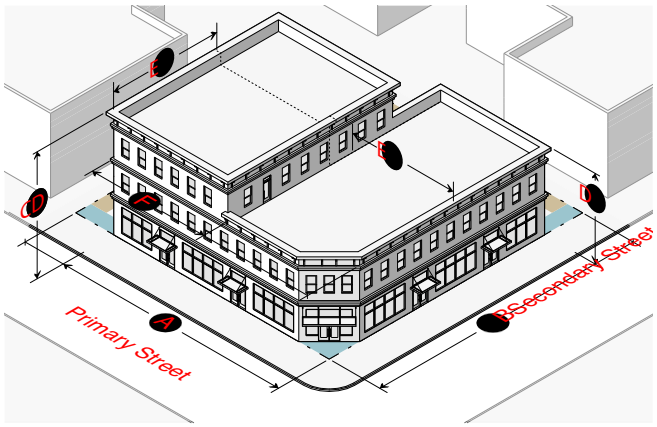
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



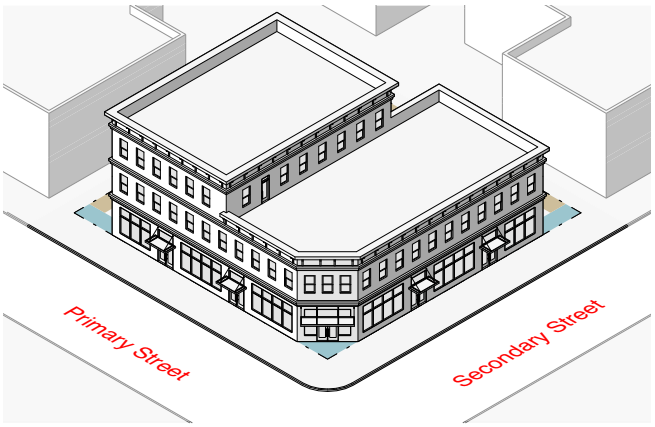
Building Setbacks	(Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	Not allowed	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	Not allowed	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'	
Access		
Curb cut width (max)	Not allowed	

2. Bulk Standards



Street Facade	(Sec. 9.4.11.)	
Width of ground and 2nd story in primary street setback range		A
% of lot width (min)	80%	
Width of ground and 2nd story in secondary street setback range		B
% of lot width (min)	80%	
Building Height	(Sec. 9.4.9.)	
Height (max)	42'	C
Stories (max)	3	C
Height (min) in street setback range	16'	D
Building Stepback	(Sec. 9.4.12.)	
Stepback for any 3rd story street facade (min)	20'	E
Encroachment in stepback (max % of overall facade width)	40%	F
A building with only residential use that has at least 4 units is exempt from the stepback requirement		
Scale of Development		
Floor area ratio (FAR) (max) (E.3.)	1.83	
Deed restricted housing exemption	(Sec. 7.8.3.)	
Workforce housing floor area bonus	(Sec. 7.8.4.)	
Single building size (max)	15,000 SF	

3. Form Standards



Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Planning Director will establish one of the following as the pedestrian frontage	
Covered walkway	see Sec. 2.2.1.C.1
Trees in grates	see Sec. 2.2.1.C.2
Building Frontage Options	
Town Square	see Sec. 2.2.1.D.1
Shopfront	see Sec. 2.2.1.D.2
Lodging	see Sec. 2.2.1.D.5
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(Sec. 7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)	(Div. 5.6.)
Number of signs (max)	2 per business per frontage
Background color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary signs	(Sec. 5.6.1.)
8. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Nonresidential Floor Area							
≤ 10,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
10,001 - 20,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 20,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	45,000 SF habitable	n/a	0.75/room	0.204*bedrooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Development Option Plan (Sec. 8.5.2.)**	**Subdivision Plat (Sec. 8.5.3.)**
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Lodging Uses (Sec. 6.1.5.); and

ii. Accessory Residential Unit (Sec. 6.1.11.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45˚/60˚	18'
90˚	9'

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.

i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.

ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE T

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF THE TOWN OF JACKSON ORDINANCE NO. 888 AND SECTION 15.38.020 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HISTORIC BUILDINGS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of the Town of Jackson Ordinance No. 888 and Section 15.38.020 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

15.38.020 Historic Buildings

A. General. The Town Council recognizes that many areas, improvements, buildings or structures have features with historic character or special historic or aesthetic interest or value representing architectural products of distinct periods in the history of Jackson. The Town Council also recognizes that the protection, enhancement and perpetuation of areas, improvements, buildings and structures with features having historic character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the people of the Town.

For the purposes of this section, historic buildings or structures are those buildings, improvements or structures, which are on the Jackson Historic Register or are in excess of fifty (50) years old, or which are otherwise historically or architecturally significant.

Every applicant for a demolition permit shall state to the best of his or her knowledge whether a building or structure for which demolition is sought is either in excess of, or less than, fifty (50) years old as of the date of the application.

B. Authority to Enact. Authority for enacting this chapter to protect historic integrity is provided in Wyo. Stat. Section §15-1-601(d)(iv).

C. The Teton County Historic Preservation Board. The Teton County Historic Preservation Board ("TCHPB") shall be an advisory board to owners seeking to demolish historic buildings within the Town.

1. The TCHPB shall be an informational and advisory board only~~,~~ and shall advise owners or residents of buildings or structures on the historic nature, aspects and other historic preservation issues concerning the building or structure sought for demolition.

2. The TCHPB will maintain a non-exclusive list of structures which are either in excess of fifty (50) years old or are otherwise historically or architecturally significant. This list, the ~~TCHPB Building List~~Structures of Merit, will be made publicly available and will be updated from time to time. The ~~TCHPB Building~~Structures of Merit List updated from time to time serves as a guideline to building owners and Town of Jackson officials.

3. The TCHPB may present to the Town Council its findings and recommendations about any development proposal or regulation which impacts any building or structure in excess of fifty (50) years old or which are otherwise historically or architecturally significant.

D. Demolition Permit Review

1. Upon receipt of a demolition permit application pursuant to Section 105.1 of the International Building Code, the planning and building department shall refer the demolition application to the TCHPB.

2. The TCHPB shall review demolition proposals which affect the exterior of any principal or accessory building or structure which is on the ~~TCHPB Building List or the~~ Jackson Historic Register or Structures of Merit list for their impacts on historic resources. The TCHPB will make a recommendation to the planning and building department and/or Town Council within ~~twenty-one (21)~~ thirty (30) calendar days from initial submission of the demolition application to the TCHPB. The TCHPB will either determine that:

A. The building or structure is not historically or architecturally significant, or

B. That the building or structure is historically or architecturally significant and recommend a ninety (90) day stay in the issuance of a demolition permit for public comment and in order for the applicant, the TCHPB and other interested parties to explore alternatives to demolition. The TCHPB shall cite the historic preservation principles upon which it is relying to make its comments or recommendations regarding the impact of such demolition on historic preservation

~~That the building is designated as a Landmark property on the Jackson Historic Register and so should not be demolished.~~

3. All demolition permit applicants pertaining to historic buildings or structures may meet with the TCHPB, or a sub-committee thereof, to discuss the impacts of demolition on historic resources. A meeting will be scheduled during the initial ~~twenty-one (21)~~ thirty (30) day review period on applicant's request.

4. In the event the TCHPB does not make a recommendation to the planning and building department and/or Town Council within ~~twenty-one (21)~~ thirty (30) calendar days from initial submission of the demolition application, the Town will assume that the TCHPB does not have a formal recommendation, and the application shall proceed through the regular permitting process.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE M

AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND ARTICLE 5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PRESERVATION OF HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 2 of Town of Jackson Ordinance No. 1074 (PART) and Article 5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Div. 5.9. Preservation of Historic Properties

5.9.1 Purpose:

The Town of Jackson has a wide range of historic properties. The Town Council and the citizens of Jackson find that these properties are worthy of protection and recognition. The purpose of this Division is to:

A. Effect and accomplish the protection and preservation of the town's architecture, culture, and heritage as embodied in historic properties by appropriate regulations and incentives;
B. Enhance property values and stabilize neighborhoods with historic properties;
C. Establish the Jackson Historic Register listing of historic buildings, structures, sites and objects; and
D. Establish a mechanism whereby incentives for historic preservation may be made available.
E. Establish Historic Preservation Design Guidelines to ensure future development and redevelopment maintains and enhances the historic integrity of protected structures.

5.9.2 Establishment of Jackson Historic Register

A. The Town Council hereby establishes the Jackson Historic Register.
    1. Properties designated in the Jackson Historic Register shall be known officially as a Registered Historic Resource to recognize that the property is of special historic significance in the Town of Jackson.
    2. Properties may be listed in the Jackson Historic Register only if such property has been so designated pursuant to the procedures in Sec. 8.5.6.
    3. All properties listed in the National Register of Historic Places are eligible for the Jackson Historic Register but are not designated until approval, pursuant to this section, is obtained.

5.9.3. Applicability

This Division shall apply to all structures designated as a Registered Historic Resource as established in this Division. The provisions in this Division apply to Registered Historic Resources as follows:

A. The provisions in this Division are mandatory for a Registered Historic Resource once the property is listed voluntarily by the landowner, as specified below.
B. All properties listed on the Jackson Historic Register shall comply with the Historic Preservation Design Guidelines incorporated into the Town Design Guidelines (see Appendix A in the Town Design Guidelines).
C. For a Registered Historic Resource that utilizes a development incentive in Section 5.9.6., the provisions in this Division are mandatory in perpetuity or apply as otherwise stated in the LDRs;

i. For a Registered Historic Resource that does not utilize a development incentive in Section 5.9.6. or other financial incentive (e.g., state or federal), the landowner may opt out of the Registered Historic Resource designation at any time with proper notice to the Town as provided in this Division.

D. Structures of Merit: This Division does not apply to Structures of Merit, except for Sec. 5.9.5.

5.9.4 Designation Criteria to the Jackson Historic Register

Below are the criteria to designate a property to the Jackson Historic Register. Registered Historic Resources shall meet all three general designation criteria (A, B, and C) listed in this section. Under Criterion B, "Historic Significance," a Registered Historic Resource shall meet a minimum of two of the specific categories listed.

A. Age. Individual properties shall be at least 50 years old. However, a property may be exempted from the age standard if Council finds it to be exceptionally important.
B. Historic Significance. Properties shall be found to have historic significance in these categories in order to be considered for designation:
    1. Association with events that have made a significant contribution to history;
    2. Connection with persons significant in history;
    3. Distinctive characteristics of a type, period, method of construction, or artisan;
    4. Geographic importance; and/or
    5. Possibility to yield important information related to prehistory of history.
C. Integrity. In addition to having historic significance as outlined above, a property must be found to retain sufficient integrity. All properties shall be evaluated for their physical integrity by using the National Register bulletins to evaluate the following criteria:
    1. Location
    2. Design
    3. Setting
    4. Materials
    5. Workmanship
    6. Feeling
    7. Association

5.9.5 Structures of Merit

A. General
    1. A list of Structures of Merit is hereby established. The purpose is to recognize properties of historic significance that have not been formally designated to the Town's Historic Register. No regulation of the property as identified for properties on the Town's Historic Register applies to these properties.
B. Identification
    1. Structures of Merit are identified through professional surveys conducted by or with the assistance of the Teton County Historic Preservation Board (TCHPB)
    2. The Planning Director shall formally accept the Structures of Merit list as annually presented and periodically updated by the TCHPB.
    3. The TCHPB shall notify in writing all owners of a property listed as a Structure of Merit.
C. List of Structures of Merit

    1. The TCHPB shall maintain an up-to-date List of Structures of Merit, which shall be made publicly available.
    2. If a property on the List of Structures of Merit is subsequently designated to the Town's Historic Register, it shall then be removed from the List of Structures of Merit.

5.9.6 Incentives for Historic Preservation

A. Purpose

In recognition that requirements in the LDRs can be a barrier to the preservation of historic resources, this section provides zoning incentives to property owners. The intent is to provide financial incentives and regulatory flexibility to avoid the demolition of historic properties and to encourage context-sensitive reinvestment in and redevelopment of historic properties. Toward this end, this section provides zoning-related incentives for Registered Historic Resource properties.

B. Historic Preservation Easement Required for Certain Incentives

In order to ensure that certain incentives result in the long-term preservation of the Registered Historic Resource, these LDRs identify certain high-value incentives that can only be used if the owner concurrently records an historic preservation easement to protect the historic property in perpetuity. This preservation easement shall be held by the Teton Historic Preservation Foundation or other qualified entity. Where the LDRs do not clearly require the recordation of a preservation easement for the use of an incentive, no such requirement shall be imposed by the Town.

C. Incentives Available to a Registered Historic Property

The incentives in this section are available only to a Registered Historic Property. Many of the incentives listed in this section are located in other parts of the LDRs. In such cases, only a reference to the appropriate LDR section is provided here so the referenced section must be reviewed to find the full incentive. In other cases, the full incentive is provided in this section. In addition, outside of the LDRs, incentives for historic preservation are also available in Chapter 12 of the International Existing Building Code and through federal and state programs (see National Register of Historic Places).

1. Nonconforming Structures.

   a. Registered Historic Resource properties are allowed to increase existing nonconformities on expansions by matching existing setbacks, height, and other dimensional standards (see Sec. 1.9.2.B.1. for full text).

   b. Registered Historic Resource properties are exempted from the 20% limitation on expansion of nonconforming structures (see Sec. 1.9.2.B.3.b for full text).

   c. Registered Historic Resource properties are exempted from the limitation on replacing (and expanding) nonconforming structures (see Sec. 1.9.2.B.4.a for full text).

2. Flexibility in the Applicability of Development Standards

   a. Administrative Adjustment

      a. Structure Setbacks and Site Development Setbacks. The Planning Director may establish a lesser structure setback or site development setback of greater than 20% for a Registered Historic Resource property based on compelling information from the applicant that the lesser standard is necessary to meet the goals of this Division and will protect the character of the adjacent properties and neighborhood (see Sec. 8.8.1.B.2).

      b. The protection of a Registered Historic Resource is one justification for approving an Administrative Adjustment to provide additional flexibility for parking, LSR, setbacks, and other important standards (see Sec. 8.8.1.C.2.b for full text).

3. FAR exemption
    a. Any floor area within Registered Historic Resource structure does not count as floor area for the purpose of calculating the maximum allowed floor area (FAR) on a property. Floor area within additions made to the Registered Historic Structure subsequent to listing on the Register do not qualify for this exemption.
    b. An addition to a Registered Historic Resource structure does not count as floor area for the purpose of determining development review thresholds in each zone district (i.e., see subsection. B.10 in each zone district).
    c. A residential unit(s) that is a Registered Historic Resource structure, or that is contained within such a structure, shall not count as a dwelling unit for the purpose of maximum density limitations.
4. Minimum Lot Size
   The minimum lot size limit on a property with a structure listed on the Jackson Historic Register may be eliminated for the purpose of separating the historic property on an individual lot. However, all resulting lots shall meet all applicable requirements of the LDRs with the exception that the Registered Historic Resource may be as close as 5' from any newly created rear setback. In addition, the Registered Historic Resource shall be protected in perpetuity on the lot (repositioning allowed) by the recordation of an historic preservation easement.
5. Workforce Housing Mitigation
    a. Uses within a Registered Historic Resource are exempt from the affordable workforce housing mitigation requirements in Div. 6.3 (see Sec. 6.3.2.C.3 for full text).
    b. Any addition to a Registered Historic Resource that receives approval of a Certificate of Appropriateness shall be exempt from the affordable workforce housing mitigation requirements in Div. 6.3 (see Sec. 6.3.2.C.3 for full text)
    c. For any property with a Registered Historic Resource, the landowner may transfer or sell any unused housing mitigation credits to another property in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone. To calculate the amount of the credit, the Town will assume the following: 1) for a residential zone, the credit assumes 100 percent Detached Single-family development; 2) for a mixed-use zone, the credit 100% Retail development.

       Example: For a 7,500 sf property with a 1.3 FAR and existing 1,500 sf historic structure, the housing mitigation credit would be calculated as follows: 9,750 sf (total FAR) sf of credit available to be transferred (i.e., floor area of existing historic structure is not counted). This 9,750 sf now needs to be converted to a mitigation requirement assuming 100% Retail development. Using the Town's workforce housing calculator, this yields a total credit of approximately 4.2 mitigation units.

6. Transfer of Development Rights (TDR) for Historic Preservation

   Properties with a Registered Historic Resource may transfer or sell unused floor area (Transferred Floor Area) to another eligible property according the standards in this subsection.

    a. Requirements for 'Sending' properties

       A 'Sending' property is one that meets all of the following criteria:

i. The property must contain a Registered Historic Resource, except in the case of a secondary transfer of an TDR where a qualified Receiving site (i.e., a site that has already received an approved TDR) then wants to re-transfer or re-sell the TDR to another eligible Receiving site.
ii. The property must be located in the Town and may be located in any zone district.
iii. The property must have unused floor area available for transfer to another property. Unused floor area is calculated by subtracting the total amount of existing floor area on the site (not including designated historic structures) from the maximum allowed floor area as determined by the base FAR.

[EXAMPLE: On a property with a 2,000 sf historic structure and 1,500 sf non-historic structure, and where a total of 5,000 sf of development is allowed by the base FAR (i.e., without the use of any floor area bonuses), the property would be eligible to transfer 3,500 sf of floor area to a qualified receiving site].

b. Requirements for 'Receiving' properties

A 'Receiving' property must meet all of the following criteria:

i. The property must be located in the DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone in the Town;
ii. No variance to any development standard is required to accommodate the transferred floor area;
iii. The property must not have significant environmental or developmental constraints, such as being in the Natural Resource Overlay (NRO), the Natural Hazards Overlay, or similar hazards.
iv. No additional significant public infrastructure improvements paid by the Town are needed to accommodate the Transferred Floor Area.

c. General requirements and rules of TDR program

i. Prior to the transfer of any Transferred Floor Area, the owner of the sending property must apply for a Zoning Compliance Verification (ZCV) from the Town Planning Department to verify the amount and type of floor area available to be transferred from the Sending site and to verify that the intended Receiving site is eligible to receive a TDR.
ii. The sale or transfer of the floor area is a private transaction to be agreed upon by the affected landowners. The Town is not involved in determining the value or price of any Transferred Floor Area.
iii. Transferred Floor Area shall not count as FAR on the Receiving site.
iv. A Sending property in a residential zone may only transfer residential floor area.
v. A Sending property in a mixed-use zone may transfer either residential or non-residential floor area, at the landowner's discretion, provided it is allowed as a Basic Use. Floor area allowed as a Conditional Use or Special use cannot be transferred;
vi. Transferred Floor Area that has been transferred legally to an eligible Receiving site may be transferred again to another eligible Receiving site (i.e., the receiving site becomes a sending site) subject to the requirements of this section. This process may be repeated as many times as necessary to transfer floor area to a site intended for development.

vii. Transferred Floor Area does not expire and there is no deadline by which time the floor area must be used. Purchasers of Transferred Floor Area, however, may voluntarily expire or retire the transferred development rights by filing an instrument in the County Clerk's office that shall be signed by the Planning Director and clearly documents the location and development rights that are to be expired.

viii. In the CR-3 zone, buildings with a fourth story and 48' in height are allowed provided that the fourth story is equal to the amount of Transferred Floor Area transferred to the site using the TDR program (see Sec. 2.2.13.E.7 for full text).

ix. The designated historic resource on a Sending property may be repositioned on the Sending site consistent with the requirements of Sec. 8.5.8, but if it is moved to another site the original Sending site must comply with the retroactive requirements in Sec. 5.9.6.D.

d. Documentation required to transfer floor area under the TDR program

All Transferred Floor Area under the TDR program shall comply with the following requirements.

i. A Sending property that uses the TDR incentive shall record an historic preservation easement on the Sending property that not only preserves the Registered Historic Resource in perpetuity but clearly records the amount and type of Transferred Floor Area and the location of the Receiving site.

ii. Both the Sending property and the Receiving property shall separately record a deed restriction in the County Clerk's office that clearly identifies the following: a) the owner(s) of the Sending and Receiving properties; b) the amount and type of Transferred Floor Area, c) the amount of floor area remaining on the Sending site (Sending site only), d) a description of the Registered Historic Resource on the sending site being protected; and e) any other information necessary to provide clear notice to future property owners and the Town regarding the status of future development potential on each property.

iii. The required TDR deed restrictions on both the Sending and Receiving properties shall state that the Registered Historic Resource shall be protected in perpetuity and that an historic preservation easement has been concurrently recorded on the Sending property as required by the LDRs.

iv. The required TDR deed restrictions on both the Sending and Receiving properties shall be recorded prior to issuance of any building permit that includes use of Transferred Floor Area.

v. The required deed restriction on both the Sending and Receiving properties shall be signed by the Planning Director. Deed restrictions without the Planning Director's signature shall invalidate any related TDR transactions.

vi. When an owner of a Receiving property proposes to subdivide a property with unused Transferred Floor Area from the TDR program, the owner shall clearly allocate the unused Transferred Floor Area to the newly created lots or units prior to approval of the plat.

7. Vesting of Transferred Floor Area

Floor area that is purchased or otherwise transferred through the TDR program does not guarantee a development right or create a vested right on the Receiving site. The transferred

floor area is vested only after an approved development permit or building permit is issued that includes the TDR floor area and demonstrates that it can fit on the Receiving site while complying with all applicable LDRs.

C. Retroactive Requirement

When an incentive in this Division is used for a Registered Historic Resource but the Registered Historic Resource is subsequently removed physically or is no longer designated on the Jackson Historic Register, the benefiting property owner will be responsible to retroactively comply with, either through payment or performance, the LDR requirement that was relaxed or exempted.

5.9.7 Maintenance of Registered Historic Resource

A. The Town Council intends to preserve from deliberate or inadvertent neglect the exterior portions of a Registered Historic Resource and all interior portions thereof whose maintenance is necessary to prevent deterioration of any exterior portion. No owner, lessee, or occupant of any Registered Historic Resource shall fail to prevent significant deterioration of the exterior of the building, structure, object, or special feature beyond the condition of such Registered Historic Resource on the effective date that the property was listed on the Jackson Historic Register.
B. No owner, lessee, or occupant of any Registered Historic Resource shall fail to comply with all applicable provisions of these LDRs.
C. Prior to beginning any enforcement action for failure to maintain the Registered Historic Resource, the Town shall notify the owner of the need to repair, maintain, or restore such property; shall assist the owner in determining how to preserve such property; and shall give the owner a reasonable time to perform such work.
D. Unsafe or Dangerous Conditions Exempt. Nothing in this section shall be construed to prevent any measures of construction, alteration, removal, or demolition necessary to correct an unsafe or dangerous condition of any Registered Historic Resource, or parts thereof where such condition is declared unsafe or dangerous by the Town and where the proposed measures have been declared necessary by the Town to correct the condition, as long as only such work that is absolutely necessary to correct the condition is performed. Temporary measures may be taken without first obtaining a Certificate of Appropriateness under this ordinance, but a certificate is required for permanent construction, alteration, removal, or demolition.

