

Jackson Town Council Regular Meeting

September 20, 2021

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/85061085804?pwd=RTFDRFB8QXVtUmpsZ3VKbThxZDdQQT09>

If the link does not work, join at zoom.com with Webinar ID **850 6108 5804** Password: **83001**

or join by phone **1.253.215.8782** with Webinar ID **850 6108 5804** and Passcode **83001**

II. OPENING

A. Call to Order and Roll Call

B. Pledge of Allegiance

C. Announcements/Proclamations

1. Introduce Hanna Sjoberg, START Administrative Assistant and Jon Gillings, Transit Supervisor

III. PUBLIC COMMENT

This section is reserved for 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 does not discuss, debate, or take action on issues raised or comments made under public comment. Council may 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. September 7, 2021 regular meeting
2. September 13, 2021 special workshop

B. Disbursements

C. P21-009 Sewer Connect 1935 N. Hwy 89

D. Snow King Ballpark Sewer Replacement

E. 90 Day Stay of Demolition Permit 165 N. Glenwood

F. P21-220 Temp Sign Permit CLIMB Wyoming

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

A. Housing

1. 400 West Snow King Ave. Community Development Block Grant (April Norton)

B. Planning

1. **Item P21-150:** Final Plat 1085 W. Hwy 22 (Katelyn Page)

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.

C. Public Works

1. Solar Mural Project for Budge Pumphouse (Johnny Ziem)

VI. RESOLUTIONS

- A. **Resolution #21-26:** 400 West Snow King Ave. Community Development Block Grant (April Norton)

VII. ORDINANCES

- A. **Ordinance O:** Text Amendment to the LDRs for the NL-5 Zoning Districts (presented for first reading, Tyler Valentine)

VIII. MATTERS FROM MAYOR AND COUNCIL

- A. Virtual Setting for Next Month's Town Council Meetings
- B. Council Travel Authorization for CAST Meeting in Park City, UT
- C. 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.

Hanna Sjoberg joins us as the START Administrative Assistant. Coming from Jacksonville, Florida, Hanna moved with her fiancé, 6-month-old daughter and dog, Knox, to be closer to family in Town. With her background in Operations Management, Risk Advisory & Analytics, Hanna's excited to jump into her role with START!

Sjoberg (SHOW-berg)

Jon comes to us from the Isle of Man, which is off the coast of England. He competed on the British National Snowboard Team for 5 years as a British National Champion, only just missing out on the 2002 Olympics in Salt Lake City, placing 30th at World Championships and 5th at U.S. National Championships.

He moved to the United States in 2004 and has worked as a snowboarding coach and director of ski school programs. He moved into the field of transportation in 2014 in the snowy I-70 corridor.

His interests include skiing, snowboarding, fencing, shooting, archery, martial arts, sailing, wakeboarding, kite boarding, driving, flying, psychology, engineering and friendly political debates, but only outside of work.

TOWN COUNCIL PROCEEDINGS - **UNAPPROVED**

September 7, 2021

JACKSON, WYOMING

The Jackson Town Council met in a regular session at 6:00 P.M. This meeting was held through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: *In-person:* None. *Via Zoom:* Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jessica Sell Chambers. Jim Rooks was absent.

STAFF: Larry Pardee, Lea Colasuonno, Tyler Sinclair, Roxanne, Robinson, April Norton, Brian Schilling, Floren Poliseo, Jason Wright, Johnny Ziem, Kelly Thompson, Paul Anthony, Brian Lenz, Carl Pelletier, Tyler Valentine, and Lynsey Lenamond.

Mayor Morton Levinson led those in attendance in the Pledge of Allegiance and introduced new employee Mary Hurst.

Public Comment. Stefania Fram, Perri Stern, Dan Peterson, and Sandy Shuptrine made public comment.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve the consent calendar including items A-G as presented with the following motions. Linore Wallace made public comment.

A. Meeting Minutes. To approve the meeting minutes as presented for the August 16, 2021 special workshop, August 16, 2021 regular meeting, August 19, 2021 special meeting, August 23, 2021 special meeting, August 24, 2021 special meeting, and August 30, 2021 special workshop.