5.9.8 Enforcement

Registered Historic Resource properties are designated only with the consent of the property owner, thus the provisions of this Division are enforced through the Design Guidelines for as long as the property is a Registered Historic Resource or, where an historic preservation easement was required, the provisions of this Division shall apply in perpetuity.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE N

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1199, 1197, 1196, 1154; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTIONS 1.9.2, 2.2.13.E, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 AND 8.10.4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HISTORIC PROPERTY PHYSICAL DEVELOPMENT, APPEARANCE AND SITING AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1199, 1197, 1196, 1154; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Sections 1.9.2, 2.2.13.E.7, 4.5, 5.8.1, 5.8.2, 8.2.6.C, 8.8.1 and 8.10.4 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

1.9.2. Nonconforming Physical Development

A. Applicability

Nonconforming physical development is declared generally incompatible with the character of the zone or overlay in which it is located. This Section shall apply to lawful physical development (other than signs) that does not meet the physical development standards applicable to the zone or overlay. Physical development standards applicable to all zones are found in Article 5. Physical development standards applicable to specific zones are found in Subsection B of the zone-specific sections found in Article 2.- Article 4.

B. Maintenance, Alteration, Expansion, and Replacement

Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

1. No Increase in Nonconformity. Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming Detached Single-Family Unit or property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register ~~designated historic structure~~ that is nonconforming as to height may be the same height as the existing nonconforming house or historic ~~house~~structure).

2. Maintenance and Alteration. A nonconforming physical development may be maintained or altered.

3. Expansion. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming.

The following exceptions shall apply to this limit on expansion.

a. Detached Single-Family Unit. This standard shall not limit the expansion of a Detached Single-Family Unit.

b. Jackson Historic Register ~~Historic Buildings~~. This standard shall not limit expansion of a property listed on the Jackson Historic Register ~~a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant~~.

4. Replacement. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon willful demolition of any structural support for the portion of the physical development that is nonconforming. Except that this subsection shall not prohibit any of the following.

a. Jackson Historic Register ~~Detached Single-Family Unit~~. This standard shall not limit the ~~expansion~~ replacement of a property listed on the Jackson Historic Register ~~Detached Single-Family Unit~~.

Sec. 2.2.13.E.7 ~~[Commercial Residential – 3 (CR-3) District]~~

7. Additional Height and Story for Historic Preservation TDR Program
   A 48' maximum height and a fourth story are allowed provided that the fourth story is equal to the amount of floor area transferred to the site per the TDR program. The transferred floor area is subject to all other applicable LDR requirements.

Division 4.5 Overlay Zones

4.5.1 Downtown Design Overlay

A. Purpose

The Town of Jackson is a small, western town located in the heart of the Rocky Mountains. Settled originally as a cowboy town with dude ranches, Jackson has grown into a national and international destination known for its small town, western charm and access to the West's best scenery, wildlife, art life, and recreational opportunities. The Town Council and the citizens of Jackson find that the Town Square area is the recognized economic and visitor heart of the community and is worthy of protection and recognition. The purpose of this Division is to:

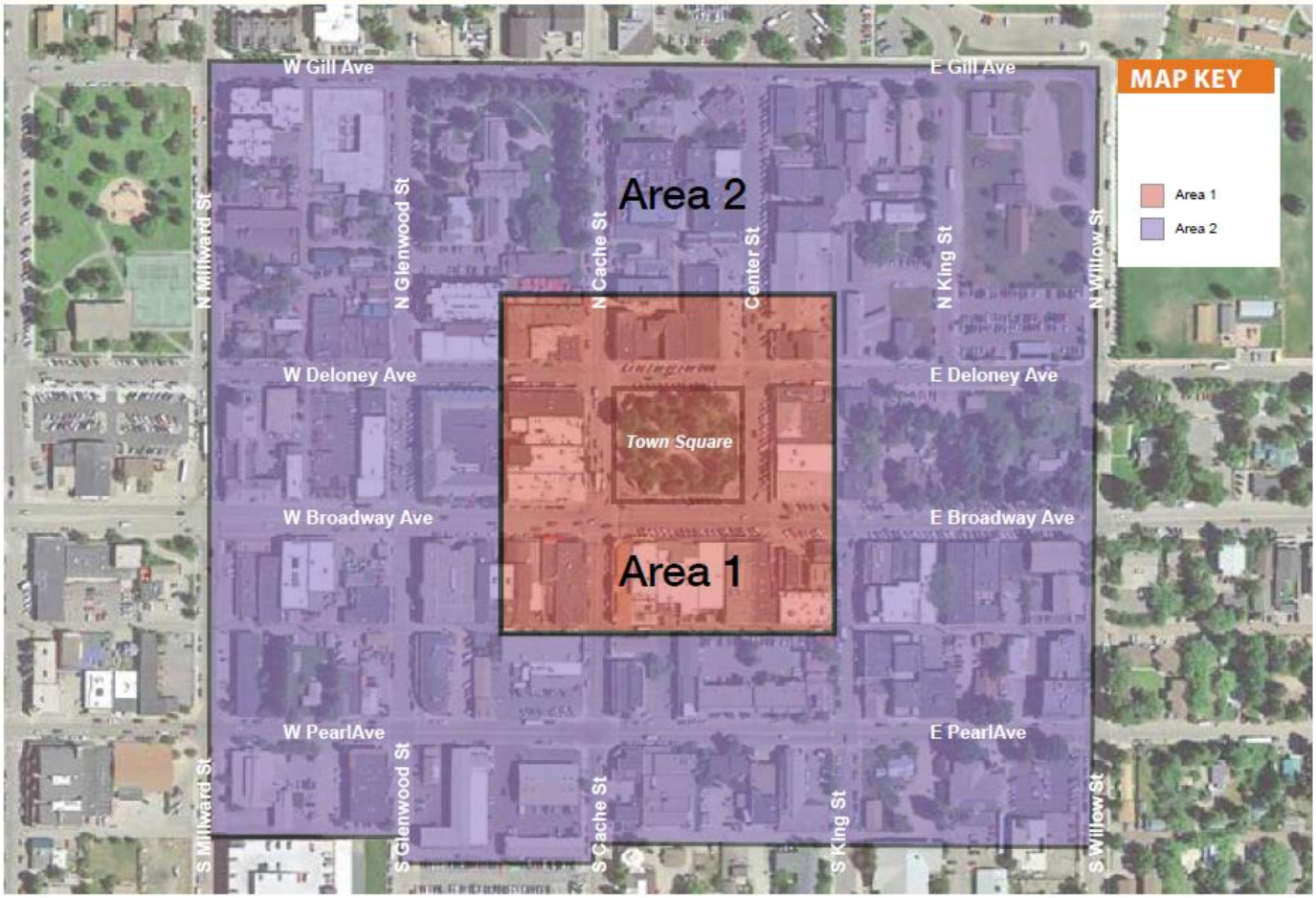
1. Effect and accomplish the protection and preservation of the Town Square area's 'western character' by establishing a Downtown Design Overlay (DDO) as shown in the adopted overlay map below;
2. Establish the Historic Preservation Design Guidelines to ensure that future development and redevelopment in the Town Square area is architecturally compatible with the traditional building features and desired future character of the overlay area;
3. Provide clear direction to property owners within the DDO regarding the expected materials, scale, architectural treatments, pedestrian facilities, and review process for design review within the DDO.
4. Enhance property values, protect historic structures, and stabilize the character of the Town Square area to respect previous and future investments in the DDO area.

B. Applicability

The Town Council hereby establishes the DDO as shown in the overlay map below. The requirements of the DDO apply to all new development or redevelopment located within the DDO that meet the applicability requirements for review in Sec. 5.8.1. The DDO is divided into the following subareas:

1. **Area 1:** This area encompasses the properties directly facing the Town Square, including across all four intersections. This area is considered to be the Town Square 'proper' and includes some of the community's most iconic attractions so has the highest level of 'western character' design guidelines.
2. **Area 2:** This area encompasses all areas not included in Area 1 but within the DDO boundary. This area is immediately adjacent to the iconic Town Square and so, while critical to supporting the character of the Town Square, is secondary in importance to the visitor experience and so can have a more flexible level of 'western character' design guidelines.

Town Center Design Overlay Map



C. Downtown Design Guidelines

To implement the purposes of the DDO the Council hereby establishes the Downtown Design Guidelines (see Appendix in the Town Design Guidelines). These guidelines are adopted by resolution and incorporated into the existing Town Design Guidelines. New development in the DDO must comply with the Downtown Design Guidelines per the applicability requirements in Sec. 4.5.1.B.

Div. 5.8. Design Guidelines

5.8.1. Applicability

A. ~~General~~Town Design Guidelines

1. The following applications shall be required to complete design review based upon criteria established in the Town~~'s~~ Design Guidelines prior to the issuance of a building permit or development plan, as established in Div. 8.3, except where exempted by the Planning Director for additions of 20% or less that are consistent with existing architecture.

a. All applications for nonresidential development and redevelopment within the Town.

b. All applications within the ~~DC~~TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, and OR zones.

c. All applications for residential development that includes three or more attached units.

B. Historic Preservation Design Guidelines

All applications for a property listed on the Jackson Historic Register, ~~as applicable, per the procedures in Sec. 8.5.7. and 8.5.8,~~ shall be subject to the Historic Preservation Design Guidelines per the procedures in Sec. 8.5.7 and 8.5.8. Such properties may also be subject to the Town Design Guidelines if the project meets~~ing~~ one or more of the criteria in Sec. 5.8.1.A.

C. Downtown Design Guidelines

All applications for properties located within the Downtown Design Overlay shall be subject to the Downtown Design Guidelines. Such properties may also be subject to the Town Design Guidelines if the project meets one or more of the criteria in Sec. 5.8.1.A.

5.8.2. Design Guidelines ~~(1/1/15, Ord. 1074)~~
The Town's Design Guidelines are established and adopted pursuant to Resolution No. 04-02, and Resolution No. 20-29 (Downtown Design Guidelines and Historic Preservation Design Guidelines) and are available in the office of the Planning Department or on the Town's website: www.townofjackson.com.

Sec. 8.2.6.C

C. Design Review Committee Review

An application subject to the Town's Design Guidelines, including the Downtown Design Guidelines, as established in Div. 5.8., shall be reviewed by the Design Review Committee (DRC) ~~Historic Preservation Subcommittee (HPS)~~.

1. Review by the DRC ~~or HPS~~ shall occur in a meeting open to the public. At the public meeting, the DRC shall consider the application, and any relevant support materials.

2. The DRC ~~or HPS~~ may confer at the meeting with the applicant on changes deemed advisable to comply with the Town's Design Guidelines established in Div. 5.8.

3. At the public meeting, the DRC ~~or HPS~~ shall provide a recommended decision to the Planning Director on the application based on the Town's Design Guidelines. The recommendation shall clearly state the factors considered in making the recommendation.

D. Teton County Historic Preservation Board Review

An application subject to the Town's Historic Preservation Design Guidelines, as established in Div. 5.8., shall be reviewed by the Teton County Historic Preservation Board (TCHPB).

1. Review by the TCHPB shall occur in a meeting open to the public. At the public meeting, the TCHPB shall consider the application, and any relevant support materials.

2. The TCHPB may confer at the meeting with the applicant on changes deemed advisable to comply with the Town's Historic Preservation Design Guidelines established in Div. 5.8.

3. At the public meeting, the TCHPB shall provide a recommended decision to the Planning Director on the application based on the Town's Historic Preservation Design Guidelines. The recommendation shall clearly state the factors considered in making the recommendation.

8.8.1. Administrative Adjustment

A. Purpose

The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

B. Applicability

An application may be made for administrative adjustment of the following standards of the LDRs.

1. Landscape Surface Ratio may be adjusted up to 20%.

2. Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register structure setbacks may be adjusted as provided in Sec. 5.9.6.B.1.a.

3. Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register site development setbacks may be adjusted as provided in Sec. 5.9.6.B.1.a.

[….]

13. A third-story stepback may be reduced or waived to accommodate a building design that uses an historic preservation incentive provided in Sec. 5.9.6.

C. Findings

An administrative adjustment shall be approved upon finding the application:

1. Complies with the applicability standards of this Section;

2. Either:

a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or

b. Better protects natural ~~and~~ scenic, or historic resources, or

c. Better supports the purpose of the zone;

8.10.4. Design Review Committee

B. Powers and Duties

The Design Review Committee shall have the powers and duties established under the provisions of the LDRs, including:

a. To prepare or cause to be prepared Design Review Guidelines, and recommend such Design Review Guidelines for adoption by the Town Council;

b. To hear requested pre-application conferences pursuant to Sec. 8.2.1.;

c. To hear, consider, and recommend a decision to the Planning Director, the Planning and Zoning Commission, the Board of Adjustment, and the Town Council on the following applications:

i. sketch plan pursuant to Sec. 8.3.1.,

ii. development plan pursuant to Sec. 8.3.2., ~~and~~

iii. building permit pursuant to Sec. 8.3.3., and

iv. projects located within the Downtown Design Overlay.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1165; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.5 TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE PROCESS FOR HISTORIC BUILDING DESIGNATION AND ALTERATIONS TO HISTORIC BUILDINGS REGISTERED AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1165; Section 2 of Town of Jackson Ordinance No. 1074 (Part); and Division 8.5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Section 8.5.6 Designation Process to the Jackson Historic Register

A. Purpose

The purpose of the historic preservation designation process is to review the historic significance of a particular property, structure, site, or resource to determine whether it meets the criteria for designation to the Jackson Historic Register.

B. Applicability

This process applies to any property in the Town that is properly nominated for designation as a Registered Historic Resource in the Jackson Historic Register per Sec. 5.9.4.

C. Nomination process

An application to designate a property as Registered Historic Resource shall include a nomination according to the below requirements.

a. A nomination for a Registered Historic Resource on the Town's Historic Register may be made:
    i. By the owner or owners of the property to be designated;
    ii. By a vote of the Teton County Historic Preservation Board (TCHPB); and/or
    iii. By a member or members of the Town Council
b. Owner notification or consent
For a Registered Historic Resource nomination, written consent by the property owner(s) is required and shall be provided with the designation application.

D. Designation Criteria

To be designated as Registered Historic Resource the property must meet the designation criteria provided in Sec. 5.9.4. The application must specify and provide evidence to demonstrate which criteria the property meets.

E. Effect of Approval

Approval of a Registered Historic Resource application will result in the designated property being added to the Jackson Historic Register within 30 days of approval. Such approval allows the owner to represent their property as being on the Town's Historic Register and potentially qualifies the property for certain development incentives and subjects it to design and relocation requirements in the Design Guidelines and LDRs.

F. Expiration

A Registered Historic Resource designation has no expiration date. The designation of a Registered Historic Resource may be revoked, however, under the procedures provide in Sec. 8.5.6.G.

G. Revocation

If a Registered Historic Resource has not been properly maintained or has been altered to a degree that it no longer retains its historic integrity, the Planning Director may recommend revocation of a Registered Historic Resource. However, an owner of a Registered Historic Resource property may request withdrawal of their historic designation for any reason by providing written notification to the Planning Director, provided that the property has not taken advantage of any development incentive(s) that requires continued preservation of the historic resource.

H. Review process

All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

Designation Process for Registered Historic Resource

Pre-Application Conference (Optional)		A pre-application conference is optional. See Sec. 8.2.1. for procedural standards.
Submit Application		See Sec. 8.2.4. for application submittal standards.
Determination of Determination of Sufficiency	Determination within 14 days of submittal	An application shall be declared sufficient prior to its review. See Sec. 8.2.5. for standards.
Historic Preservation Subcommittee of the Design Review Committee Recommendation	Recommendation within 45 days of Sufficiency	Review by the Teton County Historic Preservation Board TCHPB at a public meeting and recommendation required. The TCHPB will provide a recommendation to the Planning Director. See Sec. 8.2.6. for procedural standards specific to the DRC/TCHPB recommendation.
Staff Review and Recommendation		Staff review and recommendation is required. See Sec. 8.2.6. for procedural standards.
Planning Director Decision	Decision within 60 days after Sufficiency	The Planning Director shall approve, approve with conditions, or deny the application based on the findings of this Section. See Sec. 8.2.9. for procedural standards specific to Planning Director decisions and Sec. 8.2.8. for standards general to all decisions.

Section 8.5.7 Exterior Alterations to Properties on the Jackson Historic Register — Certificate of Appropriateness

A. Purpose

The purpose is to allow owners to obtain a Certificate of Appropriateness (CoA) to make exterior alterations of properties listed on the Jackson Historic Register in ways that are compatible with and maintain the historic integrity of the resource consistent with the Historic Preservation Design Guidelines. The Planning Director may consult with the Teton County Historic Preservation Board (TCHPB) as necessary to achieve the purposes of this section.

B. Applicability

This process applies to any Registered Historic Resource for which the landowner desires to make exterior alterations that requires a development permit or building permit (Type 1 CoA), or that does not require a building permit but has the potential to negatively impact the integrity of the historic resource (Type 2 CoA), such as exterior painting, non-structural replacement of exterior siding, windows, or roof covering. Interior alterations are not subject to this section.

C. General Procedures

Before carrying out an alteration to the exterior of any Registered Historic Resource, the owner(s) shall follow the procedures below.

1. Certificate of Appropriateness (CoA) Required

   All exterior alterations to a Registered Historic Resource require submission of a CoA to the Planning Director as provided below:

   a. Submission

      i. Type 1 CoA: Exterior alterations to a Registered Historic Resource that are significant enough to require review by the TCHPB are considered Type 1 CoA applications. These applications are often submitted concurrent with a building permit but may not be in some cases. Type 1 applications include, but are not limited to, the following:

         a) ADA accessibility improvements located on the front/primary façade
         b) Removal of character-defining features
         c) A proposal that significantly changes historic materials
         d) Additions to residential buildings
         e) Relocation or reposition

      ii. Type 2 CoA: Exterior alterations to a Registered Historic Resource anticipated to have a relatively minor impact are considered Type 2 CoA applications. These applications may or may not require a building permit. Type 2 applications include, but are not limited to, the following:

         a) ADA accessibility improvements to the rear or side/secondary façade.
         b) The repair or restoration of character-defining features and architectural elements.

iii. In-kind repair/replacement work that matches the existing size, style, material, profile, color, finish, etc.

b. Review

i. Sufficiency

a) Type 1: Determined within 14 days of submittal to Planning Director.

b) Type 2: Determined within 7 days of submittal to Planning Director.

ii. Recommendation from TCHPB

Only Type 1 applications require review and recommendation by the TCHPB which shall be completed vy the TCHPB within 30 days of sufficiency. The Planning Director may elevate a Type 2 application to a Type 1 application if review by the TCHPB is deemed necessary to address unique circumstances or special public interest.

iii. Final Decision

a) Type 1: Final decision on CoA shall be provided within 14 days of TCHPB recommendation.

b) Type 2: Final decision on CoA shall be provided within 14 days of sufficiency.

iv. Final Inspection and Building Permit

Type 1 and Type 2 applications require a final inspection by the Planning Director of the proposed alterations to ensure consistency with the approved CoA. No building permit to reposition or relocate a Registered Historic Resource shall be issued until a Certificate of Appropriateness has been issued.

2. Resubmittal

The applicant may resubmit an amended CoA application or reapply for a CoA that takes into consideration the recommendations of the TCHPB and/or the Planning Director.

3. Appeal

If a CoA is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3.

D. CoA Findings

In making a final determination on a CoA for either a Type 1 or Type 2 application, the Planning Director, in consultation with the TCHPB as appropriate, shall find that the request:

1. Complies with the requirements of Division 5.9;
2. Complies with the Historic Preservation Design Guidelines, and Town Design Guidelines, if applicable;
3. Complies with all other LDRs; and
4. Complies with all prior approvals.

E. Effect of Approval

Issuance of a CoA shall allow the applicant to proceed with the alteration consistent with any conditions of approval from the TCHPB and Planning Director, provided all other required permits are obtained.

F. Expiration

A CoA has no predetermined expiration date but expires when the building permit associated with the approved work expires or, if no building permit is required, when the physical alterations permitted by the CoA and associated building permit are completed, inspected by the Town, and signed off by the Town.

Section 8.5.8 Repositioning and Relocation of Properties on the Jackson Historic Register — Certificate of Appropriateness

A. Purpose

The purpose is to allow owners to obtain a Certificate of Appropriateness (CoA) to reposition a Registered Historic Resource within its site or to relocate a Registered Historic Resource to another site in ways that are compatible with and maintain the historic integrity of the structure consistent with the Historic Preservation Design Guidelines.

B. Applicability

This process applies to any property in the Town that is a Registered Historic Resource that the landowner or other qualified representative desires to reposition within its parcel or to relocate to another site. However, if the Registered Historic Resource is protected by a historic preservation easement then it will not be allowed to be moved to another site unless specifically permitted by the easement. In all other cases, the Registered Historic Resource may not be relocated to another site unless the Planning Director determines that the new site provides a similar or better historic setting for the Registered Historic Resource.

C. General Procedures
Before relocating or repositioning any Registered Historic Resource, the owner(s) shall follow the procedures below.

1. Certificate of Appropriateness (CoA) Required
Any relocation or repositioning of a Registered Historic Resource requires submission of a CoA to the Planning Director as provided below:
    a. Submission
        i. Type 1 CoA: Any relocation of a Registered Historic Resource to another site requires review by the TCHPB and is considered a Type 1 CoA application. These applications are usually submitted concurrent with a building permit.
        ii. Type 2 CoA: Any repositioning of a Registered Historic Resource within the same site is considered Type 2 CoA application. These applications are usually submitted concurrent with a building permit.
            a) ADA accessibility improvements to the rear or side/secondary façade.
            b) The repair or restoration of character-defining features and architectural elements.
        iii. In-kind repair/replacement work that matches the existing size, style, material, profile, color, finish, etc.
    c. Review
        i. Sufficiency
            c) Type 1: Determined within 14 days of submittal to Planning

Director.

d) Type 2: Determined within 7 days of submittal to Planning Director.

ii. Recommendation from TCHPB

Only Type 1 applications require review and recommendation by the TCHPB which shall be completed within 30 days of sufficiency. The Planning Director may elevate a Type 2 application to a Type 1 application if review by the TCHPB is deemed necessary to address unique circumstances or special public interest.

iii. Final Decision

c) Type 1: Final decision on CoA shall be provided within 14 days of TCHPB recommendation.

d) Type 2: Final decision on CoA shall be provided within 14 days of sufficiency.

iv. Final Inspection and Building Permit

Type 1 and Type 2 applications require a final inspection by the Planning Director of the proposed relocation or repositioning to ensure consistency with the approved CoA. No building permit to reposition or relocate a Registered Historic Resource shall be issued until a Certificate of Appropriateness has been issued.