B. Disbursements. To approve disbursements as presented. 107 WEST DESIGN, LLC \$1,000.00; ACE EQUIPMENT & SUPPLY \$2,618.23; ACE HARDWARE \$858.28; ADVANCED GLASS TRIM, LLC \$300.00; ADVANCED NETWORK MANAGEMENT, INC. \$9,518.61; AMAZON \$2,600.43; APEX SAGE INC \$13,767.24; APPLE INC \$12,285.00; ARCHITECTURAL BUILDING SUPPLY \$4,106.29; AT&T \$43.23; BESTDRIVE IDAHO FALLS \$5,443.00; BLUE SPRUCE CLEANERS, INC \$89.70; BMV LLC \$25.34; BRIGGS, ERIC L \$1,649.74; CARQUEST AUTO PARTS INC. \$468.94; CASH \$198.76; CASPER STAR TRIBUNE \$215.44; CENTURYLINK \$40.39; CIVICPLUS \$11,873.88; COBAN TECHNOLOGIES, INC \$490.00; CONTROL SYSTEM TECHNOLOGY, INC. \$12,889.25; CONVERGEONE, INC \$24,736.16; CREEKSIDE MEATS, MARKET & DELI \$174.90; CUMMINS ROCKY MOUNTAIN LLC \$171.84; DAUS, MICHAEL \$1,669.62; DEAN'S PEST CONTROL LLC \$150.00; DELL \$13,781.00; DPC INDUSTRIES, INC. \$1,805.88; DUDE SOLUTIONS, INC \$13,935.60; ECOR \$9,000.00; ELECTRICAL WHSLE SUPPLY CO INC \$713.36; ELMAR CORP. \$1,950.00; EMPLOYERS COUNCIL SERVICES \$7,200.00; ENERGY LABORATORIES INC. \$813.00; ERIKS NORTH AMERICA, INC \$150.67; EVANS CONSTRUCTION INC \$336.43; FIRE SERVICES OF IDAHO \$4,285.00; FIREWISE LANDSCAPES INC \$196.09; FITZGERALD, TODD \$408.00; FLEETPRIDE \$2,247.40; FORTRESS HOME IMPROVEMENTS LLC \$20,968.00; FURBER, WINSLOW \$109.99; G2 GLOVES \$2,234.00; GARMIN USA \$64.95; GILLIG LLC \$7,515.07; H&R ENTERPRISES \$1,444.42; HD FOWLER COMPANY \$2,116.96; HIGH COUNTRY LINEN \$1,632.84; HIRST APPELGATE, LLP \$2,169.40; HOTEL JACKSON \$909,375.00; HR 28 LLC \$27,451.75; HUNGATE, WILLIAM \$1,740.00; IDAHO FALLS PETERBILT \$57.70; INTERSTATE BATTERY \$1,377.40; JACKSON ANIMAL HOSPITAL \$132.25; JACKSON CURBSIDE INC. \$3,355.00; JACKSON HOLE LAW, PC \$3,001.50; JACKSON HOLE NEWS & GUIDE \$6,900.60; JACKSON LUMBER INC \$616.54; JACKSON PAINT AND GLASS, INC. \$84.79; JERRY SEINER CHEVROLET, INC. \$887.34; JORGENSEN ASSOCIATES, PC \$18,300.18; KENWORTH SALES COMPANY DEPT #1 \$515.44; KIMLEY HORN \$2,715.00; LENZ, BRIAN \$63.52; LEPCO \$675.60; LEXISNEXIS MATTHEW BENDER \$772.67; LOCAL GOV'T LIABILITY POOL \$1,000.00; LOGICAL LANDSCAPING.COM \$649.50; LONG BUILDING TECHNOLOGIES INC. \$949.10; LSC TRANSPORTATION CONSULTANTS, INC \$4,880.00; MASON, TOM \$64.00; MERRELL DESIGN WORKS \$4,965.00; METROQUIP INC \$1,746.38; MILLER SANITATION \$8,344.00; MOBILITY FOREFRONT LLC \$35,000.00; MOUNTAIN ALARM \$479.48; MSC INDUSTRIAL SUPPLY CO \$405.43; NAPA AUTO PARTS INC. \$3,139.75; NELSON ENGINEERING \$5,195.00; NEW WEST BUILDING COMPANY INC. \$14,393.75; OLDCASTLE PRECAST INC \$3,642.00; ON SIGHT LAND SURVEYORS INC. \$1,500.00; OPTION ONE \$8,000.00; OUTLINE INDUSTRIES LLC \$349.00; PLATT \$84.41; POWER ENGINEERING CO, INC \$893.90; PREMIER TRUCK- SALT LAKE CITY -\$305.92; RHINEHART OIL CO, LLC \$67,497.02; ROCKY MOUNTAIN APPRAISALS \$3,000.00; RON'S TOWING \$10,500.00; SAFETY SUPPLY & SIGN CO., INC. \$3,817.21; SCHAEFFER MFG. CO \$2,875.40; SHERVIN'S INDEPENDENT OIL \$4,468.71; SILVER CREEK SUPPLY \$97.17; SILVERSTAR \$2,490.92; SNAKE RIVER MEP COMPLETE, INC \$435.00; SNAKE RIVER ROASTING \$195.80; SPRING CREEK ANIMAL HOSPITAL \$68.66; STANDARD DRYWALL, INC \$1,832.00; STINKY PRINTS, INC \$25.64; SUNRISE ENVIRONMENTAL \$252.05; SWAGIT PRODUCTIONS, LLC \$1,775.00; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$318.00; TETON COUNTY PLANNING & BUILDING \$3,720.46; TETON COUNTY TRANSFER STATION \$184.00; TETON COUNTY-FUND 10 \$4,421.79; TETON MOTORS INC \$450.26; TETON TOOLS LLC \$93.95; THE AFTERMARKET PARTS COMPANY, LLC \$100.11; THYSEN KRUPP ELEVATOR CORP. \$445.00; TIMBERLINE CONCRETE \$1,168.50; TITAN MACHINERY \$2,989.60; TITLE 22 CONSULTANTS \$1,534.41; TMSC LLC \$7,194.61; VERIZON WIRELESS \$5,667.74; VISA \$17,733.69; WATSABAUGH, YVONNA \$1,500.00; WESTBANK SANITATION \$1,705.00; WESTERN STATE \$7,200.64; WESTWOOD CURTIS \$86,725.10; WHITE GLOVE CLEANING, INC. \$1,032.80; WY CHILD SUPPORT ENFORCEMENT \$293.52; WYOMING FIRST AID & SAFETY \$359.86; WYOMING GARAGE DOOR, LLC \$115.00; WY-TEST \$505.00; Y2 CONSULTANTS, LLC \$4,573.00; YELLOW IRON EXCAVATION, LLC \$3,220.00; ZOOM VIDEO COMMUNICATIONS, INC \$4,958.90.