2. Resubmittal

The applicant may resubmit an amended CoA application or reapply for a CoA that takes into consideration the recommendations of the TCHPB and/or the Planning Director.

3. Appeal

If a CoA is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3.

D. Approval Criteria

To be approved for a CoA, the applicant shall demonstrate compliance with the criteria below.

1. Type 1: Applicants proposing to relocate a Registered Historic Resource to another site shall:
   a. Document the original building location on the current site
   b. Provide plans to safely move the designated historic property, including the protection of building features
   c. Ensure the relocation site provides an appropriate context to the building. Ideally the new site shall convey a character similar to that of the historic site, or the current site if the original site is unknown.
   d. Provide plans to stabilize and rehabilitate the building so that is has a viable use on the new site.

2. Type 2: Applicants proposing to reposition a Registered Historic Resource within the same site shall:
   a. Assure the repositioning means the historic property will be preserved on the site.
   b. Maintain the general character as seen from the street.
   c. Stabilize the building from further deterioration.

E. CoA Findings

In making a final determination on a CoA for either a Type 1 or Type 2 application, the

Planning Director, in consultation with the TCHPB as appropriate, shall find that the request:

1. Complies with the requirements of Division 5.9;
2. Complies with the Historic Preservation Design Guidelines, and Town Design Guidelines, if applicable;
3. Complies with all other LDRs; and
4. Complies with all prior approvals.

F. Effect of Approval

Issuance of a CoA shall allow the applicant to proceed with the relocation or repositioning consistent with any conditions of approval from the TCHPB and Planning Director, provided all other required permits are obtained.

G. Expiration

A CoA has no predetermined expiration date but expires when the building permit associated with the approved work expires or, if no building permit is required, when the physical alterations permitted by the CoA and associated building permit are completed, inspected by the Town, and signed off by the Town.

D. Appeal

If a Certificate of Appropriateness is denied, the applicant may appeal the denial to the Town Council per Sec. 8.8.3. Appeals of a decision of the Council may be filed in circuit court.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE P

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 6.3.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING HOUSING MITIGATION FOR HISTORIC PROPERTIES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1196; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Section 6.3.2.C of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 6.3.2.C.

C. Exemptions

The following are exempt from the standards of this Division.

1. Housing Department Unit. A residential unit subject to a deed restriction administered by the Housing Department.

2. Other Workforce Housing. A residential unit subject to a deed restriction administered by the Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area; or an apartment in the NL-5 zone.

3. Historic Building. Use of a building included on the ~~Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant~~Jackson Historic Register. In addition, any addition to a Registered Historic Resource that obtains approval of a Certificate of Appropriateness is exempt from affordable workforce mitigation requirements. ~~if a historic building is used in its historic location, floor area elsewhere on the site equal to the amount of historic floor area used on site is also exempt for as long as the historic structure remains on the property~~.

EXAMPLE: A 2,000 square foot historic cabin used currently as an office but being converted into a restaurant would be exempt from this Division. Furthermore, a 3,000 sf addition that gets a Certificate of Appropriateness is also exempt from the mitigation requirements. ~~If the historic cabin has not been moved in last 50 years and is being used as a restaurant in its historic location, another 2,000 square feet of floor area elsewhere on the site are also exempt from this division. If the historic cabin has been relocated from another location, only the cabin itself is exempt.~~

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE Q

AN ORDINANCE AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165 AND 1196; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 8.10 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE DUTIES AND RESPONSIBILITITES OF THE TETON COUNTY HISTORIC PRESERVATION BOARD AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1165 and 1196; Section 2 of Town of Jackson ordinance No. 1074 (PART); and Division 8.10 the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Sec. 8.10.11 Teton County Historic Preservation Board

A. Establishment and Purpose

The Teton County Historic Preservation Board (TCHPB) is a Certified Local Government established by Teton County. As part of these Town LDRs, the TCHPB has been approved to provide its expertise in historic preservation to assist the Town in the implementation of the Town's historic preservation program. The TCHPB consists of members who are qualified by experience and training to advise and provide technical assistance to the Planning Director, Planning and Zoning Commission, Board of Adjustment, and Town Council regarding design review pursuant to Div. 5.8.

A. Powers and Duties

The TCHPB shall have the powers and duties established under the provisions of the LDRs, including:

1. To recommend changes to the Historic Preservation Design Guidelines and other Town Design Guidelines for adoption by the Town Council;

2. To hear, consider, and recommend a decision to the Planning Director, the Planning and Zoning Commission, the Board of Adjustment, and the Town Council on the following applications:

a. Certificate of Appropriateness for an alteration to Registered Historic Resource that requires review of the Historic Preservation Design Guidelines;

b. Certificate of Appropriateness for a repositioning or relocation of a Registered Historic Resource that requires review of the Historic Preservation Design Guidelines;

c. Nomination of a property to the Jackson Historic Register

3. To review demolition permits per Chapter 15.38 Demolition Standards in the Jackson Municipal Code and offer recommendations on the advisability of a stay on the demolition.

4. To make special knowledge and expertise available upon request from the Planning Director or Town Council for matters related to the implementation of the Town's historic preservation program. and authorization of the Town Council to other Town Departments; and

5. To make studies and/or surveys of the historic resources in the Town, make public such information, and to maintain a list of Structures of Merit.

C. Membership

The qualifications, appointment, terms of office, and other requirements for membership to the TCHPB are governed by Teton County and by the adopted bylaws of the TCHPB.

D. Staff

The Planning Department shall be available to provide professional assistance to the TCHPB, at the direction of the Planning Director.

E. Quorum and Voting

The quorum and voting rules and requirements for the TCHPB are governed by Teton County and by the adopted bylaws of the TCHPB. Such rules shall be followed for any public meetings required under these LDRs.

F. Meetings

1. General. Meetings of the TCHPB shall be held at least once monthly or as otherwise necessary to fulfill its duties as required by these LDRs. Meeting shall be set at a consistent time and date.

2. Special Meetings. A special meeting may be called by the Chairperson by giving notice to each member and to the official advertising newspaper of the Town of Jackson. The notice shall specify the time, place and business to be transacted, and no other business shall be conducted.

3. Location. The location of all TCHPB meetings shall be determined by the TCHPB but the location shall be located in the Town of Jackson and published to provide adequate notice to all interested parties and the public. The location shall be accessible to the public.

4. Meetings Open to the Public.

All meetings of the Committee shall be open to the public in a place accessible to the public. Public comment is not required.

C. Agenda

An agenda for any meeting required by these LDRS shall be published at least seven days prior to the meeting.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.
PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE R

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1198, 1197, 1155, 1136, 1128, 1097; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND DIVISION 9.5 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1198, 1197, 1155, 1136, 1128, 1097; Section 2 of Town of Jackson Ordinance No. 1074 (PART); and Division 9.5 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

Div. 9.5. Defined Terms

When used in these LDRs, the following terms shall have the following meanings:

A (7/18/18, Ord. 1196)

Access. Access means a method to provide physical entrance to or exit from a property, street, or highway.
Accessory Residential Unit. See 6.1.11.B.

Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property.

Accessory Use. See 6.1.2.B.3. Adjoining. See “Contiguous.” Adjusted Site Area. See 9.4.4.C.

Adjoining. See “Contiguous.”

Adjusted Site Area. See 9.4.4.C.

Affordable Housing Unit. An affordable housing unit is a unit subject to an Affordable Ownership or Affordable Rental deed restriction as defined in the Housing Department Rules and Regulations.

Affordable Workforce Housing Unit. Affordable workforce housing is workforce housing that costs 30% or less of the occupant household’s gross income. When used in reference to a requirement to provide affordable workforce housing, the standards for the units required to be provided are established by Div. 6.3. See also “Affordable Housing Unit” and “Workforce Housing Unit”, which are specific types of deed-restricted units.

Agriculture. See 6.1.3.B.

Alley. An access way, no more than 30 feet wide, which provides a means of public access to contiguous property that is not intended for general traffic circulation.

Alter or Alteration. Alter or alteration means any change, addition, or modification in construction or occupancy.

Amusement Use. See 6.1.7.B.

Alteration (for the purposes of Division 5.9). Any act or process, except repair and light construction, that changes one or more of the architectural features of a structure or site, including, but not limited to, the erection, construction, reconstruction, relocation of, or addition to a structure.

Antenna. Any apparatus used for the transmission and/or reception of radio frequency energy, including, but not limited to, omni-directional antenna (whip), directional antenna (panel), microcell, and parabolic antenna (dish). Antenna does not include support structures, utility structures, or towers.

Apartment. See 6.1.4.D.

Arterial Road. See, "Road, Arterial."

Assembly. See 6.1.8.B.

Association (for the purposes of Division 5.9). The direct link between an important historic event or person and a historic property.

Attached Single-Family Unit. See 6.1.4.C.

Awning. Awning means a roof-like cover that projects from and is supported by the wall of a building for the purpose of shielding a doorway or window from the elements.

B (7/18/18, Ord. 1196)

Building. Building means any structure having a roof supported by columns or walls; any enclosed structure, including tarpaulin structures, designed or used for the housing or enclosure of persons, animals, chattels, or property of any kind; or any attached appurtenance thereto, but not including an advertising sign board, fence, tepee, tent, or similar type of temporary structure. ~~See also "Historic Building"~~

Bulk. Bulk is a spatial dimension of magnitude and refers to the scale, height, floor area, and footprint of a building.

C (1/4/17, Ord. 1166)

Caliper. The diameter of a tree trunk measured 4.5 feet above the natural grade at the base of the tree.

Canopy Tree. Canopy tree means a deciduous shade or specimen tree, such as aspen, cottonwood, golden willow, or ash.

Canopy. Canopy means the uppermost spreading branchy layer of trees. Canopy also means an ornamental roof-like structure, cantilevered or supported by posts or pillars and having open sides.

Carrier on Wheels or Cell on Wheels (COW). A portable self-contained wireless communications facility that can be moved to a location and set up to provide wireless communications services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.

Certificate of Appropriateness (CoA). Certificate issued by the Planning Director authorizing any proposed repair, preservation, restoration, reconstruction, rehabilitation, alteration, new construction on a historic property, repositioning on a historic property, relocation to another property, or demolition of a historic property pursuant

to this ordinance.

Changeable Copy Sign (Manual). See “Sign, Changeable Copy.”

Christmas Tree Sales. See 6.1.12.B.

Collector Road. See, “Road, Collector.”

Commercial Air Tour. A commercial air tour is any flight conducted for compensation or hire in a powered aircraft where the purpose of the flight is sightseeing.

Commercial Wireless Telecommunication Services. Commercial wireless telecommunication services means licensed commercial wireless telecommunication services including cellular, personal communication services (PCS), specialized mobilized radio (SMR), enhanced specialized mobilized radio (ESMR), paging, and similar services that are marketed to the general public.

Commercial. See Sec. 6.1.6.

Common Open Area. Common open area means land within or related to a development which is designed or intended for the common active or passive use and enjoyment of the residents of the development. Common open area shall include: (a) land which is not individually owned and is not dedicated for public use for streets and other similar common facilities, or (b) land which is individually owned, provided it is located outside of an identified building envelope and has been located adjacent to and made a part of other common open area areas, to the maximum extent possible, to form a continuous area of open space. Common open area may include such complimentary structures and improvements as are necessary and appropriate for its intended use, provided that fences shall not be installed so as to divide individual and common open area areas from one another.

Concealment Element. A feature or technique that disguises, camouflages, or hides a Wireless Facility to blend in with its surrounding environment or architecture so that, to the extent possible the presence, purpose or nature of the Wireless Facility is less apparent to a reasonable observer.

Conditional Use. See 6.1.1.C.

Condominium. Condominium means an estate in real property consisting of an undivided interest in common in a portion of a lot of record together with a separate interest in space in a building on such real property.

Conservation Easement. A conservation easement is an agreement between a landowner and a land trust or government that invests in the land trust or government the power to constrain the landowner’s rights to use and develop the land in order to achieve identified conservation purposes such as preservation of habitat, scenery, or agriculture. A conservation easement is a permanent interest in real property that runs with the land.

Construction Sign. See, “Sign, Construction.”

Contiguous. Contiguous means having a common border with.

Camping Unit. Conventional Camping Units include recreational vehicles, campers, trailers, motorhomes, tents, yurts, tepees, or other shelter that is not certified under the International Residential or Building Code or by HUD. Camping Unit does not include Mobile Homes certified by HUD. Conventional Lodging. See 6.1.5.B.

Compatible (for the purposes of Division 5.9). Consistent or harmonious with location, design, setting, materials, workmanship, feeling, or association or an individual building, structure, object or site, or of surrounding properties.

D (1/4/17, Ord. 1166)

Daycare. See 6.1.8.C.

Daycare, Family Home. See 6.1.11.F.

Daycare, Home Center. See 6.1.11.G.

Dedication. Dedication means the transfer of property interests by the owner to another person. The transfer may be of fee simple interest or of a less than fee simple interest, including an easement. Dedication is not complete unless the party to which the interest is dedicated accepts the dedication.

Design (for the purposes of Division 5.9). The combination of elements that create the form, plan, space, structure, and style of a property.

Design Guideline (for the purposes of Division 5.9). A criterion with which the Design Review Commission and/or Planning Director will require compliance when it is found applicable to the specific proposal. A guideline is subject to some interpretation when determining compliance.

E (7/18/18, Ord. 1196)

Earth Sheltered Design. Earth sheltered design means a building whose mass is built fully or partly below the land surface, or which sits above natural grade but has been covered with earth so that at least 50% of the perimeter of the building is concealed from view.

Easement. Easement means a less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified.

Education. See 6.1.8.C.

Eligibility Criteria (for the purposes of Division 5.9). The criteria by which a property is determined to be historic.

F (1/4/17, Ord. 1166)

Facade. A facade is a building's elevation, as viewed in a single plane parallel to a referenced lot line. Facade Width. Facade width is the linear width of the building elevation, measured in a single plane parallel to the referenced lot line.

Fair Market Value. The price that land will bring in a competitive and open market under all conditions of fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

Family. Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.

Fall Zone. The area in which a Wireless Facility may be expected to fall in the event of a structural failure, as measured by engineering standards.

Family Home Daycare. See 6.1.11.F.

Farm Stand. See 6.1.12.E.

Fascia. Fascia means a band located at the top edge of a building, but below the actual roofline and above the building wall. Fascia material is typically of a different type than either the actual roof or the building wall.

Fault Line. Fault line means all geologic faults indicated on the Geological Quadrangle Maps covering Teton County, published by the U.S. Geological Survey.

Feeling (for the purposes of Division 5.9). A property's expression of the aesthetic or historic sense of a particular period of time.

H (1/4/17, Ord. 1166)

Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

Heavy Industry. See 6.1.9.C.

Heavy Retail/Service. See 6.1.6.F.

Height, Building. See Sec. 9.4.9.

Height, Story. See Sec. 9.4.13.

Heliport. See 6.1.10.E.

~~Historic Building. Historic building means a building which: (a) is listed on or nominated by the State Historical Society for listing on the National Register of Historic Places; (b) is included in a district which is listed on or nominated by the State historical society for listing on the National Register of Historic Places; or (c) is included on a certified Town list of historic property.~~

Historic Property. A property listed on the Jackson Historic Register.

Historic Significance. The meaning or value ascribed to a building, structure, object or site based on criteria for evaluation as identified in Sec. 5.9.4.

Home Business. See 6.1.11.E.

Home Daycare Center. See 6.1.11.G.

Home Occupation. See 6.1.11.D.

I (1/1/15, Ord. 1074)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

> **EXAMPLE:** Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See Sec. 6.1.9.

Industry, Heavy. See 6.1.9.C.

Industry, Light. See 6.1.9.B.

Incidental Use. See 6.1.2.B.2.

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See Sec. 6.1.8.

Integrity (for the purposes of Division 5.9). The ability of a property to convey its historic significance through its physical features.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

J (__/__/20, Ord. _____)

Jackson Historic Register (JHR). The list of buildings – Registered Historic Resources – found to have significance in the Town of Jackson as maintained by the Planning Department.

L (7/18/18, Ord. 1198)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscape Surface Ratio. See 9.4.6.D.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Local Road. See, “Road, Local.”

Location (for the purposes of Division 5.9). The place where the historic property was constructed or the place where the historic event occurred.

M (1/4/17, Ord. 1166)

Maintenance (for the purposes of Division 5.9). All activities necessary to prolong the useful life and aesthetic appearance of a historic property.

Maintenance (Sign). Sign maintenance means the cleaning, painting, repair, or replacement of defective parts of a

sign in a manner that does not change or alter the basic copy design, or structure of the sign.

Manmade Slope. See “Slope, Manmade”

Materials (for the purposes of Division 5.9). The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

N (1/1/15, Ord. 1074)

National Register of Historic Places (NRHP). The list of significant buildings, structures, sites, objects or districts in American history, architecture, archaeology, engineering, or culture maintained by the U.S. Secretary of the Interior.

Native Species. Native species means vegetation which is indigenous to, and is commonly found in, landscapes in the Town of Jackson and Teton County which have never been disturbed. A list of native species is available at the Planning Department.

O (7/18/18, Ord. 1198)

Office. See 6.1.6.B.

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space (Use). See Sec. 6.1.2.

Owner. The person, corporation, government or other legal entity who owns or who has any legal or equitable interest in property and who is so listed as Owner on the records of the Teton County Assessor’s Office.

Outdoor Recreation. See 6.1.3.C.

Outfitter. See 6.1.7.E.

P (7/18/18, Ord. 1197)

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See 6.1.10.B.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Access. See Sec. 9.4.16.

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of

pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Period of Significance (for the purposes of Division 5.9). Span of time during which significant events and activities associated with a property occurred.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency. Personal wireless service facilities.

Personal wireless service facilities means facilities for the provision of personal wireless services. Personal wireless services means commercial wireless telecommunication services, unlicensed wire-less services, and common carrier wireless exchange access services.

Physical Development. Physical development means any of the following activities that alter the natural character of the land and for which a permit may be required pursuant to the LDRs: the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, fence, wall, or other site development; any grading, clearing, excavation, dredging, filling or other movement of land; any mining, paving, or drilling operations; or the storage, deposition, or excavation of materials. Physical development does not include the use of land that does not involve any of the above listed activities.

Planned Residential Development. See Sec. 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Primary Use. See 6.1.2.B.4.

Principal Use. See 6.1.2.B.1.

Profane Language on Signs. Any signs that can be viewed by the public that involves the use of profane or vulgar language, words, epithets, or expressions.

Property. A building, structure, site, or object.

R (1/1/15, Ord. 1074)

Ranch Compound. Ranch compound means a cluster of structures built in traditional ranch forms commonly found on ranches in Teton County.

Real Estate Sales Office. See 6.1.12.C.

Rear Lot Line. See, “Lot Line, Rear.”

Rear Yard. See, “Yard, Rear.”

Recorded. Recorded means formally indexed and abstracted in the official records of the Teton County Clerk. Recorded does not include documents that are merely filed.

Recreational Park Trailers (RPT). An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted on wheels having a gross trailer area not exceeding 400 square feet in the set-up mode; and (3) certified by the manufacturer as complying with current ANSI A119.5, which specifies standards for operating systems and construction requirements. RPTs do not include Mobile and Manufactured homes or Conventional Camping Units. Gross Trailer Area is the gross square footage of a Recreational Park Trailer measured to the maximum horizontal projections of exterior walls including all siding, corner trims, moldings,

storage areas enclosed by windows, but not the roof overhangs. Unenclosed porches are not included in the gross trailer area.

Registered Historic Resource. A property, structure, feature, or object that is determined to be of historic significance and is designated to the Jackson Historic Register pursuant to the LDRs.

Required Open Space. See, "Open Space, Required."

Relocation or Relocate (for the purposes of Division 5.9). Moving a building, structure, or object to a different site or property, either temporarily or permanently.

S (1/4/17, Ord. 1166)

Scale of Building, Maximum. See 9.4.7.B.

Scale of Use, Maximum. 9.4.7.A.

Sedimentation. Sedimentation means the deposition of soil that has been transported from its site of origin by water, ice, wind, gravity, or other natural means as a result of erosion.

Service. See 6.1.6.D.

Setback. See Sec. 9.4.8.

Setting (for the purposes of Division 5.9). The physical environment of a historic property.

Sexually Explicit Nudity on Signs. Means the depiction of uncovered human genitals, pubic area, buttocks, or the human female breast on a sign that can be viewed by the public.

Shelter, Temporary. See 6.1.12.D.

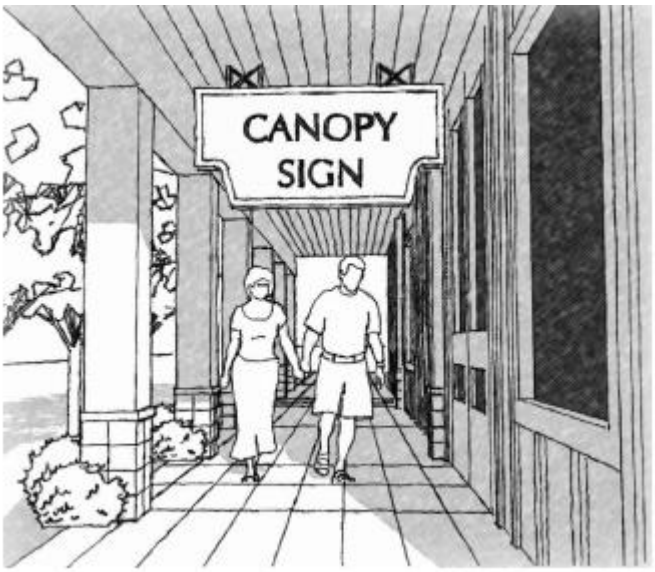
Short-Term Rental Unit. See 6.1.5.C.

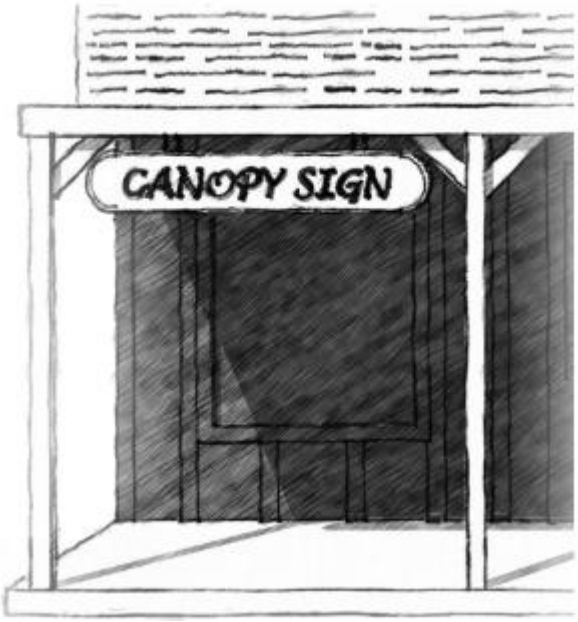
Side Lot Line. See, "Lot Line, Side."