C. Special Event Farm to Fork Festival. To approve the special event application made by Slow Foods in the Tetons for the Farm to Fork Festival, subject to the conditions and restrictions listed in the staff report.

- D. Special Event iWalk, iBike, iBus to School.** To approve the special event application made by Friends of Pathways for the iWalk, iBike, iBus to School special event, subject to the conditions and restrictions listed in the staff report.
- E. Special Event JH Marathon.** To approve the special event application made by the Jackson Hole Chamber of Commerce for the annual marathon special event, subject to the conditions and restrictions listed in the staff report.
- F. Contract Award Stormwater Management Program Phase II.** To approve the Stormwater Management Program Phase 2 contract with Wood Environment and Infrastructure Solutions, Inc. in the amount of \$508,518, and a budget amendment to allocate an additional \$259,000 to this project, and, upon legal review and subject to minor changes by the Town Attorney, authorize the Mayor to execute all necessary contract Agreements.
- G. First Amendment to Gondola and Cougar Lease Agreement Snowmaking Pumphouse.** To approve the *First Amendment to the Gondola and Cougar Lease Agreement* as presented in the attachment to this staff report and authorize the Mayor to execute it, subject to minor changes by the Town Attorney.

The vote showed 4-0 in favor and the motion carried.

Special Event Fall Arts Festival. Carl Pelletier made staff comment. A motion was made by Mayor Morton Levinson and seconded by Jessica Sell Chambers to approve the special event application made by the Jackson Hole Chamber of Commerce for the 2021 Fall Arts Festival, subject to the conditions and restrictions listed in the special event application and staff report with the following additions: a. Permission to close Deloney Avenue between Cache and Center beginning at 1:00 pm on Friday, September 17 and b. Permission for the closure of parking spaces on the north side of Broadway between Cache and Center Street during the hours of 6:00 am and 1:00 pm on Saturday, September 18 to be utilized by Farmers Market vendors. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Simpson Easement for Temporary Access. Arne Jorgensen recused himself from this item. A motion was made by Jonathan Schechter and seconded by Mayor Morton Levinson to approve the attached two (2) Temporary Access Easements, for Jorgensen Properties, LLC and the Jackson Hole Community Housing Trust respectively, and, subject to minor changes and final approval by the Town Engineer and Town Attorney, authorize the Mayor to execute all necessary agreements. Mayor Morton Levinson called for the vote. The vote showed 3-0 in favor with Arne Jorgensen not voting and the motion carried.