Side Yard. See, "Yard, Side."

Sign, Banner. An advertising sign intended to be hung either with or without a frame possessing characters, letters or ornamentations applied to paper, plastic or fabric.

Sign, Canopy or Marquee. A sign attached to or constructed in or on a canopy or marquee (see example below).

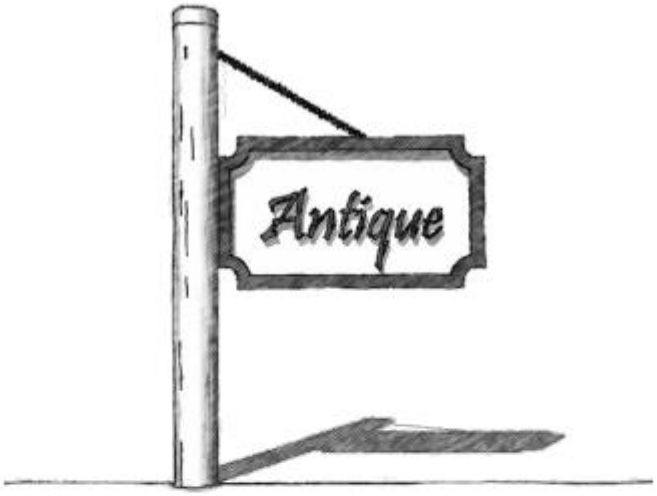




Sign, Changeable Copy. A sign on which copy or sign panels can be manually changed, such as boards with changeable letters or changeable pictorial panels.

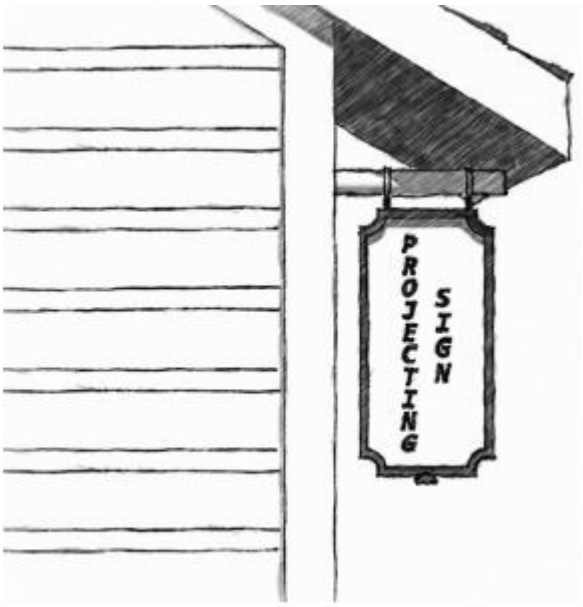
Sign, Flashing. Any sign containing an intermittent or flashing light source, or includes the illusion of intermittent or flashing light by means of animation, or an externally-mounted intermittent light source.

Sign, Freestanding. A sign erected on a freestanding frame, mast or pole, not attached to a building (see examples below). A freestanding sign is considered a structure and shall follow the definition of height.



Sign, Neon. Any sign or portion of a building illuminated or outlined by tubes using electrically stimulated neon or other gas.

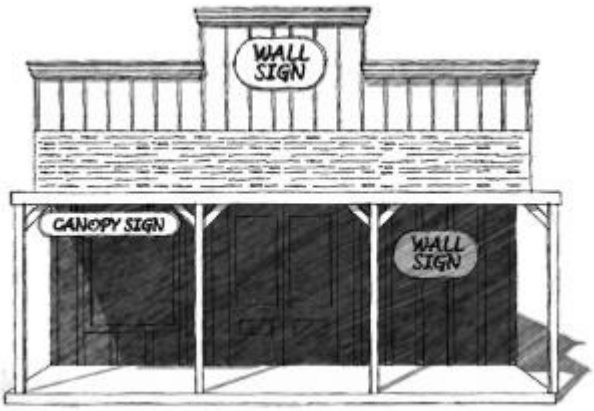
Sign, Projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face (see example below).



Sign, Roof. Any sign placed or painted above the roof or parapet wall of a structure (see example below).

Sign, Temporary or Portable. Any sign that is not permanently attached to the ground or a building. This shall include, but not be limited to, all devices such as banners, pennants, flags (not intended to include flags of any nation), search-lights, twirling or sandwich board signs, sidewalk or curb signs, balloons, air or gas filled figures, and signs on wheels.

Sign, Wall. Any sign attached to, painted on, or installed upon a wall of a building, with the exposed face parallel to the building wall and/or parapet (see examples below).



Sign. Sign means any object, device, display, structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, religious group, product service, event, or location by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images. Signs do not include merchandise and pictures or models of products or services incorporated in a window display, works of art which in no way identify a product, or score boards located on athletic fields. See Div. 5.6. for standards applicable to Signs.

Significant (for the purposes of Division 5.9). Having architectural characteristics and historical associations that make the building, structure, feature, or area worthy of preservation.

Site Area, Adjusted. See 9.4.4.C.

Site Area, Base. See 9.4.4.B.

Site Area, Gross. See 9.4.4.A.

Site Area, Minimum. See 9.4.4.D.

Site Development. Site development is the area of the site that is physically developed; it is generally the inverse of landscape surface area. Site development includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles. Site development does not include cultivation of the soil for agricultural use.

Site. Site means the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record.

Skyline. Skyline means the visual line at which the earth or vegetation and the sky appear to meet. It is typically viewed as the top, crest, or peak of a ridge, hillside, or butte.

Slope, Manmade. Manmade slopes refer to finished grades that resulted from permitted and/or allowed development activity commenced prior to November 9, 1994.

Slope, Natural. See, “Grade, Natural.”

Slope. Slope means the relationship of the change in the vertical measurement to the change in the horizontal measurement, usually written as a ratio or a percentage.

Small Wastewater Treatment System. See “Wastewater Treatment System, Small.”

Special Use. See 6.1.1.D.

State Historic Preservation Officer (SHPO). Means the individual appointed by the Governor to administer the Wyoming Historic Preservation Program.

Stealth Facility. A Wireless Facility that is integrated into an existing structure so that no portion is visible from outside the existing structure; or that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.

Stepback. See Sec. 9.4.12.

Stream. See Sec. 5.1.1.

Street Facade. See Sec. 9.4.11.

Street Lot Line. See, “Lot Line, Street.”

Street Yard. See, “Yard, Street.”

Structure. Structure means any building, bridge, fence, pole, tower, deck, liquid storage tank, gazebo, pier, dam,

culvert, satellite dish, personal wireless telecommunication facilities, or other construction or erection greater than 4 feet in height.

Subdivision Improvement. Subdivision improvement means any improvement, facility, or service, together with customary improvements and appurtenances thereto, necessary to provide for the needs of the subdivision such as: streets, alleys, pedestrian walks or paths, storm sewers, flood control improvements, water supply and distribution facilities, sanitary sewage disposal and treatment, utility and energy services.

Subdivision. Subdivision means any division of a building, plat, or lot of record into 2 or more parts by means of platting in accordance with the procedures and standards of Sec. 8.5.3. or exempt land division in accordance with the procedures and standards of Sec. 8.5.4. Subdivision includes a division of a building, or lot of record for purposes of creating condominiums or townhomes.

Survey (Historic). The process of identifying and gathering data on a community's historic properties. A survey includes field work and may also include background research and more in-depth evaluation of the potential historic properties for designation. Survey work often culminates in an inventory of properties that are found to be significant.

Survey (Professional Historic). Survey work led by a preservation professional, someone who meets the Secretary of the Interior's Professional Qualifications in architectural history or history as outlined by the federal government in 36 CFR 61, Appendix A.

W (7/18/18, Ord. 1196)

Wastewater Treatment System, Community. Community wastewater treatment system means a privately owned and operated system, other than a municipal sewage treatment plant, for the collection and treatment of wastewater generated by the dwelling units and accessory uses in a development.

Wastewater Treatment System, Public. Public wastewater treatment system (or sanitary sewer) means a wastewater disposal system, other than small wastewater treatment system, approved by the State, County, or Town, and maintained by a public or private agency authorized to operate such system.

Wastewater Treatment System, Small. Small wastewater treatment system means a sewage system, disposal system, or treatment works having simple hydrologic and engineering needs which is intended for wastes originating from a single residential unit serving no more than 4 families, or which distributes 2,000 gallons or less of domestic sewage per day.

Water Supply, Public. Public water supply means a water supply being distributed by 20 or more service connections used to furnish water for human consumption either in preparing foods or beverages for inhabitants of residences or for the use of business establishments. A public water supply includes the source, treatment system, distribution system, service connections, finished water storage, and pumping stations.

Window Surface. All glass and glass surfaces within same vertical plane or wall of a structure.

Wireless Communication Facilities. See 6.1.10.D.

Workforce Housing Unit. A workforce housing unit is a unit subject to a Workforce Ownership or Workforce Rental deed restriction as defined in the Housing Department Rules and Regulations. See also "Workforce Housing", which is the broader definition of the concept of workforce housing as it is used in the Jackson/Teton County Comprehensive Plan.

Workforce Housing. Workforce housing is market and deed-restricted housing occupied by people working locally who would otherwise commute from outside the community. See also "Workforce Housing Unit", which is a

specific type of deed-restricted unit.

Workmanship (for the purposes of Division 5.9). The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE S

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; AND SECTIONS 2.3.1, 2.3.2, 2.2.14, 2.2.15, 2.2.16, 2.2.17 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT REGULATIONS AND STANDARDS FOR PROPERTIES IN THE DOWNTOWN CORE, URBAN COMMERCIAL AND TOWN SQUARE ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1074 (PART), 1122, 1136, 1149, 1196, 1159, 1197, 1198, 1209, 1218, 1222, AND 1197; and sections 2.3.1, 2.3.2, 2.2.10, 2.2.15, 2.2.16, 2.2.17 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

[See Next Page]

Article 2. Complete Neighborhood Zones

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2.1.2. Legacy Zones (7/18/18, Ord. 1197) 2-2

Div. 2.2. Complete Neighborhood Character Zones 2-3

2.2.1. Rules Applicable to All Complete Neighborhood Character Zones (3/6/19, Ord. 1209) 2-3

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2.2.16. TS-1: Town Square-1 (xx/xx/xx, Ord. XXXX) 2-110

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~~2.3.2. Urban Commercial (UC) [deleted] (xx/xx/xx, Ord. XXXX) ..... 2-133~~

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Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are intended to enhance the locations in the community that are most appropriate for use and development into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

2.1.1. Character Zones (xx/xx/xx, Ord. XXXX)

Character zones, established in Div. 2.2., are character-based and established to implement the Comprehensive Plan. The character zones include:

A. NL-1: Neighborhood Low Density-1

B. NL-2: Neighborhood Low Density-2

C. NL-3: Neighborhood Low Density-3

D. NL-4: Neighborhood Low Density-4

E. NL-5: Neighborhood Low Density -5

F. NM-1: Neighborhood Medium Density-1

G. NM-2: Neighborhood Medium Density-2

H. NH-1: Neighborhood High Density-1

I. CR-3: Commercial Residential-3

J. CR-2: Commercial Residential-2

K. CR-1: Commercial Residential-1

L. OR: Office Residential

M. DC-1: Downtown Core-1

N. DC-2: Downtown Core-2

O. TS-1: Town Square-1

P. TS-2: Town Square-2

2.1.2. Legacy Zones (xx/xx/xx Ord. XXXX)

Legacy zones, established in Div. 2.3., are carried forward from the previous LDRs, and it is the intent that they will be phased out over time as character zones are adopted and applied. The legacy zones include:

A. ~~Town Square (TS)~~

B. ~~Urban Commercial (UC)~~

C. Business Park-Town (BP-ToJ)

D. Mobile Home Park-Town (MHP-ToJ)

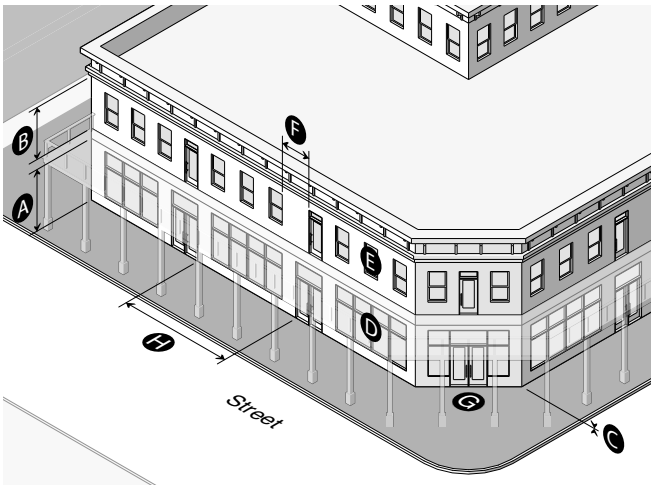
D. Building Frontages

Building frontages set standards for building facades that face streets, and are required along all primary and secondary streets. Building frontages help to ensure that buildings address each street appropriately. They play an important role in shaping the built environment and enhancing the pedestrian experience. Specific rules for each building frontage are listed below. See Sec. 2.2.10.through Sec. 2.2.17. to determine which options are allowed in each zone. The rules of measurement for a building frontage are in Div. 9.4..

Any use allowed in the applicable zoning district is allowed in any building frontage type, provided the use meets all other zoning and building code requirements. The applicant may use multiple building frontages along the same street frontage, provided that each frontage type is allowed in the applicable zoning district.

Institutional and transportation/Infrastructure uses may be allowed to comply with the building frontages on an 'as practicable' basis with Planning Director approval.

1. Town Square



Description		
In the Town Square Frontage, the main facade of the building is located at or near the public boardwalk, with at-grade entrances spaced at regular intervals. The Town Square Frontage is intended primarily for retail uses, and has glazing (windows and doors) at the sidewalk level.		
Story Height	Sec. 9.4.13.	
Ground story height (min/max)	11'/14'	A
Upper story height (min)	9'	B
Ground floor elevation (min-max)	0' - 3'	C
Transparency	Sec. 9.4.14.	
Ground story (min/max)	50%/75%	D
Upper story (min/max)	20%/35%	E
Blank Wall Area	Sec. 9.4.15.	
Blank wall area (max)	15'	F
Pedestrian Access	Sec. 9.4.16.	
Entrance facing street (max)	Required	G
Entrance spacing along street (max)	50'	H

2.2.14. DC-1: Downtown Core-1 (xx/xx/xx, Ord. 1218)

A. Intent

1. General Intent. The intent of the Downtown Core-1 (DC-1) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.

2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.

3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

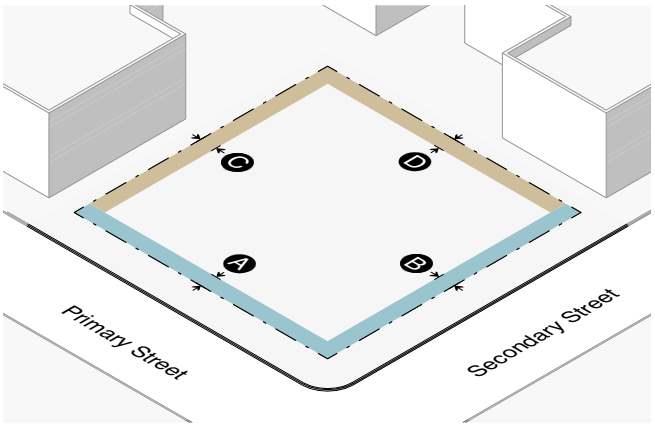
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



Building Setbacks	(Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	4'	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	1'	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'	
Access		
Curb cut width (max)	24'	

2.2.15. DC-2: Downtown Core-2

A. Intent

1. General Intent. The intent of the Downtown Core-2 (DC-2) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk.

2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows, display windows, and entry features invite and encourage pedestrian activity.

3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

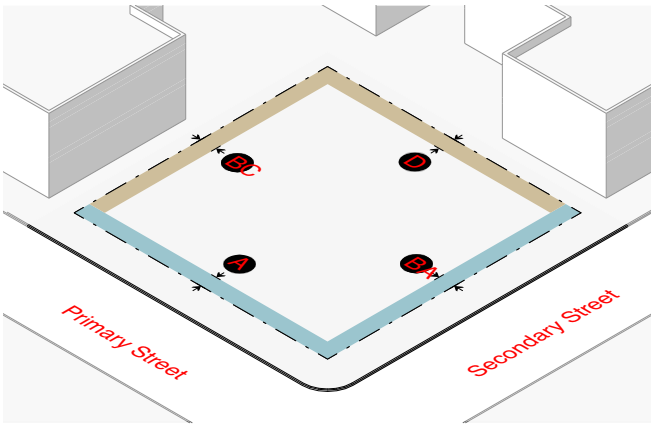
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

B. Physical Development

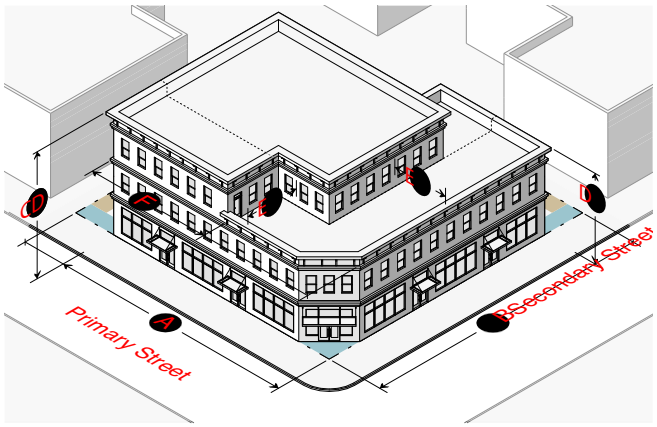
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



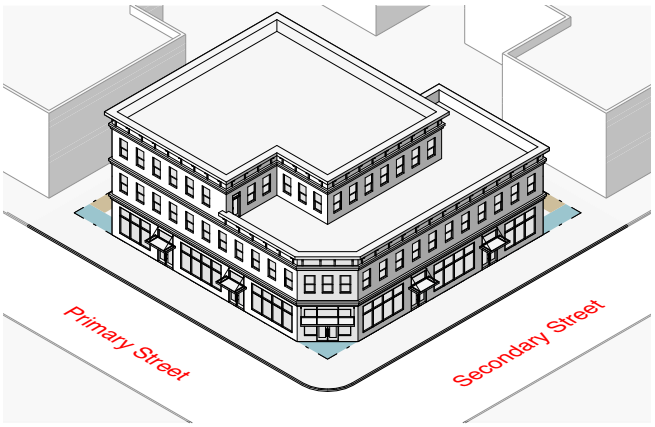
Building Setbacks	(Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	4'	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	1'	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'	
Access		
Curb cut width (max)	24'	

2. Bulk Standards



Street Facade	(Sec. 9.4.11.)	
Width of ground and 2nd story in primary street setback range		A
% of lot width (min)	80%	
Length from street corner (min)	30'	
Width of ground and 2nd story in secondary street setback range		B
% of lot width (min)	80%	
Length from street corner (min)	30'	
Building Height	(Sec. 9.4.9.)	
Height (max) if roof pitch ≥ 5/12	46'	C
Height (max) if roof pitch < 5/12	42'	C
Stories (max)	3	C
Height (min) in any street setback range	16'	D
Building Stepback	(Sec. 9.4.12.)	
Stepback for any 3rd story street facade or street facade over 30' (min)	20'	E
Encroachment in stepback (max % of overall facade width)	40%	F
A building with only residential use that has at least 4 units is exempt from the stepback requirement		
Scale of Development		
Floor area ratio (FAR) (max) (E.3.)	1.3	
Deed restricted housing exemption	(Sec. 7.8.3.)	
Workforce housing floor area bonus	(Sec. 7.8.4.)	

3. Form Standards



Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Planning Director will establish one of the following as the pedestrian frontage	
Covered walkway	see Sec. 2.2.1.C.1
Trees in grates	see Sec. 2.2.1.C.2
Building Frontage Options	
Shopfront	see Sec. 2.2.1.D.2
Residential	see Sec. 2.2.1.D.4
Lodging	see Sec. 2.2.1.D.5
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(Sec. 7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)	(Div. 5.6.)
Number of signs (max)	3 per business per
Background color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per linear ft of street facade width up to 150 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary signs	(Sec. 5.6.1.)
8. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Floor Area							
< 19,500 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
19-500 - 39,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 39,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 39,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.204*bedrooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/ Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000246*sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Utility Facility (6.1.10.C.	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000246*sf
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.5/employee + 0.5 off-street pick-up/ drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, “Bully Barns”, tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	Required
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Development Option Plan (Sec. 8.5.2.)**	**Subdivision Plat (Sec. 8.5.3.)**
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Residential Uses (Sec. 6.1.4.);

ii. Lodging Uses (Sec. 6.1.5.); and

iii. Accessory Residential Unit (Sec. 6.1.11.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45˚/60˚	18'
90˚	9'

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.

i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.

ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

Div. 2.3. Complete Neighborhood Legacy Zones

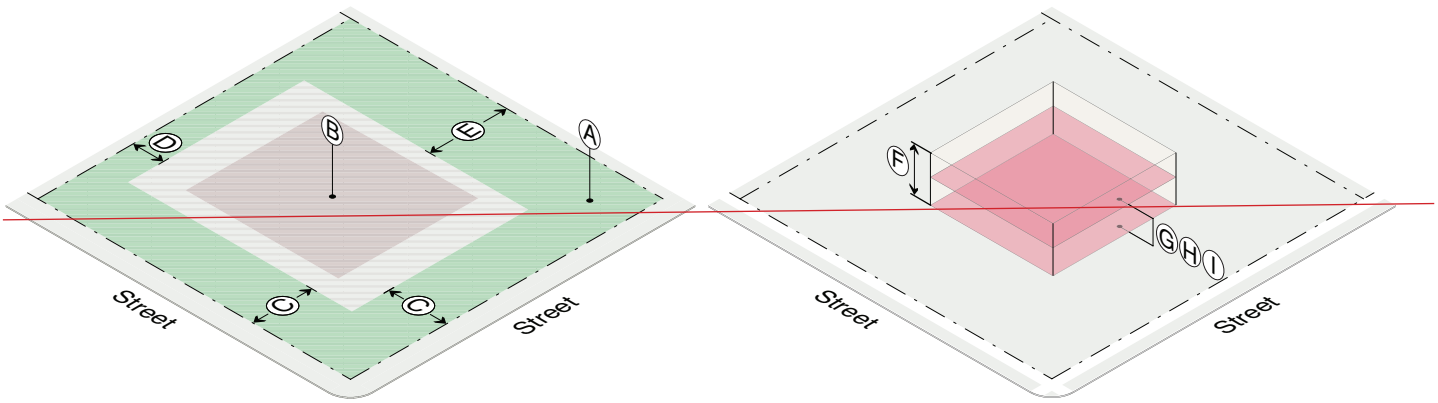
2.3.1. ~~Town Square (TS)~~

A. ~~Intent~~

~~The purpose of the Town Square (TS) Zone is to provide development standards that preserve and enhance the unique character, qualities, and pedestrian-oriented environment of the Jackson Town Square and its immediate vicinity. An essential component of the tourism environment for Teton County and the Town of Jackson is the Town Square and the commercial environment that has developed in the immediate vicinity of the Square. This area is important to both the County and the Town because the character of the area is the cornerstone of tourism commercial activity in the community.~~

B. ~~Physical Development~~

~~Standards applicable to physical development in the TS zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the physical development standards applicable in the TS zone, however, all standards in Article 5. are applicable in the TS zone, unless stated otherwise.~~



1. ~~Structure Location and Mass~~									
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ	Ⓘ
	~~LSR (min)~~	~~Lot Coverage (max)~~	~~Street Setback (min) (E.1.)~~	~~Side Setback (min)~~	~~Rear Setback (min)~~	~~Height (max)~~	~~Stories (max)~~	~~Stories (LO) (max)~~	~~FAR (max)~~
~~Allowed use~~	~~.0~~	~~n/a~~	~~0'~~	~~0'~~	~~0'~~	~~35'~~	~~2~~	~~3~~	~~1.83~~
~~Detached accessory structure~~	~~n/a~~	~~n/a~~	~~30'~~	~~5'~~	~~5'~~	~~28'~~	~~2~~	~~n/a~~	~~n/a~~
~~Exceptions~~									
~~FAR. A 25% increase in FAR is allowed provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.~~									
~~Side/Rear yard residential projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard~~									
~~Rear yard setback for nonresidential uses. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.~~									
~~Detached Accessory Structure Separation. 10'~~									

2. ~~Maximum Scale of Development~~	
~~Individual Building (gross floor area) (max)~~	
~~Single building~~	~~15,000 sf~~
~~Single building in LO with CUP~~	~~35,000 sf~~
3. ~~Building Design Requirements~~	
~~Nonresidential Design Guidelines~~	~~(Div. 5.8.)~~
~~Design review required for all nonresidential development, unless exempted by Planning Director~~	
4. ~~Site Development~~	
~~Site Development Setbacks (min)~~	
~~Side/rear yard~~	~~5'~~
~~Front yard~~	
~~40% of lineal frontage~~	~~0'~~
~~60% of lineal frontage~~	~~structure setback~~
~~Curb Cut (max)~~	~~40% of lineal frontage~~
5. ~~Landscaping~~	~~(Div. 5.5.)~~
~~Plant Units (min)~~	
~~Nonresidential~~	~~1 per 1,000 sf of landscape area~~
~~Parking Lot (all uses)~~	~~1 per 12 parking spaces~~
6. ~~Fencing~~	
~~Height (max)~~	
~~In street yard~~	~~4'~~
~~In side or rear yard~~	~~6'~~
~~Setback~~	
~~Front lot line/R.O.W./Sidewalk~~	~~1'~~
~~Side or rear lot line~~	~~0'~~
~~Orientation~~	
~~The finished side of the fence shall face out to the neighbor, posts ans supports shall face in to the owner~~	
7. ~~Environmental Standards~~	
~~Natural Resource Setback (min)~~	~~(Sec. 5.1.1.)~~
~~Cache Creek South of Cache Creek Dr.~~	~~20'~~
~~Flat Creek North of Hansen Ave.~~	~~25'~~
~~Flat Creek South of Hansen Ave.~~	~~50'~~
~~Wetland~~	~~30'~~
~~Irrigation Ditch Setback (min)~~	~~(7.7.4.D.)~~
~~Irrigation Ditch~~	~~15'~~
~~Natural Resource Overlay (NRO)~~	~~(Sec. 5.2.1.)~~

8. ~~Scenic Standards~~	
~~Exterior Lighting~~	~~(Sec. 5.3.1.)~~
~~Light trespass prohibited.~~	
~~All lights over 600 initial lumens shall be fully shielded.~~	
~~Lumens per sf of site development (max)~~	~~3~~
~~Lumens per site (max)~~	
~~All fixtures~~	~~100,000~~
~~Unshielded fixtures~~	~~5,500~~
~~Light Color~~	~~≤3000 Kelvin~~
~~Scenic Resource Overlay (SRO)~~	~~(Sec. 5.3.2.)~~
9. ~~Natural Hazards to Avoid~~	
~~Steep Slopes~~	~~(Sec. 5.4.1.)~~
~~Development prohibited~~	~~Slopes > 25%~~
~~Hillside CUP required~~	~~Lot with average cross-slope ≥ 10%~~
~~Areas of Unstable Soils~~	~~(Sec. 5.4.2.)~~
~~Fault Area~~	~~(Sec. 5.4.3.)~~
~~Floodplains~~	~~(Sec. 5.4.4.)~~
~~Wildland Urban Interface~~	~~(Sec. 5.4.5.)~~
10. ~~Signs~~	~~(Div. 5.6.)~~
~~Number of Signs (max)~~	~~2 per business per frontage~~
~~Home occupation/business~~	~~1 unlighted wall sign~~
~~Background Color~~	~~No white or yellow~~
~~Sign Area~~	
~~Total sign area (max)~~	~~2.5 sf per ft of street facade width up to 125 sf~~
~~Home occupation/business~~	~~2 sf~~
~~Penalty~~	~~10% per projecting and freestanding sign~~

~~Sign Type Standards~~	
~~Canopy sign~~	
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Freestanding sign~~	
~~Height (max)~~	~~6'~~
~~Setback (min)~~	~~5'~~
~~Projecting sign~~	
~~Height (max)~~	~~24' above grade~~
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Wall sign~~	
~~Window sign~~	
~~Window surface coverage (max)~~	~~25% up to 16 sf~~
~~Temporary Signs~~	~~(Sec. 5.6.1.)~~

11. ~~Grading, Erosion Control, Stormwater~~	
~~Grading~~	~~(Sec. 5.7.2.)~~
~~Erosion Control~~	~~(Sec. 5.7.3.)~~
~~Erosion shall be controlled at all times~~	
~~Stormwater Management~~	~~(Sec. 5.7.4.)~~
~~No increase in peak flow rate or velocity across property lines~~	

12. ~~Required Physical Development Permits~~						
~~Physical Development~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Building Permit (Sec. 8.3.3.)~~	~~DRC Review (Sec. 8.2.6.)~~	~~Sign Permit (Sec. 8.3.5.)~~	~~Grading Permit (Sec. 8.3.4.)~~
~~Nonresidential Floor Area~~						
~~≤ 5,000 sf~~			~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~5,001 - 15,000 sf~~		~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~> 15,000 sf~~	~~X~~	~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~Sign~~					~~X~~	~~(Sec. 5.7.1.)~~

C. ~~Allowed Uses and Use Standards~~

~~Standards applicable to uses in the TS zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the use standards applicable in the TS zone, however, all standards in Article 6. are applicable in the TS zone, unless stated otherwise.~~

1. ~~Allowed Uses~~				2. ~~Use Requirements~~	
~~Use~~	~~Permit~~	~~BSA (min)~~	~~Density (max)~~	~~Parking (min) (Div. 6.2.) (E.2.)~~	~~Affordable Workforce Housing Units (min) (Div. 6.3.)~~
~~Lodging~~					
~~Conventional Lodging (6.1.5.B.)~~	~~C(LO)~~	~~0 sf~~	~~n/a~~	~~0.75/LU + 1 per 150 sf assembly area~~	~~0.204*bedrooms~~
~~Short-term Rental Unit (6.1.5.C.)~~	~~C(LO)~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.204*bedrooms~~
~~Commercial Uses~~					
~~Office (6.1.6.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.65/1,000 sf~~	~~0.000493*sf~~
~~Retail (6.1.6.C.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.25/1,000 sf~~	~~0.000431*sf~~
~~Service (6.1.6.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf~~	~~0.000431*sf~~
~~Restaurant/Bar (6.1.6.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1/110 sf dining area + 1/60 sf bar area~~	~~0.001197*sf~~
~~Amusement/Recreation~~					
~~Amusement (6.1.7.B.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~1/60 sf seating area or independent calculation~~	~~0.000431*sf~~
~~Transportation/Infrastructure~~					
~~Wireless Communications Facilities (6.1.10.D.)~~				~~0.5/employee + 0.5/stored vehicle~~	~~0.000246*sf~~
~~Minor~~	~~B~~	~~0 sf~~	~~n/a~~		
~~Accessory Uses~~					
~~Accessory Residential Unit (6.1.11.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.25/DU~~	~~exempt~~
~~Home Occupation (6.1.11.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~n/a~~	~~exempt~~

~~Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only~~

3. ~~Maximum Scale of Use~~	
~~Individual Use (floor area) (max)~~	
~~Individual retail use excluding basement~~	~~12,500 sf habitable~~
~~Lodging operation with multiple buildings~~	~~90,000 sf habitable~~
4. ~~Operational Standards~~	
~~Outdoor Storage~~	~~(Sec. 6.4.1.)~~
~~Refuse and Recycling~~	~~(Sec. 6.4.2.)~~
~~Trash & recycling enclosure required~~	~~> 4 DUs and all nonresidential~~
~~Noise~~	~~(Sec. 6.4.3.)~~
~~Sound level at property line (max)~~	~~65 DBA~~
~~Vibration~~	~~(Sec. 6.4.4.)~~
~~Electrical Disturbances~~	~~(Sec. 6.4.5.)~~
~~Fire and Explosive Hazards~~	~~(Sec. 6.4.6.)~~

D. ~~Development Options and Subdivision~~

~~Standards applicable to development options and subdivision in the TS zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the TS zone, however, all standards in Article 7. are applicable in the TS zone, unless stated otherwise.~~

1. ~~Allowed Subdivision and Development Options~~		
~~Option~~	~~Lot Size (min)~~	~~Standards~~
~~Allowed Subdivision Options~~		
~~Land Division~~	~~5,000 sf~~	~~(Sec. 7.2.3.)~~
~~Condominium/Townhouse~~	~~n/a~~	~~(Sec. 7.2.4.)~~
2. ~~Residential Subdivision Requirements~~		
~~Schools and Parks Exaction~~		
~~Schools exaction~~	~~.020 acres per 1- or 2-family unit~~ ~~.015 acres per multi-family unit~~	
~~Parks exaction~~	~~9 acres per 1,000 resident~~	
3. ~~Infrastructure~~		
~~Transportation Facilities~~		~~(Div. 7.6.)~~
~~Access~~		~~required~~
~~Right-of-way for Minor Local Road (min)~~		~~60'~~
~~Paved travel way for Minor Local Road (min)~~		~~20'~~
~~Required Utilities~~		~~(Div. 7.7.)~~
~~Water~~		~~public~~
~~Sewer~~		~~public~~

4. ~~Required Subdivision and Development Option Permits~~				
~~Option~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Development Option Plan (Sec. 8.5.2.)~~	~~Subdivision Plat (Sec. 8.5.3.)~~
~~Land Division~~				
~~≤ 10 Lots~~		~~X~~		~~X~~
~~> 10 Lots~~	~~X~~	~~X~~		~~X~~
~~Condominium/Townhouse~~				~~X~~

E. ~~Additional Zone-specific Standards~~

~~The following standards apply in addition to all other standards applicable in the TS zone.~~

1. ~~**Pedestrian Facilities.** All new development, redevelopment and infill development in the TS zone and Lodging Overlay zones shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may~~

~~include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.~~

2. ~~Provision of Nonresidential, Nonlodging Parking~~

a. ~~Applicability. The following options for providing required parking shall apply to allowed uses except:~~

i. ~~Residential Uses (Sec. 6.1.4.);~~

ii. ~~Lodging Uses (Sec. 6.1.5.); and~~

iii. ~~Accessory Residential Unit (6.1.11.B.).~~

b. ~~Existing Parking Credits. For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.~~

c. ~~On-street Parking. Required parking may be provided on-street provided the following standards are met.~~

i. ~~An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.~~

~~Uninterrupted Curb per On-street Parking Space~~	
~~Parking Space Angle~~	~~Uninterrupted Curb~~
~~Parallel~~	~~22'~~
~~45°/60°~~	~~18'~~
~~90°~~	~~9'~~

ii. ~~On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.~~

iii. ~~The on-street parking shall follow the established configuration of existing on-street parking.~~

iv. ~~On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.~~

d. ~~Fee-In-Lieu. Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.~~

i. ~~Fee. The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.~~

ii. ~~**Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.~~

iii. ~~**Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.~~

3. ~~**Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.~~

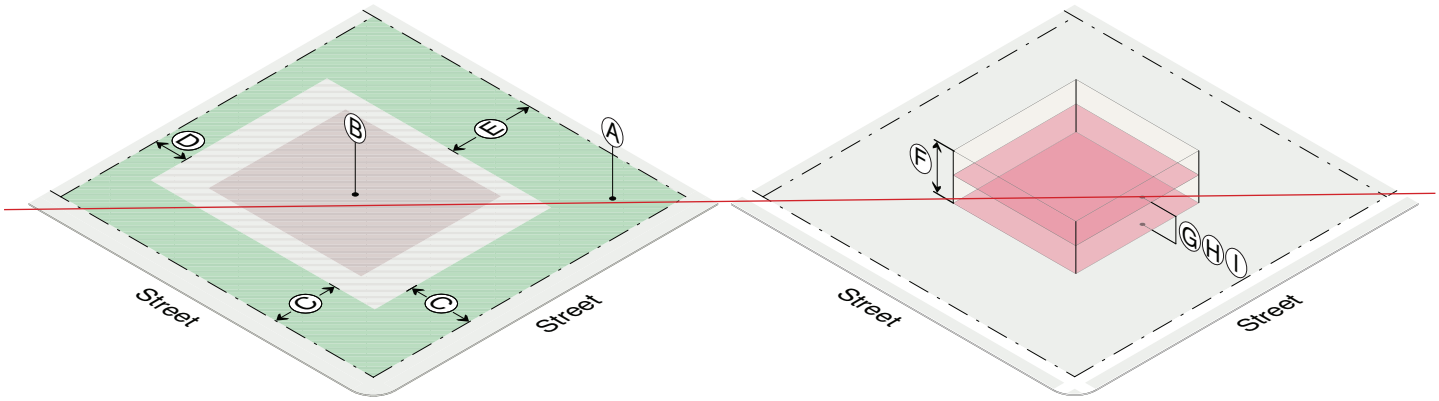
2.3.2. ~~Urban Commercial (UC)~~

A. ~~Intent~~

~~The purpose of the Urban Commercial (UC) Zone is to provide for relatively intense mixed-use development of lodging, restaurants, financial, retail, and visitor-oriented services, and the full range of residential uses. The UC Zone is intended to be applied to central, pedestrian-oriented commercial areas and dense residential areas associated with these commercial areas.~~

B. ~~Physical Development~~

~~Standards applicable to physical development in the UC zone are provided or referenced below. Where a cross-reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the physical development standards applicable in the UC, however, all standards in Article 5. are applicable in the UC zone, unless stated otherwise.~~



1. ~~Structure Location and Mass~~									
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ	Ⓘ
	~~LSR (min) (E.1.)~~	~~Lot Coverage (max)~~	~~Street Setback (min) (E.4.)~~	~~Side Setback (min)~~	~~Rear Setback (min)~~	~~Height (max)~~	~~Stories (max)~~	~~Stories (LO) (max)~~	~~FAR (max)~~
~~Detached single-family unit~~	~~.30~~	~~.40~~	~~12'~~	~~5'~~	~~20'~~	~~28'~~	~~2~~	~~3~~	~~.45~~
~~Other principal use~~	~~.10~~	~~n/a~~	~~0'~~	~~0'~~	~~0'~~	~~35'~~	~~2~~	~~3~~	~~1.3~~
~~Accessory use~~	~~See standards for primary use with which associated~~								
~~Detached accessory structure~~	~~n/a~~	~~n/a~~	~~30'~~	~~5'~~	~~5'~~	~~28'~~	~~2~~	~~n/a~~	~~n/a~~
~~Exceptions~~									
~~FAR. A 25% increase in FAR is allowed, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.~~									
~~Side/Rear Yard Residential Projections. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.~~									
~~Rear yard for nonresidential uses. Minimum rear setback of 22 feet on the ground level with the exception of structural elements supporting the upper floor.~~									
~~Detached Accessory Structure Separation. 10'~~									

2. ~~Maximum Scale of Development~~	
~~Individual Building (gross floor area) (max)~~	
~~Single building~~	~~15,000 sf~~
~~Single building in LO with CUP~~	~~35,000 sf~~
3. ~~Building Design Requirements~~	
~~Nonresidential Design Guidelines~~	~~(Div. 5.8.)~~
~~Design review required for all nonresidential development, unless exempted by Planning Director~~	
4. ~~Site Development~~	
~~Site Development Setbacks (min)~~	
~~Side/rear yard if next to residential~~	~~5'~~
~~Front yard~~	
~~40% of lineal frontage~~	~~0'~~
~~60% of lineal frontage~~	~~structure setback~~
~~Curb Cut (max)~~	~~40% of lineal frontage~~
5. ~~Landscaping~~	~~(Div. 5.5.)~~
~~Plant Units (min)~~	
~~Residential~~	~~1 per du~~
~~Nonresidential~~	~~1 per 1,000 sf of landscape area~~
~~Parking Lot (all uses)~~	~~1 per 12 parking spaces~~
6. ~~Fencing~~	
~~Height (max)~~	
~~In street yard~~	~~4'~~
~~In side or rear yard~~	~~6'~~
~~Setback~~	
~~Front lot line/R.O.W./Sidewalk~~	~~1'~~
~~Side or rear lot line~~	~~0'~~
~~Orientation~~	
~~The finished side of the fence shall face out to the neighbor, posts ans supports shall face in to the owner~~	
7. ~~Environmental Standards~~	
~~Natural Resource Setback (min)~~	~~(Sec. 5.1.1.)~~
~~Cache Creek South of Cache Creek Dr.~~	~~20'~~
~~Flat Creek North of Hansen Ave.~~	~~25'~~
~~Flat Creek South of Hansen Ave.~~	~~50'~~
~~Wetland~~	~~30'~~
~~Irrigation Ditch Setback (min)~~	~~(7.7.4.D.)~~
~~Irrigation Ditch~~	~~15'~~
~~Natural Resource Overlay (NRO)~~	~~(Sec. 5.2.1.)~~
8. ~~Scenic Standards~~	
~~Exterior Lighting~~	~~(Sec. 5.3.1.)~~
~~Light trespass prohibited.~~	
~~All lights over 600 initial lumens shall be fully shielded.~~	
~~Lumens per sf of site development (max)~~	~~3~~
~~Lumens per site (max)~~	
~~All fixtures~~	~~100,000~~
~~Unshielded fixtures~~	~~5,500~~
~~Light Color~~	~~≤3000 Kelvin~~
~~Scenic Resource Overlay (SRO)~~	~~(Sec. 5.3.2.)~~
9. ~~Natural Hazards to Avoid~~	
~~Steep Slopes~~	~~(Sec. 5.4.1.)~~
~~Development prohibited~~	~~Slopes > 25%~~
~~Hillside CUP required~~	~~Lot with average cross-slope ≥ 10%~~
~~Areas of Unstable Soils~~	~~(Sec. 5.4.2.)~~
~~Fault Area~~	~~(Sec. 5.4.3.)~~
~~Floodplains~~	~~(Sec. 5.4.4.)~~
~~Wildland Urban Interface~~	~~(Sec. 5.4.5.)~~
10. ~~Signs~~	~~(Div. 5.6.)~~
~~Number of Signs (max)~~	~~3 per business per frontage~~
~~Home occupation/business~~	~~1 unlighted wall sign~~
~~Background Color~~	~~No white or yellow~~
~~Sign Area~~	
~~Total sign area (max)~~	~~3 sf per ft of street facade width up to 150 sf~~
~~Home occupation/business~~	~~2 sf~~
~~Penalty~~	~~10% per projecting and freestanding sign~~

~~Sign Type Standards~~	
~~Canopy sign~~	
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Freestanding sign~~	
~~Height (max)~~	~~6'~~
~~Setback (min)~~	~~5'~~
~~Projecting sign~~	
~~Height (max)~~	~~24' above grade~~
~~Clearance (min)~~	~~7'6" from average grade~~
~~Setback (min)~~	~~18" from back of curb~~
~~Wall sign~~	
~~Window sign~~	
~~Window surface coverage (max)~~	~~25% up to 16 sf~~
~~Temporary Signs~~	~~(Sec. 5.6.1.)~~

11. ~~Grading, Erosion Control, Stormwater~~	
~~Grading~~	~~(Sec. 5.7.2.)~~
~~Erosion Control~~	~~(Sec. 5.7.3.)~~
~~Erosion shall be controlled at all times~~	
~~Stormwater Management~~	~~(Sec. 5.7.4.)~~
~~No increase in peak flow rate or velocity across property lines~~	

12. ~~Required Physical Development Permits~~

~~Physical Development~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Building Permit (Sec. 8.3.3.)~~	~~DRC Review (Sec. 8.2.6.)~~	~~Sign Permit (Sec. 8.3.5.)~~	~~Grading Permit (Sec. 8.3.4.)~~
~~Dwelling Unit~~						
~~< 5 units~~			~~X~~			~~(Sec. 5.7.1.)~~
~~5 - 10 units~~		~~X~~	~~X~~			~~(Sec. 5.7.1.)~~
~~> 10 units~~	~~X~~	~~X~~	~~X~~			~~(Sec. 5.7.1.)~~
~~Nonresidential Floor Area~~						
~~≤ 5,000 sf~~			~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~5,001 - 15,000 sf~~		~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~> 15,000 sf~~	~~X~~	~~X~~	~~X~~	~~X~~		~~(Sec. 5.7.1.)~~
~~Sign~~					~~X~~	~~(Sec. 5.7.1.)~~

C. ~~Allowed Uses and Use Standards~~

~~Standards applicable to uses in the UC zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the use standards applicable in the UC zone, however, all standards in Article 6. are applicable in the UC zone, unless stated otherwise.~~