Housing Department FY22 Staff and/or Professional Services Consideration. Tyler Sinclair, Larry Pardee, and April Norton made staff comment. Council held discussion with staff. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to move forward with Option 3 as described in this September 7, 2021 staff report as may be amended by Council. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Item P21-200 Partial Vacation without Replat for Lots 71, 72, and 73 of the Ferrin 8th Addition. Tyler Valentine made staff comment. Council held discussion with staff. Pursuant to the standards in Section 8.2.13.C.5 Partial Vacation Without Replat, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the Partial Vacation Without Replat to vacate the setbacks, building envelopes and references to Suburban zoning for Lots 71-73, Ferrin 8th Addition to the Town of Jackson, subject to the Land Development Regulations, the departmental reviews, and this staff report dated September 7, 2021. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Hansen Avenue and Rancher Street Intersection Conceptual Design. Johnny Ziem made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to approve the additional design concept, which includes redesigning the Hansen/Rancher Street intersection and design of a new sidewalk with curb and gutter on south Rancher Street, and direct staff to complete the final design to include as part of the Rancher Street Complete Street Project. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

East Simpson Sidewalk Project. Arne Jorgensen recused himself from this item. Johnny Ziem and Brian Lenz made staff comment. Council held discussion with staff. Paul D'Amours, Lea Kuvinka, William Schwartz, Leah Schwartz, and Stefania Fram made public comment. A motion was made by Jessica Sell Chambers and seconded by Mayor Morton Levinson to approve the plans for the Simpson Avenue Sidewalk Project as designed, with any modifications as warranted in the field.

Mayor Morton Levinson called for the vote. The vote showed 2-1 in favor with Jonathan Schechter opposing and Arne Jorgensen not voting and the motion carried.

Ordinances. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Ordinance C: AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 18, 158, 160, 163, 171, 179, 289, 300, 428, 502, 524, 526, 527, 528, 530, 542, 610, 798, 812, 870, 898, 942, 949, 1034, 1035, 1037, 1038, 1054, 1180, 1181 AND 1202; SECTION 2 OF ORDINANCE NOS. 18, 869 AND 871; SECTION 3 OF ORDINANCE NOS. 18 AND 171; SECTION 4 OF ORDINANCE NO. 18; SECTION 5 OF ORDINANCE NO. 18; SECTION 7 OF ORDINANCE NO. 18; SECTION 11 OF ORDINANCE NO. 289; SECTIONS 32, 33, 34, 35 AND 37 OF ORDINANCE NO. 162; SECTION 36 OF ORDINANCE NOS. 131 AND 162; AND SECTIONS 1.01.010, 1.01.030, 1.01.120, 1.04.010, 1.08.010, 1.12.010, 1.12.020, 1.16.010, 1.16.020, 1.16.030, 1.16.040, 1.16.050, 1.16.070, 1.18.010, 1.18.020, 1.18.030, 1.18.040, 1.18.050, 1.18.060, 1.18.070, and 1.18.08 OF THE TOWN OF JACKSON MUNICIPAL CODE PROVIDING FOR GENERAL PROVISIONS 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 Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance C on third reading and designate it Ordinance #1287. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Ordinance N: AN ORDINANCE GRANTING LITTLE STEPS SOLUTIONS, LLC dba AVANT DELIVERY A FRANCHISE FOR THE COLLECTION AND DISPOSITION OF COMPOSTABLE MATERIALS AND REUSABLE PACKAGING FOR THE PURPOSE OF REDUCING IMPACTS ON WASTE HAULING AND LANDFILL OPERATIONS AND SUPPORTING WASTE REDUCTION EFFORTS; PROVIDING THE RIGHTS AND LIABILITIES THEREUNDER; AND ESTABLISHING AN EFFECTIVE DATE.

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

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve Ordinance N on third reading and designate it Ordinance #1288. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Matters from Mayor and Council. No items were discussed by Council.

Town Manager's Report. Larry Pardee made staff comment. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to accept the Town Manager's Report into the public record. The Town Manager's report included information on Well 9 Funding. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Recess to Executive Session. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to recess to an executive session to consider the selection of a site or the purchase or real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. Council recessed at 8:17 p.m.

Council reconvened at 8:25 p.m.

Adjourn. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to adjourn. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. The meeting adjourned at 8:25 p.m.

TOWN OF JACKSON

ATTEST:

Mayor Hailey Morton Levinson

Lynsey Lenamond, Town Clerk

minutes:ll
Publish JH News & Guide: September 15, 2021

TOWN COUNCIL PROCEEDINGS - **UNAPPROVED**

September 13, 2021

JACKSON, WYOMING

The Jackson Town Council met in special workshop session at 1:00 P.M. This meeting was held through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: *In-person:* None. *via Zoom:* Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jessica Sell Chambers. Jim Rooks was absent.

STAFF: Larry Pardee, Roxanne Robinson, Tyler Sinclair, Kelly Thompson, Susan Scarlata, Floren Poliseo, Lea Colasuonno, Darren Brugmann, Michelle Weber, and Lynsey Lenamond.

Future Funding of Local Government. Larry Pardee and Kelly Thompson made staff comment. Council held discussion with staff.

Early Childhood Education. Susan Scarlata made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Mayor Hailey Morton Levinson to direct staff to create a webpage on the Town's website highlighting current ECE options for parents and guardians and the approval process for ECE Substitutes through WyDFS; to develop a system and process for hosting childcare during public meetings once the COVID-19 risk level has lessened; and to continue to assess the best use of resources for tuition assistance and/or Head Start programs in partnership with local nonprofits. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried.

Adjourn. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed 4-0 in favor and the motion carried. The meeting adjourned at 2:51 pm.

TOWN OF JACKSON

ATTEST:

Lynsey Lenamond, Town Clerk

minutes:ll

Publish JH News & Guide: September 22, 2021

Hailey Morton Levinson, Mayor

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-NCBERS GROUP WYOMIN	842092021	PAYROLL DEDUCTIONS	08/10/2021	192.00	192.00	09/09/2021
Total 328:					192.00	192.00	
51	ACE HARDWARE	752737	MISC SUPPLIES	08/30/2021	32.42	32.42	09/15/2021
51	ACE HARDWARE	752988	DRILL BIT	09/01/2021	7.00	7.00	09/15/2021
51	ACE HARDWARE	753048	ROD+BALL LIFT ASEM CHRM, H	09/01/2021	50.97	50.97	09/15/2021
51	ACE HARDWARE	753054	SUPPLIES	09/01/2021	21.77	21.77	09/15/2021
51	ACE HARDWARE	753318	STRAP HOLD DOWN RUBBER 1	09/04/2021	24.92	24.92	09/15/2021
Total 51:					137.08	137.08	
5728	ADVANCED CONCRETE SOLUTI	3691	DEPOSIT DOE FLOOR SEALING	09/02/2021	14,000.00	14,000.00	09/15/2021
Total 5728:					14,000.00	14,000.00	
2269	AFLAC	061648	ACCOUNT #y9599	08/25/2021	2,501.18	2,501.18	09/02/2021
Total 2269:					2,501.18	2,501.18	
6524	ALPHAGRAPHICS	JX-203661	SUMMER SCHEDULES	06/07/2021	116.44	116.44	09/15/2021
Total 6524:					116.44	116.44	
5726	AMAZON	17PK-F3JR-7K	CREDIT: MARINE CITY STAINLE	09/01/2021	67.90-	67.90-	09/15/2021
5726	AMAZON	1L73-3YRL-VQ	MARINE CITY STAINLESS STEE	09/01/2021	138.52	138.52	09/15/2021
5726	AMAZON	1RKR-3CXL-D	cleaning supplies	08/30/2021	15.72	15.72	09/15/2021
5726	AMAZON	1THM-L6MG-D	face masks & supplies	08/30/2021	73.21	73.21	09/15/2021
5726	AMAZON	1XML-39TJ-4F	NATIONAL SAFETY APPAREL C	09/01/2021	360.40	360.40	09/15/2021
Total 5726:					519.95	519.95	
1159	AMERICAN PUBLIC WORKS AS	2021/2022	RENEWAL FOR GROUP- 10/01/2	07/02/2021	380.00	380.00	09/15/2021
1159	AMERICAN PUBLIC WORKS AS	2021/2022	RENEWAL FOR GROUP- 10/01/2	07/02/2021	190.00	190.00	09/15/2021
1159	AMERICAN PUBLIC WORKS AS	2021/2022	RENEWAL FOR GROUP- 10/01/2	07/02/2021	380.00	380.00	09/15/2021
1159	AMERICAN PUBLIC WORKS AS	2021/2022	RENEWAL FOR GROUP- 10/01/2	07/02/2021	190.00	190.00	09/15/2021
Total 1159:					1,140.00	1,140.00	
6575	APEX SAGE INC	091421	PROJ: SI-FERRAN- LABOR, RO	09/13/2021	4,364.10	4,364.10	09/15/2021
Total 6575:					4,364.10	4,364.10	
6879	BAKER, DAVID	082321	TRAVEL EXPENSES	08/23/2021	17.83	17.83	09/15/2021
Total 6879:					17.83	17.83	
4774	BIG R RANCH & HOME	1522945	MUCK CHORE HI STEEL TOE	08/25/2021	121.46	121.46	09/15/2021
4774	BIG R RANCH & HOME	1524288	new employee clothing	09/03/2021	239.97	239.97	09/15/2021
Total 4774:					361.43	361.43	
3500	BISON LUMBER	2108-763570	EXPANSION JOINT	08/26/2021	25.16	25.16	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3500:					25.16	25.16	
1560	BLUE SPRUCE CLEANERS,INC	083121	DRY CLEANING SAM JEWISON	08/31/2021	87.31	87.31	09/15/2021
1560	BLUE SPRUCE CLEANERS,INC	090221	uniform cleaning	09/02/2021	303.41	303.41	09/15/2021
1560	BLUE SPRUCE CLEANERS,INC	091321	DRY CLEANING SAM JEWISON	09/13/2021	116.52	116.52	09/15/2021
Total 1560:					507.24	507.24	
2850	BMV LLC	090721	UPS	09/07/2021	64.22	64.22	09/15/2021
Total 2850:					64.22	64.22	
6727	BRIGGS, ERIC L	8574	125" DAIL TI- R.H.	09/09/2021	103.45	103.45	09/15/2021
6727	BRIGGS, ERIC L	8575	51-PC RETHREAD, THROTTLE	09/09/2021	448.85	448.85	09/15/2021
Total 6727:					552.30	552.30	
3303	BRISTOL, JAMES	6535	AP CHECKS	08/14/2021	292.00	292.00	09/15/2021
Total 3303:					292.00	292.00	
5	CARQUEST AUTO PARTS INC.	6090-540690	BRAKE PADS- PROF PLAT	09/08/2021	49.00	49.00	09/15/2021
Total 5:					49.00	49.00	
102	CASELLE INC.	111743	CONTRACT SUPPORT OCTOBE	09/01/2021	1,744.00	1,744.00	09/15/2021
Total 102:					1,744.00	1,744.00	
5967	CITY OF DRIGGS	BBSTART2021	START BUS	08/31/2021	1,541.62	1,541.62	09/15/2021
Total 5967:					1,541.62	1,541.62	
50	CMI - TECO	52305	4 WAY PUCH/PULL VALVE HOLE	09/08/2021	88.21	88.21	09/15/2021
Total 50:					88.21	88.21	
69	COMMUNITY ENTRY SERVICES	070821	1ST QUARTER PAYMENT	07/08/2021	15,375.00	15,375.00	09/15/2021
Total 69:					15,375.00	15,375.00	
260	COMMUNITY SAFETY NETWORK	070121	1ST QUARTER	07/01/2021	14,093.75	14,093.75	09/15/2021
Total 260:					14,093.75	14,093.75	