1. ~~Allowed Uses~~				2. ~~Use Requirements~~	
~~Use~~	~~Permit~~	~~BSA (min)~~	~~Density (max)~~	~~Parking (min) (Div. 6.2.) (E.5.)~~	~~Affordable Workforce Housing Units (min) (Div. 6.3.)~~
~~Residential Uses~~					
~~Detached Single-Family Unit (6.1.4.B.)~~	~~Y~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176~~
~~Attached Single-Family Unit (6.1.4.C.) (E.2.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176~~
~~Apartment (6.1.4.D.) (E.2.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176~~
~~Dormitory (6.1.4.F.)~~	~~C~~	~~0 sf~~	~~35 rooms per acre~~	~~1/bed~~	~~exempt~~
~~Group Home (6.1.4.G.)~~	~~C~~	~~0 sf~~	~~35 rooms per acre~~	~~0.5/bed~~	~~exempt~~
~~Lodging~~					
~~Conventional Lodging (6.1.5.B.)~~	~~B(LO)~~	~~0 sf~~	~~n/a~~	~~0.75/LU + 1 per 150 sf assembly area~~	~~0.204*bedrooms~~
~~Short-term Rental Unit (6.1.5.C.)~~	~~B(LO)~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.204*bedrooms~~
~~Commercial Uses~~					
~~Office (6.1.6.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.65/1,000 sf~~	~~0.000493*sf~~
~~Retail (6.1.6.C.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.25/1,000 sf~~	~~0.000431*sf~~
~~Service (6.1.6.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.5/1,000 sf~~	~~0.000431*sf~~
~~Restaurant/Bar (6.1.6.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1/110 sf dining area + 1/60 sf bar area~~	~~0.001197*sf~~
~~Amusement/Recreation~~					
~~Amusement (6.1.7.B.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~1/60 sf seating area or independent calculation~~	~~0.000431*sf~~
~~Developed Recreation (6.1.7.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.25/1,000 s~~	~~independent calculation~~
~~Outfitter/Tour Operator (6.1.7.E.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~independent calculation~~	~~independent calculation~~
~~Institutional Uses~~					
~~Assembly (6.1.8.B.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~independent calculation~~	~~independent calculation~~

~~Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only~~

1. ~~Allowed Uses~~				2. ~~Use Requirements~~	
~~Use~~	~~Permit~~	~~BSA (min)~~	~~Density (max)~~	~~Parking (min) (Div. 6.2.) (E.5.)~~	~~Affordable Workforce Housing Units (min) (Div. 6.3.)~~
~~Day Care/Education (6.1.8.C.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~independent calculation~~	~~independent calculation~~
~~Transportation/Infrastructure~~					
~~Utility Facility (6.1.10.C.)~~	~~C~~	~~0 sf~~	~~n/a~~	~~0.5/employee + 0.5/stored vehicle~~	~~0.000246*sf~~
~~Wireless Communications Facilities (6.1.10.D.)~~				~~0.5/employee + 0.5/stored vehicle~~	~~0.000246*sf~~
~~Minor~~	~~B~~	~~0 sf~~	~~n/a~~		
~~Accessory Uses~~					
~~Accessory Residential Unit (6.1.11.B.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~1.25/DU~~	~~exempt~~
~~Bed and Breakfast (6.1.11.C.)~~	~~B(LO)~~	~~0 sf~~	~~n/a~~	~~0.75/LU~~	~~exempt~~
~~Home Occupation (6.1.11.D.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~n/a~~	~~exempt~~
~~Home Business (6.1.11.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5 per employee~~	~~exempt~~
~~Family Home Daycare (6.1.11.F.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5/employee + 0.5 off-street pick-up/drop-off~~	~~exempt~~
~~Home Daycare Center (6.1.11.G.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5/employee + 1 off-street pick-up/drop-off~~	~~exempt~~
~~Drive-in Facility (6.1.11.H.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~n/a~~	~~exempt~~
~~Temporary Uses~~					
~~Christmas Tree Sales (6.1.12.B.)~~	~~Y~~	~~0 sf~~	~~n/a~~	~~0.5/1,000 sf outdoor display area + 0.5/ employee~~	~~exempt~~
~~Temporary Shelter (6.1.12.D.)~~	~~Y~~		~~1 unit per lot~~	~~1.5/1,000 sf, max 2~~	~~exempt~~
~~Farm Stand (6.1.12.E.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~2.5/1,000 sf display area~~	~~exempt~~
~~Temporary Gravel Extraction & Processing (6.1.12.F.)~~	~~B~~	~~0 sf~~	~~n/a~~	~~0.5/employee~~	~~exempt~~

~~Y = Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.), (LO)= Lodging Overlay Only~~

3. ~~Maximum Scale of Use~~	
~~Individual Use (floor area) (max)~~	
~~Single-family unit (detached, attached, or apartment)~~	
~~Habitable floor area excluding basement~~	~~8,000 sf~~
~~Gross floor area excluding basement~~	~~10,000 sf~~
~~Individual retail use excluding basement~~	~~12,500 sf habitable~~
~~Lodging operation with multiple buildings~~	~~90,000 sf habitable~~

4. ~~Operational Standards~~	
~~Outdoor Storage~~	~~(Sec. 6.4.1.) (E.3.)~~
~~Refuse and Recycling~~	~~(Sec. 6.4.2.)~~
~~Trash & recycling enclosure required~~	~~> 4 DUs and all nonresidential~~
~~Noise~~	~~(Sec. 6.4.3.)~~
~~Sound level at property line (max)~~	~~65 DBA~~
~~Vibration~~	~~(Sec. 6.4.4.)~~
~~Electrical Disturbances~~	~~(Sec. 6.4.5.)~~
~~Fire and Explosive Hazards~~	~~(Sec. 6.4.6.)~~

D. ~~Development Options and Subdivision~~

~~Standards applicable to development options and subdivision in the UC zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UC zone, however, all standards in Article 7. are applicable in the UC zone, unless stated otherwise.~~

1. ~~Allowed Subdivision and Development Options~~		
~~Option~~	~~Lot Size (min)~~	~~Standards~~
~~Allowed Subdivision Options~~		
~~Land Division~~	~~5,000 sf~~	~~(Sec. 7.2.3.)~~
~~Condominium/Townhouse~~	~~n/a~~	~~(Sec. 7.2.4.)~~

2. ~~Residential Subdivision Requirements~~	
~~Schools and Parks Exaction~~	
~~Schools exaction~~	~~.020 acres per 1- or 2-family unit~~ ~~.015 acres per multi-family unit~~
~~Parks exaction~~	~~9 acres per 1,000 resident~~

3. ~~Infrastructure~~	
~~Transportation Facilities~~	~~(Div. 7.6.)~~
~~Access~~	~~required~~
~~Right-of-way for Minor Local Road (min)~~	~~60'~~
~~Paved travel way for Minor Local Road (min)~~	~~20'~~
~~Required Utilities~~	~~(Div. 7.7.)~~
~~Water~~	~~public~~
~~Sewer~~	~~public~~

4. ~~Required Subdivision and Development Option Permits~~				
~~Option~~	~~Sketch Plan (Sec. 8.3.1.)~~	~~Development Plan (Sec. 8.3.2.)~~	~~Development Option Plan (Sec. 8.5.2.)~~	~~Subdivision Plat (Sec. 8.5.3.)~~
~~Land Division~~				
~~≤ 10 Lots~~		~~X~~		~~X~~
~~> 10 Lots~~	~~X~~	~~X~~		~~X~~
~~Condominium/Townhouse~~				~~X~~

E. ~~Additional Zone-specific Standards~~

~~The following standards apply in addition to all other standards applicable in the UC zone.~~

1. ~~LSR Surfaces. The Town Council may substitute on-site hardscape improvements to satisfy the LSR requirement in the UC zone if the application for development can incorporate one or more of the following design elements: pervious or decorative pavers, sidewalks, boardwalks or similar amenity.~~

2. ~~Attached Single-Family and Apartment Units. Attached single-family and apartment units shall be located on the second or third floor.~~

3. ~~Open Storage~~

   a. ~~The open storage of vehicles and equipment is prohibited.~~

   b. ~~No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, "Bully Barns," tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these LDRs.~~

4. ~~Pedestrian Facilities. All new development, redevelopment and infill development in the Lodging Overlay and UC zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined. by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.~~

5. ~~Provision of Nonresidential, Nonlodging Parking~~

   a. ~~Applicability. The following options for providing required parking shall apply to allowed uses except:~~

      i. ~~Residential Uses (Sec. 6.1.4.);~~

ii. ~~Lodging Uses (Sec. 6.1.5.); and~~

iii. ~~Accessory Residential Unit (6.1.11.B.).~~

b. ~~**Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.~~

c. ~~**On-street Parking.** Required parking may be provided on-street provided the following standards are met.~~

i. ~~An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.~~

~~Uninterrupted Curb per On-street Parking Space~~	
~~Parking Space Angle~~	~~Uninterrupted Curb~~
~~Parallel~~	~~22'~~
~~45°/60°~~	~~18'~~
~~90°~~	~~9'~~

ii. ~~On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.~~

iii. ~~The on-street parking shall follow the established configuration of existing on-street parking.~~

iv. ~~On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.~~

d. ~~**Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.~~

i. ~~**Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.~~

ii. ~~**Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.~~

iii. ~~**Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.~~

6. ~~**Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.~~

2.2.16. TS-1: Town Square-1

A. Intent

1. General Intent. The intent of the Town Square 1 (TC-1) zone is to preserve the western character of the Jackson Town Square and promote a pedestrian-oriented environment to support a vital downtown retail and visitor experience.

2. Buildings. New buildings can be up to 2 stories in height. Designated historic buildings may be allowed a partial 3rd story. Buildings are located close to the sidewalk and incorporate a covered boardwalk, creating an attractive street edge.

3. Parking. Parking is provided off-site on public lots and on-street. Little or no parking is provided on-site.

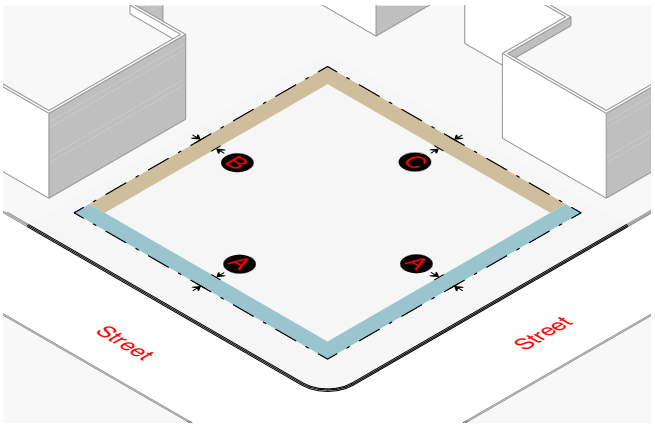
4. Land Use. Active and engaging uses are encouraged on ground floors, with a variety of commercial uses located on upper stories. Residential, as a principal use, is not allowed.

5. Comprehensive Plan. Based primarily on sub area 1.1 and 1.2 of the Comprehensive Plan.

B. Physical Development

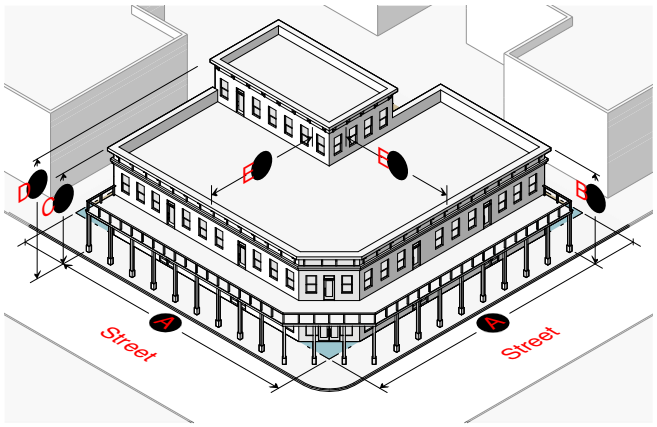
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



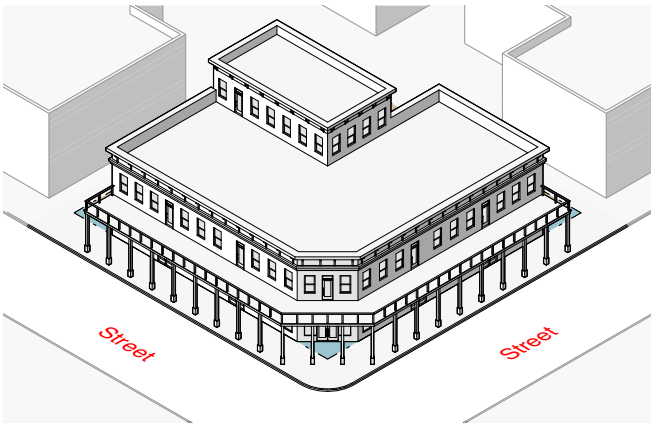
Building Setbacks	(Sec. 9.4.8.)	
Street setback range (min-max)	0' - 5'	A
Side interior (min)	0' or 5'	B
Rear (min)	0' or 5'	C
Abutting protected zone (min)	n/a	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	Not allowed	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	Not allowed	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Street, surface parking (min)	30'	
Access		
Curb cut width (max)	Not allowed	

2. Bulk Standards



Street Facade	(Sec. 9.4.11.)	
Width of ground story in street setback range		A
% of lot width (min)	90%	
Building Height	(Sec. 9.4.9.)	
Height (max)	35'	B
Stories (max)	2	B
Height (min) in street setback range	16'	C
Partial 3rd Story (Preservation Bonus)	(Div. 5.9)	
Height (max)	40'	D
Stories (max)	3 (partial)	D
Stepback for 3rd story street facade (min)	Greater of 40' or 50% of building depth	E
Encroachment in stepback (max % of overall facade width)	0%	
Scale of Development		
Floor area ratio (FAR) (max) (E.3.)	1.83	
Deed restricted housing exemption	(Sec. 7.8.3.)	
Single building size (max)	15,000 SF	

3. Form Standards



Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Covered walkway	see Sec. 2.2.1.C.1
Building Frontage Options	
Town Square	see Sec. 2.2.1.D.1
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20’
Flat Creek north of Hansen Ave.	25’
Flat Creek south of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(Sec. 7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)	(Div. 5.6.)
Number of signs (max)	2 per business per frontage
Background color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary signs	(Sec. 5.6.1.)
8. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Nonresidential Floor Area							
≤ 10,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
10,001 - 20,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 20,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
~~Lodging~~					
~~Conventional Lodging (6.1.5.B.)~~	~~C(LO)~~	~~n/a~~	~~n/a~~	~~0.75/LU + 1 per 150 sf assembly area~~	~~0.204*bedrooms~~
~~Short-term Rental Unit (6.1.5.C.)~~	~~C(LO)~~	~~n/a~~	~~n/a~~	~~1.5/1,000 sf, max 2~~	~~0.204*bedrooms~~
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	C	n/a	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Transportation/Infrastructure					
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1.25/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Development Option Plan (Sec. 8.5.2.)**	**Subdivision Plat (Sec. 8.5.3.)**
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Accessory Residential Unit (Sec. 6.1.11.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45˚/60˚	18'
90˚	9'

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.

i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.

ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

2.2.17. TS-2: Town Square-2

A. Intent

1. General Intent. The intent of the Town Square 2 (TC-2) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk.

2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows, display windows, and entry features invite and encourage pedestrian activity.

3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

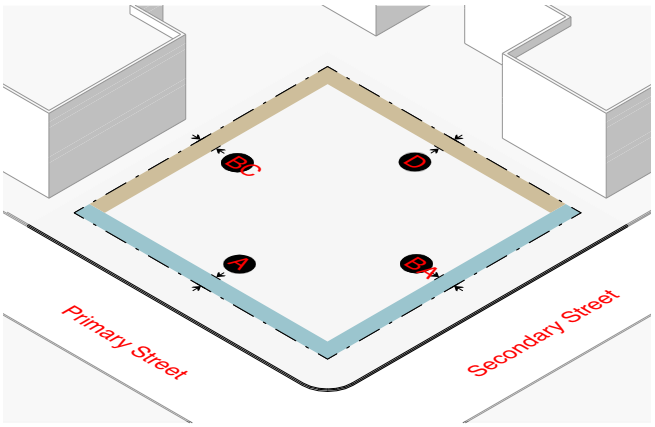
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices and lodging primarily located on upper stories. Residential, as a principal use, is not allowed.

5. Comprehensive Plan. Based primarily on sub area 1.1 and 1.2 of the Comprehensive Plan.

B. Physical Development

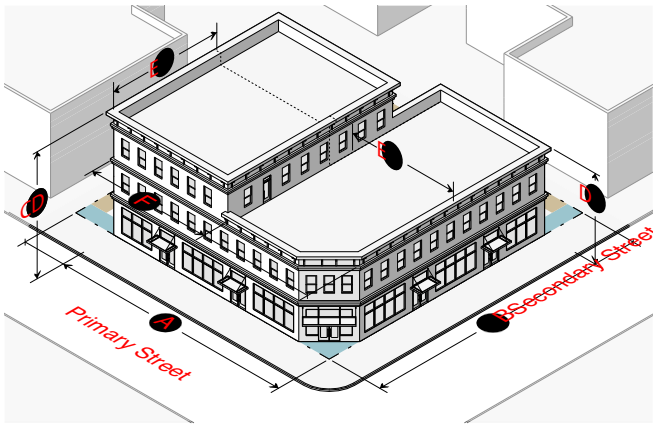
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5. apply unless stated otherwise.

1. Lot Standards



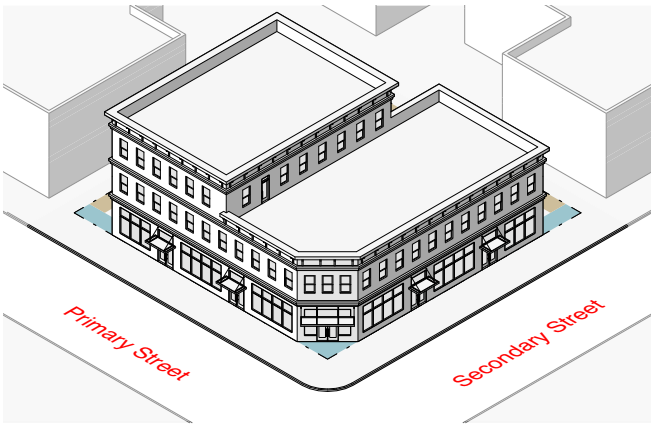
Building Setbacks	(Sec. 9.4.8.)	
Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	
Landscaping	(Div. 5.5.)	
Landscape surface ratio (min)	n/a	
Plant units (min)	n/a	
Fencing		
Height in any street or side yard (max)	Not allowed	
Height in rear yard (max)	6'	
Setback from pedestrian frontage (min)	Not allowed	
Setback from side or rear lot line (min)	0'	
Parking Setbacks	(Sec. 9.4.8.)	
Primary street, above ground (min)	30'	
Secondary street, surface parking (min)	30'	
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'	
Access		
Curb cut width (max)	Not allowed	

2. Bulk Standards



Street Facade	(Sec. 9.4.11.)	
Width of ground and 2nd story in primary street setback range		A
% of lot width (min)	80%	
Width of ground and 2nd story in secondary street setback range		B
% of lot width (min)	80%	
Building Height	(Sec. 9.4.9.)	
Height (max)	42'	C
Stories (max)	3	C
Height (min) in street setback range	16'	D
Building Stepback	(Sec. 9.4.12.)	
Stepback for any 3rd story street facade (min)	20'	E
Encroachment in stepback (max % of overall facade width)	40%	F
A building with only residential use that has at least 4 units is exempt from the stepback requirement		
Scale of Development		
Floor area ratio (FAR) (max) (E.3.)	1.83	
Deed restricted housing exemption	(Sec. 7.8.3.)	
Workforce housing floor area bonus	(Sec. 7.8.4.)	
Single building size (max)	15,000 SF	

3. Form Standards



Design Guidelines	(Div. 5.8.)
These requirements apply to all development, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Pedestrian Frontage	
Planning Director will establish one of the following as the pedestrian frontage	
Covered walkway	see Sec. 2.2.1.C.1
Trees in grates	see Sec. 2.2.1.C.2
Building Frontage Options	
Town Square	see Sec. 2.2.1.D.1
Shopfront	see Sec. 2.2.1.D.2
Lodging	see Sec. 2.2.1.D.5
Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Tuck-Under Parking	see Sec. 2.2.1.E.4
Enclosed parking	see Sec. 2.2.1.E.3
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6

4. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek south of Cache Creek Dr.	20'
Flat Creek north of Hansen Ave.	25'
Flat Creek south of Hansen Ave.	50'
Wetland	30'
Irrigation Ditch Setback (min)	(Sec. 7.7.4.D.)
Irrigation Ditch	15'
Natural Resource Overlay (NRO)	(Sec. 5.2.1.)
5. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Max lumens per sf of site development	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	(Sec. 5.3.2.)
6. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

7. Signs (nonresidential)	(Div. 5.6.)
Number of signs (max)	2 per business per frontage
Background color	No white or yellow
Sign Area	
Total sign area (max)	2.5 sf per ft of street facade width up to 125 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Freestanding sign	
Height (max)	6'
Setback (min)	5'
Projecting sign	
Height (max)	24' above grade
Clearance (min)	7'6" from average grade
Setback (min)	18" from back of curb
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary signs	(Sec. 5.6.1.)
8. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Nonresidential Floor Area							
≤ 10,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
10,001 - 20,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 20,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	45,000 SF habitable	n/a	0.75/room	0.204*bedrooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000493*sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000431*sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000431*sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.001197*sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	0.000431*sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Wireless Communications Facilities (6.1.10.D.)				0.5/employee + 0.5/stored vehicle	0.000246*sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	**Sketch Plan (Sec. 8.3.1.)**	**Development Plan (Sec. 8.3.2.)**	**Development Option Plan (Sec. 8.5.2.)**	**Subdivision Plat (Sec. 8.5.3.)**
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Lodging Uses (Sec. 6.1.5.); and

ii. Accessory Residential Unit (Sec. 6.1.11.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22'
45˚/60˚	18'
90˚	9'

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

d. **Fee-In-Lieu.** Required parking may be provided off-site through the Town's in-lieu fee program pursuant to the following standards.

i. **Fee.** The fee shall be a one-time fee commensurate with the cost of providing off-street parking and shall be used exclusively for such purpose. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth by Resolution.

ii. **Assignment of Credits.** Parking credits purchased by fee-in-lieu run with the land and are not transferable.

iii. **Banking of Fee-in-Lieu Spaces.** Fee-in-lieu spaces may be purchased in advance and "banked" for future use.