4887	CONTROL SYSTEM TECHNOLO	10030	CONTROL HARDWARE: ANNUA	07/28/2021	345.00	345.00	09/15/2021
4887	CONTROL SYSTEM TECHNOLO	10093	CONTROL SERVICE TROUBLE	08/17/2021	483.75	483.75	09/15/2021
4887	CONTROL SYSTEM TECHNOLO	10119	CONTROL SERVICE, CONTROL	08/31/2021	650.00	650.00	09/15/2021
4887	CONTROL SYSTEM TECHNOLO	10120	WATER	08/31/2021	2,037.50	2,037.50	09/15/2021
Total 4887:					3,516.25	3,516.25	
6475	CONVERGEONE, INC	IE9078800	MAINTENANCE/MANAGED SER	08/12/2021	11,873.88	11,873.88	09/15/2021
Total 6475:					11,873.88	11,873.88	
1691	CORE & MAIN LP	P403418	REGISTER	08/24/2021	2,695.32	2,695.32	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1691:					2,695.32	2,695.32	
6718	CULTIVATE	090821	FY22 1ST HALF	09/08/2021	3,062.50	3,062.50	09/15/2021
Total 6718:					3,062.50	3,062.50	
58	CURRAN-SEELEY FOUNDATIO	02053443	1ST QUARTER	07/01/2021	14,225.50	14,225.50	09/15/2021
Total 58:					14,225.50	14,225.50	
708	DELTA DENTAL PLAN OF WYOM	090921	AUGUST claims	09/09/2021	6,889.60	6,889.60	09/09/2021
708	DELTA DENTAL PLAN OF WYOM	090921	September premium	09/09/2021	20.80-	20.80-	09/09/2021
708	DELTA DENTAL PLAN OF WYOM	090921	September premium	09/09/2021	546.00	546.00	09/09/2021
Total 708:					7,414.80	7,414.80	
77	DIAMOND VOGEL PAINTS, INC.	726292158	PAINT SUPPLIES	08/19/2021	247.75	247.75	09/15/2021
Total 77:					247.75	247.75	
6872	DITKOFF, ROBERT	090621	RETURN BOND B19-0152	09/06/2021	6,000.00	6,000.00	09/06/2021
Total 6872:					6,000.00	6,000.00	
2175	DIVISION OF VICTIM SERVICES	090321	Crime Victim Surcharge	09/03/2021	300.00	300.00	09/15/2021
Total 2175:					300.00	300.00	
2798	DPC INDUSTRIES, INC.	727000167-21	chlorine	08/11/2021	2,280.45	2,280.45	09/15/2021
Total 2798:					2,280.45	2,280.45	
3408	E.R. OFFICE EXPRESS	18273	PACKAGING TAPE	08/27/2021	35.39	35.39	09/15/2021
3408	E.R. OFFICE EXPRESS	18283	Office Supplies	09/01/2021	91.70	91.70	09/15/2021
3408	E.R. OFFICE EXPRESS	18283	Office Supplies	09/01/2021	47.62	47.62	09/15/2021
3408	E.R. OFFICE EXPRESS	18338	Office Supplies	09/13/2021	108.18	108.18	09/15/2021
3408	E.R. OFFICE EXPRESS	18346	ink pad	09/14/2021	32.67	32.67	09/15/2021
Total 3408:					315.56	315.56	
5687	ECOR	1844	HYD MOTOR RADIATOR FAN	09/03/2021	482.09	482.09	09/15/2021
Total 5687:					482.09	482.09	
1134	ENERGY LABORATORIES INC.	418789	weekly lab testing	08/31/2021	292.00	292.00	09/15/2021
1134	ENERGY LABORATORIES INC.	418996	INFLUENT, EFFLUENT, CELL 1,	09/01/2021	347.00	347.00	09/15/2021
1134	ENERGY LABORATORIES INC.	419912	INFLUENT, EFFLUENT	09/07/2021	149.00	149.00	09/15/2021
Total 1134:					788.00	788.00	
81	EVANS CONSTRUCTION INC	215248	WASTE CONCRETE	07/08/2021	196.65	196.65	09/15/2021
81	EVANS CONSTRUCTION INC	216598	WASTE ASPHALT	08/11/2021	787.08	787.08	09/15/2021
81	EVANS CONSTRUCTION INC	6997	2021 toj chip seal	08/31/2021	162,449.05	162,449.05	09/15/2021
81	EVANS CONSTRUCTION INC	6999	2021 toj chip seal	09/03/2021	8,549.95	8,549.95	09/15/2021
Total 81:					171,982.73	171,982.73	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6293	EVOLUTION CONCRETE CUTTI	8226	CONCRETE CUTTING	09/01/2021	900.00	900.00	09/15/2021
	Total 6293:				900.00	900.00	
3195	FERGUSON ENTERPRISES, IN	9678359	MILLER PARK	08/30/2021	16.45	16.45	09/15/2021
	Total 3195:				16.45	16.45	
4294	FIRE SERVICES OF IDAHO	9824295	ANNUAL ALARM MONITORING	07/02/2021	360.00	360.00	09/15/2021
	Total 4294:				360.00	360.00	
3876	FITZGERALD, TODD	1616	TREE REMOVAL @ 145 E PEAR	09/10/2021	9,722.00	9,722.00	09/15/2021
	Total 3876:				9,722.00	9,722.00	
5337	FLAT CREEK WID	25	DISTRICT FEES	09/03/2021	12,000.00	12,000.00	09/15/2021
	Total 5337:				12,000.00	12,000.00	
4709	FLEETPRIDE	80273813	PURGE VALVE KIT, FRT	08/19/2021	496.10	496.10	09/15/2021
4709	FLEETPRIDE	80631426	TOP COG GOLD LABLE V-BELT	08/25/2021	68.62	68.62	09/15/2021
	Total 4709:				564.72	564.72	
6178	FORTRESS HOME IMPROVEME	431-1010	SI-FERRIN ROOF REPAIR	09/02/2021	4,880.00	4,880.00	09/15/2021
	Total 6178:				4,880.00	4,880.00	
6779	FOSTER, KYLE	082521	duty boots	08/25/2021	100.00	100.00	09/15/2021