2. **Loading Requirement.** Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E. are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. **Existing Floor Area Allowed.** Where the existing floor area on a site exceeds the allowed floor area ratio (FAR), the maximum allowed floor area shall be the lawfully existing floor area. The burden of establishing the amount of lawfully existing floor area shall be the responsibility of the landowner.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE T

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF THE TOWN OF JACKSON ORDINANCE NO. 888 AND SECTION 15.38.020 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HISTORIC BUILDINGS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of the Town of Jackson Ordinance No. 888 and Section 15.38.020 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

15.38.020 Historic Buildings

A. General. The Town Council recognizes that many areas, improvements, buildings or structures have features with historic character or special historic or aesthetic interest or value representing architectural products of distinct periods in the history of Jackson. The Town Council also recognizes that the protection, enhancement and perpetuation of areas, improvements, buildings and structures with features having historic character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the people of the Town.

For the purposes of this section, historic buildings or structures are those buildings, improvements or structures, which are on the Jackson Historic Register or are in excess of fifty (50) years old, or which are otherwise historically or architecturally significant.

Every applicant for a demolition permit shall state to the best of his or her knowledge whether a building or structure for which demolition is sought is either in excess of, or less than, fifty (50) years old as of the date of the application.

B. Authority to Enact. Authority for enacting this chapter to protect historic integrity is provided in Wyo. Stat. Section §15-1-601(d)(iv).

C. The Teton County Historic Preservation Board. The Teton County Historic Preservation Board ("TCHPB") shall be an advisory board to owners seeking to demolish historic buildings within the Town.

1. The TCHPB shall be an informational and advisory board only~~,~~ and shall advise owners or residents of buildings or structures on the historic nature, aspects and other historic preservation issues concerning the building or structure sought for demolition.

2. The TCHPB will maintain a non-exclusive list of structures which are either in excess of fifty (50) years old or are otherwise historically or architecturally significant. This list, the ~~TCHPB Building List~~Structures of Merit, will be made publicly available and will be updated from time to time. The ~~TCHPB Building~~Structures of Merit List updated from time to time serves as a guideline to building owners and Town of Jackson officials.

3. The TCHPB may present to the Town Council its findings and recommendations about any development proposal or regulation which impacts any building or structure in excess of fifty (50) years old or which are otherwise historically or architecturally significant.

D. Demolition Permit Review

1. Upon receipt of a demolition permit application pursuant to Section 105.1 of the International Building Code, the planning and building department shall refer the demolition application to the TCHPB.

2. The TCHPB shall review demolition proposals which affect the exterior of any principal or accessory building or structure which is on the ~~TCHPB Building List or the~~ Jackson Historic Register or Structures of Merit list for their impacts on historic resources. The TCHPB will make a recommendation to the planning and building department and/or Town Council within ~~twenty-one (21)~~ thirty (30) calendar days from initial submission of the demolition application to the TCHPB. The TCHPB will either determine that:

A. The building or structure is not historically or architecturally significant, or

B. That the building or structure is historically or architecturally significant and recommend a ninety (90) day stay in the issuance of a demolition permit for public comment and in order for the applicant, the TCHPB and other interested parties to explore alternatives to demolition. The TCHPB shall cite the historic preservation principles upon which it is relying to make its comments or recommendations regarding the impact of such demolition on historic preservation

~~That the building is designated as a Landmark property on the Jackson Historic Register and so should not be demolished.~~

3. All demolition permit applicants pertaining to historic buildings or structures may meet with the TCHPB, or a sub-committee thereof, to discuss the impacts of demolition on historic resources. A meeting will be scheduled during the initial ~~twenty-one (21)~~ thirty (30) day review period on applicant's request.

4. In the event the TCHPB does not make a recommendation to the planning and building department and/or Town Council within ~~twenty-one (21)~~ thirty (30) calendar days from initial submission of the demolition application, the Town will assume that the TCHPB does not have a formal recommendation, and the application shall proceed through the regular permitting process.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____ _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

STAFF REPORT

Meeting Date:	December 7, 2020	**Meeting Title:**	Workshop
Submitting Department:	Public Works	**Presenter:**	Johnny Ziem
Agenda Item:	Ordinance U amending Sewer and Water Rates - First Reading	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is to present to Council for first reading Ordinance U, which amends sewer and water rates & fees in Title 13 of the Town of Jackson Municipal Code.

Requested Action.
For Council to approve for first reading Ordinance U, which amends sewer and water rates & fees in Title 13 of the Town of Jackson Municipal Code, including all sewer and water utility rates and provides for an effective date of July 1, 2021.

Recommendations.
Staff recommends approving for first reading Ordinance U, which amends sewer and water rates & fees in Title 13 of the Town of Jackson Municipal Code and provides for an effective date of July 1, 2021.

Background.
The last time Council discussed this item was at the November 16, 2020, Council Workshop meeting. At that meeting Council approved the draft ordinance governing utility rates in Title 13 of the Town of Jackson Municipal Code. A motion was made to present the draft ordinance, now called Ordinance U, for first reading on the December 7, 2020, Regular Council meeting.

Analysis.
The Town of Jackson's utility rates and fees live in Title 13 of the Town of Jackson Municipal Code. As presented in the draft ordinance in that staff report, the specific sections of Title 13 have been amended and updated to make any adjustment congruent with the Council's recommended utility rate structures. As presented on the November 2, 2020 Regular Council meeting, a motion was made to provide for the following water and sewer rate structures and commencement date:

1. ***Capacity Fees:***
    - Water Capacity Fees: Alternative #2
    - Sewer Capacity Fees: Alternative #2
2. ***Cost of Service (Volume Rates)***
    - Water Rates: Alternative #3
    - Sewer Rates: Alternative #2
3. ***Commencement Date for New Rate Structure***
    - July 1, 2021

Alternatives (Optional).

Comprehensive Plan & Priority Alignment.
- Section 8: Quality Community Service Provision

Fiscal Impact.
Fiscal impact for any municipality that undergoes a comprehensive water and sewer rate study will impact all users of the utility system and the municipality. For new development and redevelopment, there will be a fiscal impact of increased capacity fees for connecting to the Town's water and sewer systems. There will also be fiscal impacts to the volume rates and applied Wastewater Strength Charges which will include an update to the base rate charges and volume (per 1,000 gallon) fees associated with usage per customer class. As calculated in the rate design, fiscal impacts to all users of the Town's system is directly reflective of the cost of service required for each customer class and level of service. There will also be fiscal impacts associated with any ordinances that must be passed as a result of amending the rates and the rate structure.

Staff Impact.
Staff impact for this item included minimal time spent preparing Ordinance U for first reading.

Attachments or Links.

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items*.

I move to approve Ordinance U, an ordinance amending sewer and water utility rates & fees in Title 13 of the Town of Jackson Municipal Code and providing for an effective date of July 1, 2021, for first reading.

ORDINANCE U

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1182, 1071, 1039, 1018, 1040, 1019, 1009, 1008, 999, 992, 1000, 991, 935, 936, 866, 867, 894, 833, 834, 804, 805, 684, 683, 575, 576, 538, 541, 588, 567, 551, 539, 479, 451, 410, 381, 370, 308, 289, 270 AND 254; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 757, 758, 743, 745, 677, 270, 259, 97A, 122; SECTION 3 OF TOWN OF JACKSON ORDINANCE NOS. 664, 259 AND 122; SECTION 4 OF TOWN OF JACKSON ORDINANCE NOS. 677 AND 270; SECTION 6 OF TOWN OF JACKSON ORDINANCE NOS. 677, 558 AND 97; SECTION 7 OF TOWN OF JACKSON ORDINANCE NO. 677; SECTION 30 OF TOWN OF JACKSON ORDINANCE NO. 97; SECTION 32 OF TOWN OF JACKSON ORDINANCE NO. 97; AND SECTIONS 13.04.050, 13.04.060, 13.04.300, 13.08.012, 13.08.013, 13.08.013, 13.08.020 AND 13.08.030 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING WATER AND WASTEWATER RATES, FEES AND COSTS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.
An Ordinance Amending and Reenacting Section 1 of Town of Jackson Ordinance Nos. 1182, 1071, 1039, 1018, 1040, 1019, 1009, 1008, 999, 992, 1000, 991, 935, 936, 866, 867, 894, 833, 834, 804, 805, 684, 683, 575, 576, 538, 541, 588, 567, 551, 539, 479, 451, 410, 381, 370, 308, 289, 270 and 254; Section 2 of Town of Jackson Ordinance Nos. 757, 758, 743, 745, 677, 270, 259, 97A, 122; Section 3 of Town of Jackson Ordinance Nos. 664, 259 and 122; Section 4 of Town of Jackson Ordinance Nos. 677 and 270; Section 6 of Town of Jackson Ordinance Nos. 677, 558 and 97; Section 7 of Town of Jackson Ordinance No. 677; Section 30 of Town of Jackson Ordinance No. 97; Section 32 of Town of Jackson Ordinance No. 97; and Sections 13.04.050, 13.04.060, 13.04.300, 13.08.012, 13.08.013, 13.08.013, 13.08.020 and 13.08.030 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

13.04.050 Supply--How obtained--Capacity fees.

A. Application. Any person desiring to obtain a supply of water from the waterworks shall make application by building permit to the Planning & Building Department and file an acknowledgment therewith that he shall be governed by the laws and regulations as may be provided by the Mayor and Town Council for the control of water supply. The application for water must state the location, kind of building, number of rooms, and the entire area of grounds to be supplied, state the purpose for which the water is to be used, and the size of water meter required.

B. Non-residential. All nonresidential water users, whether within the Town of Jackson's corporate boundaries, outside the Town's corporate boundaries or those with a specific rate set forth 13.04.300, shall pay water capacity fees for each meter, which must include a domestic meter and may include an irrigation meter, according to the following fee schedule:

FIRST READING

Non-Residential Water Capacity Fees

Size of the Water Meter	Capacity Fee per meter installed
3/4 inch	$ 2,793
1 inch	4,664
1 1/2 inch	9,301
2 inch	14,887
3 inch	29,801
4 inch	46,559
6 inch	93,901
8 inch	148,951

*Capacity Fees for Compound meters shall be based on the size of the largest meter.

C. Residential. All residential and multi-family water users, whether within the Town of Jackson's corporate boundaries, outside the Town's corporate boundaries or those with a specific rate set forth 13.04.300, shall pay the total of the below water capacity fee components according to the following fee schedule:

Residential and Multi-Family Water Capacity Fees

Type Component 1:		Capacity Fee
1 Bedroom / Studio	$	633
2 Bedroom		949
3 Bedroom		1,265
	+	
Component 2: Each Additional Bedroom or Unfinished Room per 400 sq. ft.		316
	+	
Component 3: Irrigation per 1,000 Square Feet of Landscaped Surface Area		365
*Definitions for terms used in the "Type" column are those set forth in the Town of Jackson Land Development Regulations, as amended.		

(Ord. _____§ __, 2020; Ord. 1071 § 1, 2014; Ord. 992 § 1, 2011; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008.)

FIRST READING

D. There shall be no additional charge for capacity fees for fire protection systems; provided, however, that all taps into the mains of the Town for fire sprinkler system services shall be separate taps subject to all other conditions with respect to taps and payment for materials.

E. The Town Engineer shall have the responsibility for interpreting the provisions of this section. If in the opinion of the Town Engineer unique circumstances exist making the strict application of the schedules set forth in this section inapplicable, the Town Engineer may assess an appropriate fee.

F. No permit shall be issued until all capacity fees have been paid in full.

(Ord. _____§ __, 2020; Ord. 743 § 2, 2003; Ord. 664 § 3, 2000; Ord. 538 § 1, 1996; Ord. 410 § 1, 1990; Ord. 270 § 1, 1980)

13.04.060 Granting of applications.

If the application is granted, the applicant shall be authorized to extend the water mains to include the property. All expenses related to any extension from the water main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative.

All connections to the water mains shall be installed and tested per the Town Standards for trench construction, pressure testing and roadway patching. All associated work shall be done by or under the supervision of the Public Works Department.

All expenses related to any extension from the water main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative. All connections to the water mains shall be done by or under the supervision of the responsible department at the Town. The cost for service line provisions, including but not limited to, saddles, curb valves, tapping sleeves, labor and necessary appurtenances thereto procured from the Town is the cost paid by the Town for those materials, appurtenances, and labor.

(Ord. _____ § __, 2020; Ord. 1071 § 1, 2014; Ord.992 §1, 2011; Ord.935 §1, 2009; Ord. 866 § 1, 2008; Ord. 757 § 2, 2004; Ord. 743 § 2, 2003; Ord. 684, § 1, 2001; Ord. 664 § 4, 2000; Ord. 254 § 1, 1979; Ord. 97 § 6, 1966)

13.04.300 Water rates.

A. Water rates for water users within the Town of Jackson's corporate boundaries and those outside the Town's corporate boundaries that do not have a specific rate set forth in this section 13.04.300 shall include two charges per meter according to the following fee schedule:

Base Charges

Monthly fixed charge based on meter size	
3/4 inch	$ 11.00
1 inch	16.39
1 1/2 inch	28.54
2 inch	43.61
3 inch	86.39
4 inch	132.65
6 inch	259.66

FIRST READING

8 inch	414.33

*A base charge will be charged for each meter size comprising a compound meter.

*All meters, including meters for irrigation, shall be charged a base fee according to meter size.

***Base charges include 2,000 gallon minimum usage.

User Charges

Type of Meter	Tiers (gallons)	$/1,000 gallons
Residential	0 - 2,000	$ 0.00
	2,001 - 6,000	1.24
	6,001 - 25,000	2.48
	Over 25,000	3.72
Multi-Family	0 - 2,000	$ 0.00
	Over 2,000	2.12
Non-Residential	0 - 2,000	$ 0.00
	Over 2,000	2.12
Irrigation Only	0 - 2,000	$ 0.00
	Over 2,000	2.48

*Mixed use buildings will be charged at the non-residential rate in the table above.

(Ord. _____§ __, 2020; Ord. 1039 §1, 2013; Ord. 1018 § 1, 2013; Ord. 1008 § 1, 2012; Ord. 999 § 1, 2012; Ord. 992 § 1, 2011; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008.)

B. Water sold from fire hydrants shall be charged appropriate base and user charges in accordance with this section 13.04.300. A deposit for the Town supplied meter will be required.

(Ord. _____§ __, 2020; Ord. 1039 §1, 2013; Ord. 1018 §1, 2013; Ord. 1008 §1, 2012; Ord. 992 §1, 2011; Ord. 935 §1, 2009; Ord. 866 § 1, 2008)

C. Water rates for water users within the 3 Creek Ranch Subdivision in Teton County, Wyoming shall include two charges per meter according to the following fee schedules:

FIRST READING

3 Creek Base Chargers

Monthly fixed charge based on meter size	Base Rate	Replacement Charge	Total
3/4 inch	$ 13.56	$ 17.77	$ 31.33
1 inch	20.16	17.77	37.93
1 1/2 inch	35.18	17.77	52.95
2 inch	53.76	17.77	71.53
3 inch	106.50	17.77	124.27
4 inch	163.52	17.77	181.29
6 inch	320.09	17.77	337.86
8 inch	510.76	17.77	528.53

*Are assessed per service line connection.

**All meters, including meters for irrigation, shall be charged a base fee according to meter size.

***A base charge will be charged for each meter size comprising a compound meter.

****Base charges include 2,000 gallon mimum usage.

(Ord. _____§ __, 2020; Res. 8-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Res. 11-12, 2011; Res. 10-24, 2010; Res. 09-29, 2009)

3 Creek User Charges

Type of Meter	Tiers (gallons)	$/1,000 gallons
Residential	0 - 2,000	$ 0.00
	2,001 - 6,000	2.02
	6,001 - 25,000	4.04
	Over 25,000	6.06
Non-Residential	0 - 2,000	$ 0.00
	Over 2,000	2.02
Metered Irrigation	0 - 2,000	$ 0.00
	2,001 - 25,000	4.04
	Over 25,000	6.06

*Mixed use buildings will be charged at the non-residential rate in the table above.

(Ord. _____§ __, 2020; Res. 8-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Res. 11-12, 2011; Res. 10-24, 2010)

FIRST READING

Ord. _____§ __, 2020; (Res. 8-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Res. 11-12, 2011; Res. 10-24, 2010)

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(Ord. _____§ __, 2020; Ord. 992 § 1, 2011; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008; Ord. 833 §1, 2006; Ord. 804 §1, 2005; Ord. 743 § 2, 2003; Ord. 664 § 18, 2000; Ord. 588 § 1, 1996; Ord. 551§ 1, 1996; Ord. 539 § 1, 1996; Ord. 479 § 1, 1994; Ord. 381 § 1, 1988; Ord. 370 § 1, 1987; Ord. 270 § 2, 1980; Ord. 97A § 2, 1972; Ord. 97 § 30, 1966)

13.08.012 Determining each user's wastewater contribution percentage.

A. The Town shall determine each customer's volume of wastewater, which has been discharged to the wastewater system, by the water metering system or through sewer metering. Each user shall be charged in accordance with Section 13.08.013.

13.08.013 Wastewater rates.

A. Wastewater rates for customers within the Town of Jackson's corporate boundaries and those outside the Town's corporate boundaries that do not have a specific rate set forth in this 13.08.013 shall include two charges to the applicable meter according to the following fee schedules:

Base Charges

Monthly fixed charge based on meter size	
3/4 inch	$ 11.55
1 inch	14.61
1 1/2 inch	23.61
2 inch	31.64
3 inch	53.34
4 inch	81.02
6 inch	146.34
8 inch	224.97

*Based on largest water meter size for compound water meters or sewer meter size.

**Base charges include 2,000 gallon minimum.

Customer Class	mg/L	Flow	BOD	TSS	Total
1	0 - 250	$ 1.67	$ 0.36	$ 0.24	$ 2.27
2	251 - 550	1.67	0.56	0.35	2.58
3	551 - 850	1.67	1.01	0.62	3.30
4	851 - 1,150	1.67	1.44	0.87	3.98
5	1,151 - 1,450	1.67	1.86	1.15	4.68

FIRST READING

6	1,451 - 1,750	1.67	2.31	1.37	5.35
7(1)	>1,750				

[1]User Charges for Customer Class 7 are determined based on actual loading and strength data from sampling.

(Ord. _____§ __, 2020; Ord. 1040 §1, 2013, Ord. 1019 §1, 2013; Ord. 1009 § 1, 2012; Ord. 1000 § 1, 2011; Ord. 991§ 1, 2011; Ord. 936 § 1, 2009; Ord. 867 § 1, 2008.)

B. The classification or classifications applicable to each customer of the wastewater system for purposes of calculating volume rates is based on the applicable range of the strength of such customer's waste discharge, as measured by BOD and TSS as indicated in section 13.08.013

C. More than one class may apply to a customer at the same time. For example, a customer with a BOD value of 350 and a TSS value of 900 would pay a rate based on a classification of 2 for BOD ($0.56) and a classification of 4 for TSS ($0.87). These amounts, combined with the flow rate ($1.67) would equal a rate of $3.10 per 1,000 gallons.
(Ord. _____§ __, 2020; Ord. 1040 §1, 2013; Ord. 1019 §1, 2013; Ord. 1009 §1, 2012; Ord. 991 §1, 2011; Ord. 936 §1, 2009; Ord. 867 § 1, 2008.)

D. The Wastewater Superintendent shall assign class designations to customers based upon the nature of the facility owned or operated by the customer, and estimates based on sample measurements taken from similar facilities or published industry standards. Any customer may, at the customer's expense, demonstrate that actual BOD or TSS discharges differ from the Wastewater Superintendent's estimates, and the Wastewater Superintendent shall assign such customer to a different class or classes, accordingly. Such actual measurements shall be conducted in accordance with procedures established by Section 13.08.014. Initial class designations are as follows:

E.

	Customer Class	
Customer Type	**BOD**	**TSS**
Residential	1	1
Non-Residential w/o Surcharge	1	1
Non-Residential w/ Surcharge		
Dry Cleaning *(1)*		
Meat Processing	4	3
Restaurants	3	3
Bakeries	3	3
Commercial Laundry	3	2
Fast Food Service	2	2
Fruit/Vegetable Canning	2	2
Hotel/Motel w/ Food Service	2	3
Market w/ Deli	2	2

FIRST READING

Commercial Printing	2	1
Kennels	2	2
Auto Service/Repair	2	1
School Café	2	1
Hotel/Motel W/o Food Service	2	1
Mortuary	2	2
Photo Processing	2	1
Car Washes	1	2
Hospital w/o Food Service	1	2
Hospital w/ Food Service	2	3
Brewery	6	3

(1) Any customer in this category will be subject to separate sampling to determine specific loadings and corresponding rates.

(Ord. 1182 § 1, 2017)

F. Unusual wastes not covered by these rate schedules will be considered separately and may be assigned a special rate.

G. Wastewater rates for the 3 Creek Ranch Subdivision in Teton County, Wyoming shall include two charges to the applicable meter according to the following fee schedules:

(Ord. _____§ __, 2020; Res. 18-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Res. 11-12, 2011; Res. 10-24, 2010; Res. 09-29, 2009.)

3 Creek Base Charges

Monthly fixed charge based on meter size	Base Rate	Replacement Charge	Total
3/4 inch	$ 17.75	$ 16.50	$ 34.25
1 inch	22.45	16.50	38.95
1 1/2 inch	36.28	16.50	52.78
2 inch	48.62	16.50	65.12
3 inch	81.97	16.50	98.47
4 inch	124.51	16.50	141.01
6 inch	224.89	16.50	241.39
8 inch	345.73	16.50	362.23

*Base charges include 2,000 gallon minimum usage.

3 Creek User Charges

Customer					
Class	**mg/L**	**Flow**	**BOD**	**TSS**	**Total**
1	0 - 250	$ 1.67	$ 0.36	$ 0.24	$ 2.27
2	251 - 550	1.67	0.56	0.35	2.58
3	551 - 850	1.67	1.01	0.62	3.30

FIRST READING

4	851 - 1,150	1.67	1.44	0.87	3.98
5	1,151 - 1,450	1.67	1.86	1.15	4.68
6	1,451 - 1,750	1.67	2.31	1.37	5.35
7(1)	>1,750				

[1]User Charges for Customer Class 7 are determined based on actual loading and strength data from sampling.

(Ord. _____§ __, 2020; Res. 18-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Res. 11-12, 2011; Res. 10-24, 2010)

(Ord. _____§ __, 2020; Res. 18-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Res. 11-12, 2011; Res. 10-24, 2010)

(Ord. _____§ __, 2020; Ord. 1009 § 1, 2012; Ord. 1000§ 1, 2011; Ord. 991 § 1, 2011; Ord. 936 § 1, 2009; Ord. 834 § 1, 2006; Ord. 805 § 1, 2005; Ord. 745 § 2, 2003; Ord. 677 § 2, 2000: Ord. 558 § 6, 1996, Ord. 259 § 2 (part), 1979.)

13.08.020 Wastewater Capacity Fees.

Any customer desiring to obtain service from the town's wastewater treatment facilities shall make application in writing to the town planning department and file an acknowledgment that the customer shall be governed by the laws and regulations as may be provided by the mayor and town council pertaining to wastewater facilities. If the application is granted, the Public Works Department shall be authorized to extend the sewer mains to include the property. All expenses related to any extension from the sewer main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative. All connections to the sewer mains shall be done by or under the supervision of the Public Works Department. The customer shall pay the total of the applicable wastewater capacity fees according to the following fee schedule:

Description	GPD	Assessment Unit	Capacity Fee
Apartment, Studio or 1 Bedroom[1]	140	Per Dwelling	$ 2,274
Residential Unit (2 Bedroom)[1]	210	Per Dwelling	3,410
Residential Unit (3 Bedroom)[1]	280	Per Dwelling	4,547
Residential Unit Each Additional Bedroom[1]	70	Per Dwelling	1,137
Unfinished Habitable Space[1]	70	Per 400 sq. ft.	1,137
Bars, Taverns, Cocktail Lounge (no food)[2] (15 sq. ft. /Seat)	20	Per Seat	325
Restaurants (full service)[2] (15 sq. ft./Seat Net)	64	Per Seat	1,039
Restaurants (paper service only - no dishes)	50	Per 100 sq. ft. Gross	812
Restaurants (single service) (15 sq. ft./Seat Net)	30	Per Seat	487
Caterers	80	Per 100 sq. ft. Gross	1,299

FIRST READING

Motels and Hotels/Bed and Breakfast	140	Per Room	2,274
Assembly (w/o food)	3	Per 5 sq. ft. Net	49
Assembly (w/ food)	5	Per 15 sq. ft. Net	81
RV Park (w/ sewer connection)	100	Per Site	1,624
Campground/RV Park (w/comfort station)	75	Per Site	1,218
Mobile Home Park	210	Per Site	3,410
Laundry (self service)	450	Per Machine	7,308
Laundry (commercial 100#/day capacity)	1,000	100#/Machine	16,240
Breweries (per annual barrel production)	20	Per Gallon Annual Beer Capacity	325
Fitness (gyms, dance studios, yoga, karate)	50	Per 100 sq. ft. Net	812
Medical Offices and Dentists	250	Per Seat	4,060
Veterinary Offices (not including boarding)	250	Per Treatment Room	4,060
Animal Boarding	20	Kennel, Pen, Cage, or Stall	325
Offices	15	Per 100 sq. ft. Gross	244
Retail Stores	5	Per 1,000 sq. ft. Gross	81
Unfinished Commerical Space	5	Per 1,000 sq. ft. Gross	81
Service Stations (220 GPD/two nozzle fuel pump)	220	Per Gas Pump	3,573
Car Wash	1,000	Per Bay	16,240
Public Spas, Pools, Hot Tubs	10	Per 50 sq. ft. Gross	162
Schools (w/ cafeteria, gym, and showers)[3]	20	Per Student	325
Schools (w/ cafeteria, no gym, and no showers)[3]	15	Per Student	244
Schools (w/o cafeteria, no gym, and no showers)[3]	10	Per Student	162
Day Care and Pre School	20	Per Student	325
Others Not Listed Wastewater Service	1	Building Permit	16.24

[1]Definitions are set forth in the Town of Jackson Land Development Regulations, as amended.

[2]Indoor and Outdoor seat areas. Kitchen, employees, and bathroom included.

[3]Includes teachers and staff.

The Town Engineer shall have the responsibility for interpreting the provisions hereof. If in the opinion of the Town Engineer unique circumstances exist making the strict application of the schedules set forth in the section inapplicable to a listed Description, the Town Engineer may assess an appropriate fee. If a particular business does not have an applicable Description listed in the table above, the wastewater capacity fee amount will be assigned by the Town Engineer. (Ord. _____§ __, 2020; Ord. 991 §1,2011; Ord. 936, §1, 2009; Ord. 867 § 1, 2008; Ord. 745 §2 ,2003; Ord. 677 §7, 2000; Ord. 576 § 1, 1997, Ord. 122 § 2, 1969.)

FIRST READING

13.08.030 Connection required.

As nearly as practicable every occupied property in the Town, which is capable of being served by the sewerage system, shall be connected with the system. A written or printed notice to connect with the system shall be given to all owners or occupants of properties which are not connected with the system but which are capable of being connected therewith, and unless the time for connection is extended by the Town Council, all connections shall be made within ninety days after the mailing date of the notice.

All expenses related to any extension from the sewer main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative. All connections to the sewer mains shall be done by or under the supervision of the responsible department at the Town. The cost for service line provisions, including but not limited to, saddles, tapping saddles, labor and necessary appurtenances thereto procured from the Town is the cost paid by the Town for those materials, appurtenances, and labor.

(Ord. _____§ __, 2020; Ord. 991 §1,2011; Ord. 936, §1 ,2009; Ord. 867 § 1, 2008; Ord. 758 § 2, 2004; Ord. 745 § 2, 2003; Ord. 683 § 1, 2001; Ord. 122 § 3, 1969)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION VI.

This Ordinance shall become effective on July 1, 2021.

PASSED 1ST READING THE _____DAY OF _____ , 2020.
PASSED 2ND READING THE _____DAY OF _____ , 2020.
PASSED AND APPROVED THE _____DAY OF _____ , 2020.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____

FIRST READING

Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2020.

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

_____
Sandra P. Birdyshaw, Town Clerk

FIRST READING

STAFF REPORT

Meeting Date:	December 7, 2020	**Meeting Title:**	Regular
Submitting Department:	Community Development	**Presenter:**	Tyler Sinclair
Agenda Item:	Town Comment - SKC2020-0001 – Sketch Plan - JHHR Holdings I, LLC - Suburban Sketch Plan	**Public Comment:**	No

Purpose & Policy Considerations.
To allow the Town an opportunity to provide comment on a Sketch Plan submitted by JHHR Holdings I to Teton County, for a Sketch Plan on 26 acres of land located in Jackson/Teton County Comprehensive Plan, Subarea 5.6: Northern South Park, zoned County – Suburban and located adjacent to the Town of Jackson.

Requested Action.
To consider authorizing the Mayor to sign a comment letter to Teton County on behalf of the Town of Jackson on a proposed subdivision adjacent to the Town of Jackson.

Recommendations.
None

Background.
At the November 16, 2020, Regular Town Council meeting, Council directed staff to prepare a Town comment letter on a proposed residential subdivision located in Teton County adjacent to the Town of Jackson in Northern South Park for consideration at the December 7, 2020 meeting.

Analysis.
Staff have reviewed the proposed application and previous letter submitted by the Town on a rezone application (ZMA2020-0002) by the same applicant adjacent to the proposed subdivision. Staff have identified comments related to required Sketch Plan Findings #1 and #3 of the Teton County Land Development Regulations as described below for Council consideration in the attached draft comment letter.

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

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

Alternatives (Optional).
Council may choose to send the draft comment letter as proposed, subject to any amendments or not send the comment letter.

Comprehensive Plan & Priority Alignment.
See attached letter

Fiscal Impact.
None

Staff Impact.
Town staff have utilized 4 hours to review the proposed application and draft the proposed comment letter.

Attachments or Links.
Town of Jackson, Draft Comment Letter, December 7, 2020
Town of Jackson, Comments, ZMA2020-0002 - Zoning Map Amendment dated July 28, 2020
Teton County Application - SKC2020-0001 – Sketch Plan

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items*.

I move to authorize the Mayor to sign the proposed comment letter to Teton County regarding Sketch Plan application SKC2020-001 as presented (or subject to the following amendments:):

-
-
-

December 7, 2020

Teton County Board of County Commissioners
Teton County Administration Building, 2nd Floor 200 S Willow Street
PO Box 3594
Jackson, WY 83001

RE: Town of Jackson Comments
SKC2020-0001 – Sketch Plan - JHHR Holdings I, LLC - Suburban Sketch Plan

Dear Teton County Commissioners,

Thank you for the opportunity to comment on SKC2020-0001, a Sketch Plan submitted by JHHR Holdings I to develop 26 acres of land located in Jackson/Teton County Comprehensive Plan, Subarea 5.6: Northern South Park, zoned County – Suburban and located adjacent to the Town of Jackson.

The Jackson Town Council met on December 7, 2020, to discuss the proposed application as it relates to the Jackson/Teton County Comprehensive Plan, proposed utilization of Town infrastructure due to its proximity to the Town of Jackson, and provide the following comments for your consideration.

The Teton County Land Development Regulations, Section 8.3.1.C Findings for Approval of a Sketch Plan lists five (5) required findings. The Town has identified Findings #1 and #3 as described below to be of particular importance to this application.

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

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

Regarding Finding #1, the updated 2012 Jackson/Teton Comprehensive Plan character-defining features chart indicates the following for District 5: West Jackson the location of the proposed subdivision.

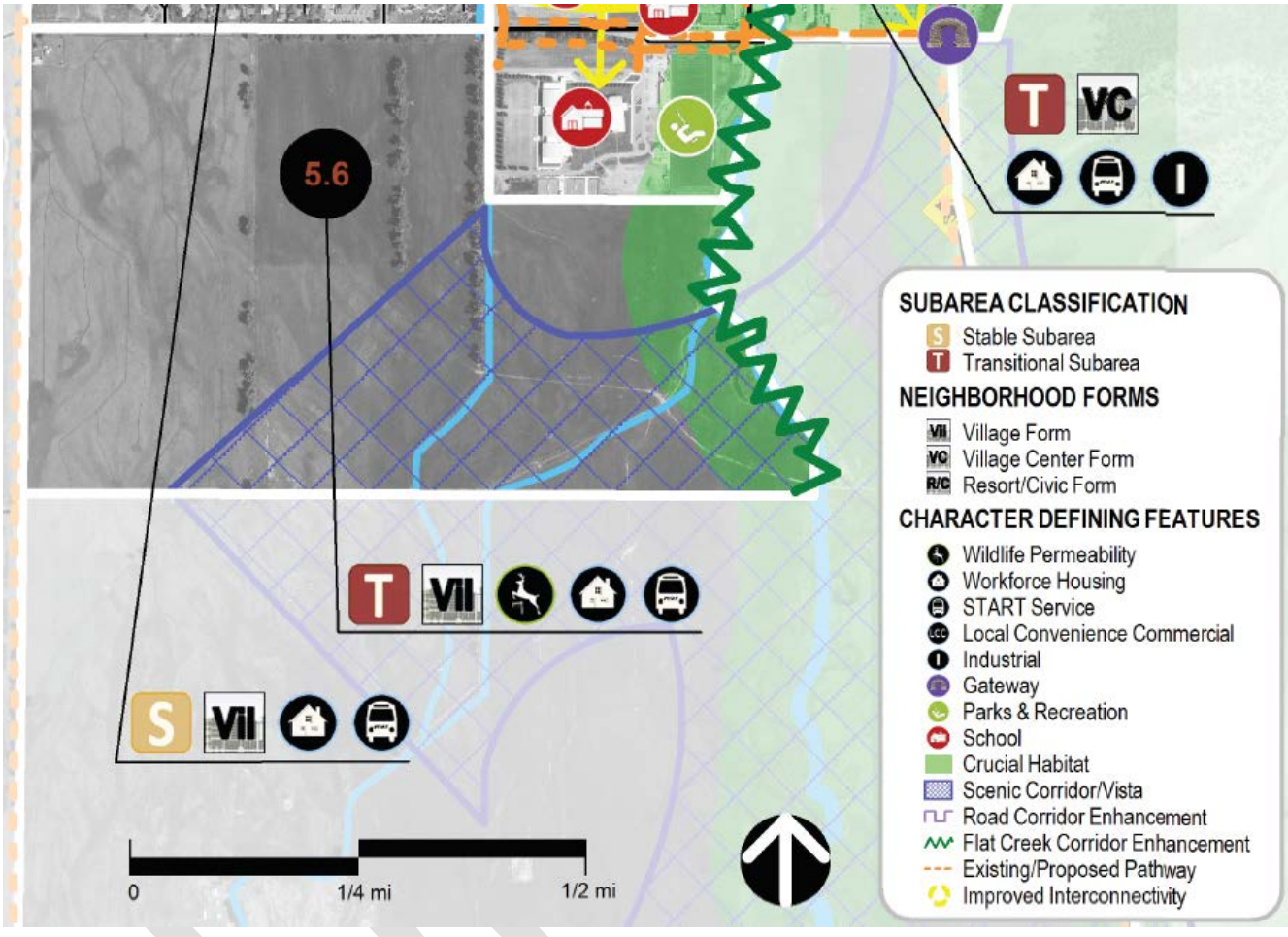
Complete Neighborhood + Rural Area Chart

	DEFINITION	2012	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	◐	Variety of residential, non-residential and industrial buildings and land use patterns
	Public Utilities	●	●	Water, sewer, storm sewer
	Quality Public Space	●	●	Rangeview Park, school playgrounds and fields, pathways
	Variety of Housing Types	●	●	Single family, duplex, condominiums, townhomes, apartments, multifamily,
	Walkable Schools, Commercial + Recreation	◐	●	START, local convenience commercial, schools, parks, pathways
	Connection by Complete Streets	◐	●	Alternative transportation a priority
	Viable Wildlife Habitat + Connectivity	◐	◐	Flat Creek enhancement

Specifically, the Town notes that many of the desired future characteristics called for in this District appear to be lacking from the proposed application including public utilities, quality

public space, variety of housing types, walkable school, commercial and recreation, and connection to complete streets.

In addition, and more specifically, the defining features called out for Sub-area 5.6, which includes the location of the proposed subdivision, are described below in the District 5 future character defining features map:



Specifically related to Finding #1, the Town notes that wildlife permeability, workforce housing, and START service are called for in the desired future character for this sub-area. The Town asks the County to review the proposed application to ensure all these desired future character elements are addressed in the application.

Furthermore, the Jackson/Teton Comprehensive Plan identifies the following Policy Objective for District 5: West Jackson:

4.2.c: Create vibrant walkable mixed-use Subareas

The Town notes that the application, as proposed, has no accommodations for complete streets including sidewalks within the subdivision, along South Park Loop Road or High School Road, provides for no future connectivity into the remainder of Sub-area 5.6, and no accommodations for START. The Town asks the County to review the proposed application to ensure future residents of the proposed subdivision are able to access all of the complete neighborhood amenities located in this District including schools, parks, grocery stores, etc., via walking, biking or taking transit in a safe and accessible manner consistent with Finding #1.

Finally, the Jackson/Teton County Comprehensive Plan, Illustration of Our Vision chapter, provides the following direction specifically for Sub-area 5.6, which again includes the location of the proposed subdivision:

The development of the subarea may be guided by a neighborhood planning effort (referenced in Strategy 3.3.S.5) completed in a timely manner by the County in consultation with the Town and the landowners within the Subarea. Any resulting neighborhood plan will include options to improve transportation, circulation, and connectivity within and around the Subarea.

The Town notes that the proposed subdivision appears to lack the desired options that are to be included in a neighborhood plan, as such the Town recommends the County complete the already initiated neighborhood plan to ensure these options are all addressed as Finding #1 and #3 may be unable to be satisfied as proposed.

Regarding Finding #3, the Town wants to bring to the County's attention the process by which any development in Northern South Park would connect to critical Town infrastructure including but not limited to sewer, water, stormwater, and roadways. Approval to connect to all Town infrastructure is at the sole discretion of the Jackson Town Council regardless of whether capacity is available or not. The Town requests the County consider whether Finding #3 can be met without the required approvals to connect to Town infrastructure through formal connection and use agreements. The Town would view any approved County application anticipating connection to Town infrastructure without such formal agreements in place as non-binding on the Town and potentially on the applicant. And as mentioned above in regard to Finding #1, the apparent lack of complete street infrastructure, including but not limited to pedestrian accommodations via sidewalks and START accommodations within the subdivision or along High School Road, may be inadequate to meet the transportation needs of the proposal and larger area. It should also be noted that a complete street design charette has been completed by the Town for High School Road adjacent to this application showing significant upgrades to the existing roadway to accommodate all modes of transportation. It is Town practice that the applicant may be asked to contribute to complete street design improvements at time of development.

Thank you again for allowing the Town to comment on this application. We look forward to working cooperatively together with Teton County on the appropriate next steps in the future development of this area to ensure the future needs of our community are met.

Sincerely,

Pete Muldoon
Mayor

DRAFT

TOWN COUNCIL

July 28, 2020

Teton County Board of County Commissioners
Teton County Administration Building, 2nd Floor
200 S Willow Street
PO Box 3594
Jackson, WY 83001

RE: Town of Jackson Comments
ZMA2020-0002 - Zoning Map Amendment - JHHR Holdings I, LLC - High School Road Housing

Dear Teton County Commissioners,

Thank you for the opportunity to comment on ZMA2020-0002, a Zoning Map Amendment submitted by JHHR Holdings I, for a rezone of 74 acres in Jackson/Teton County Comprehensive Plan, Subarea 5.6: Northern South Park.

The Jackson Town Council met on July 20, 2020, to discuss the proposed application as it relates to the Jackson/Teton County Comprehensive Plan, proposed utilization of Town infrastructure due to its proximity to the Town of Jackson, and to provide the following comments for your consideration.

The Teton County Land Development Regulations, Section 8.7.2.C Findings for Approval for a Zoning Map Amendment lists factors to be considered, factor #2 states as follows:

> *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

The effective 2012 Jackson/Teton Comprehensive Plan gives clear direction as to if and when development (rezoning) in Sub-area 5.6: Northern South Park should occur as follows:

> *The sub-area would not be developed in this manner until determined necessary by the community during a Growth Management Program review.*

The Town finds that although the Town Council and Board of County Commissioners have generally discussed the need for development of this area as part of the Growth Management Program review it has not been approved by the Town nor County, thus any request to add density within this unplanned area with the requested rezone application is premature.

In addition, the effective 2012 Jackson/Teton County Comprehensive Plan states that:

> *Should development of the area be needed in the future, it should be the subject of a neighborhood planning effort that addresses traffic congestion along High School Road.*

The Town finds that a Neighborhood Plan has not been completed by the Town nor County thus the requested rezone application is premature. The Town would also like to clarify that a Neighborhood Plan for this Sub-area needs to be completed prior to the approval of any rezoning in Sub-area 5.6 because any such rezoning would need to be consistent with the Neighborhood Plan (not the other way around). Following completion of the Neighborhood Plan any proposed rezoning would be the sole responsibility of the jurisdiction in which the land is located, which is Teton County. To reiterate pursuant to the Jackson/Teton County Comprehensive Plan a Neighborhood Plan should first be completed and approved followed by rezoning of any property located in the Neighborhood Plan area. These are separate and distinct actions.

Furthermore, the Town finds it critical to maintain public trust in our long-range plans and planning process by following the direction of our Comprehensive Plan until such time it is amended by the Town and the County. To date, no amendment has occurred in Sub-area 5.6: Northern South Park.

Finally, the Town wants to bring to the County's attention the process by which any development in Northern South Park would connect to critical Town infrastructure including but not limited to sewer, water, stormwater, and roadways. Approval to connect to all Town infrastructure is at the sole discretion of the Jackson Town Council regardless of whether capacity is available or not. The Town requests that any County properties rezoned for increased density in Sub-area 5.6 that require and/or would benefit from connection to Town infrastructure not be approved by the County until formal connection and use agreements have been executed. The Town would view any approved County rezone application anticipating connection to Town infrastructure without such formal agreements in place as non-binding on the Town and potentially on the applicant and thus would not recommend approving them.

Thank you again for allowing the Town to comment on this application and we look forward to working cooperatively together with Teton County on the appropriate next steps in the possible future development of this area to ensure the future needs of our community are met.

Sincerely,

Pete Muldoon
Mayor

MEMORANDUM

TO: Mayor and Town Council

FR: Larry Pardee, Town Manager

DT: December 7, 2020

RE: Town Manager's Report

Council Public Email Correspondence

Public records are defined in the State Statutes and are available to the public through a records request. For many years, the Town of Jackson has provided transparency and access to public comment emails sent to the Mayor and Council above and beyond the statutory requirements by forwarding those emails to the media on a weekly basis. Please note that not all emails received by the Mayor and Council are automatically released, only those that are related to conducting Town business are released– personal emails are not public record. Teton County processes their public comment emails to the public by including them on their weekly agenda, thereby posting them on their website. A request was received for additional access to these public comment emails outside of the media and upon further staff review and discussion, staff will be migrating to a new method that allows for even greater access and transparency to the public for these emails. Effective December 14, 2020, staff will be posting the public record emails received by the Mayor and Council, in a batched fashion, on our website. After 3 months, batches will cycle off the site and new ones will be posted to take their place, maintaining the most current 3-month collection on the website. This new method of sharing these emails will result in slightly less work by the Town Clerk for this additional transparency. This new method continues to provide transparency and access to these records beyond the requirements of the Wyoming State Statutes. Even though these records will be cycled through and removed after three months of posting, the records are still available to the public through a public records request. Unless the Council wishes to discuss this further, staff will proceed with this new method of transparency and access for public emails to the Mayor and Council effective December 14.

Community Service Officer (CSO) – Shelter Operations

We have had a resignation in the position of CSO – Shelter Operations for the Town of Jackson and the employee has given a three week notice. CSOs at the Shelter are responsible for impounds, feeding, vaccinating, and medicating animals as well as cleaning cages and kennels, grounds maintenance, processing animal licenses, educating the public, and recruiting, training, and coordinating volunteers. This full- time position is fully funded in the FY21 budget and is integral to meeting our current level of service for FY21. This position is one of 2.5 total positions at the shelter that keep that program running. Should we eliminate this full time shelter position, it would be difficult to maintain the program, keep the facility open to the public, keep up with basic care for the animals and address daily impounds, surrenders and adoptions. It would also result

in significant overtime and staff burnout in the attempt to maintain services. This facility serves the Jackson Police Department as well as the Teton County Sheriff's Office in terms of accepting daily impounds and retrievals by owners. Staff has been in contact with PAWS regarding their forthcoming proposal to assume operations of the Animal Shelter from the Town and County but that proposal is still several months away. Staff intends to fill this vacancy in the position of CSO-Shelter Operations unless Council wishes to discuss reducing our level of service in Animal Shelter Operations for the remainder of FY21. Staff also intends to include a representative from PAWS on the interview panel for this replacement in order to support a smooth transition should that transition be approved at some point by the Town Council and County Commission. Staff will also be up front and forthright with anyone hired into this role about the potential possibility of the program transitioning to PAWS.

Fireworks Funding Contract

Upon further consideration of its tax status, Rotary has notified the Town that it cannot accept the funds for the fireworks as planned this year (and going forward). However, the Teton Board of Realtors (TBOR) can under its tax status and has offered to function as the recipient of the funds and support the fireworks as planned – including the same budget amount and same fireworks provider. Teton County has already been notified of this change and is comfortable with it. This is provided to the Town Council as information.