	Total 6779:				100.00	100.00	
668	FREEDOM MAILING SERVICE I	41101	UTILITY BILLING	08/05/2021	901.84	901.84	09/15/2021
668	FREEDOM MAILING SERVICE I	41101	UTILITY BILLING	08/05/2021	901.85	901.85	09/15/2021
668	FREEDOM MAILING SERVICE I	41275	UTILITY BILLING	09/03/2021	930.44	930.44	09/15/2021
668	FREEDOM MAILING SERVICE I	41275	UTILITY BILLING	09/03/2021	930.45	930.45	09/15/2021
	Total 668:				3,664.58	3,664.58	
3521	FRIENDS OF PATHWAYS	1236	START Bike Operations - August	09/08/2021	7,816.00	7,816.00	09/15/2021
	Total 3521:				7,816.00	7,816.00	
4212	GILLIG LLC	40842659	SPECIAL BOLT	09/08/2021	.74	.74	09/15/2021
4212	GILLIG LLC	40843112	AIR PERSSURE SWITCH	09/09/2021	75.78	75.78	09/15/2021
4212	GILLIG LLC	40843113	HEX BOLT, LUG NUT, PLAIN WA	09/09/2021	593.76	593.76	09/15/2021
	Total 4212:				670.28	670.28	
6880	GREEN BY BLACK	1780	275 S KING STREET	08/13/2021	250.00	250.00	09/15/2021
	Total 6880:				250.00	250.00	
473	GREENWOOD MAPPING INC.	0090121	GIS SUPPORT	09/01/2021	1,530.00	1,530.00	09/15/2021
	Total 473:				1,530.00	1,530.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0273248	UNIFORMS streets	08/26/2021	33.95	33.95	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS water	08/26/2021	18.43	18.43	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS shop	08/26/2021	32.01	32.01	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS admin	08/26/2021	4.85	4.85	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS: FACILITY	08/26/2021	9.70	9.70	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS admin	08/26/2021	4.85	4.85	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS swer	08/26/2021	26.90	26.90	09/15/2021
96	HIGH COUNTRY LINEN	0273248	UNIFORMS: WWTP	08/26/2021	26.19	26.19	09/15/2021
96	HIGH COUNTRY LINEN	0273248	MATS AND SUPPLIES @ pw	08/26/2021	149.58	149.58	09/15/2021
96	HIGH COUNTRY LINEN	0273248	Shop supplies	08/26/2021	52.32	52.32	09/15/2021
96	HIGH COUNTRY LINEN	0273248	MATS AND SUPPLIES @ pw	08/26/2021	10.41-	10.41-	09/15/2021
96	HIGH COUNTRY LINEN	0273923	BUILDING MAINT- ODOR CONT	08/30/2021	7.50	7.50	09/15/2021
96	HIGH COUNTRY LINEN	0274353	MATS @ SHELTER	09/01/2021	61.93	61.93	09/15/2021
96	HIGH COUNTRY LINEN	0274475	SUPPLIES @ START	09/01/2021	97.20	97.20	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	38.80	38.80	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	4.85	4.85	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	20.11-	20.11-	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	26.90	26.90	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	4.85	4.85	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	9.70	9.70	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	32.01	32.01	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	18.43	18.43	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	3.20	3.20	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	26.19	26.19	09/15/2021
96	HIGH COUNTRY LINEN	0274626	UNIFORMS	09/02/2021	7.32	7.32	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	4.85	4.85	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	17.46-	17.46-	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	7.32	7.32	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	7.60	7.60	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	26.19	26.19	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	32.01	32.01	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	24.15	24.15	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	4.85	4.85	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	9.70	9.70	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	38.80	38.80	09/15/2021
96	HIGH COUNTRY LINEN	0275965	UNIFORMS	09/09/2021	18.43	18.43	09/15/2021
96	HIGH COUNTRY LINEN	C0244931	Credit	03/29/2021	4.86-	4.86-	09/09/2021
96	HIGH COUNTRY LINEN	C0244931	Credit	03/29/2021	4.84-	4.84-	09/09/2021
Total 96:					813.88	813.88	
3342	HILTBRUNNER, ERIC	091321	REIMBURSE Fuel	09/13/2021	40.00	40.00	09/15/2021
Total 3342:					40.00	40.00	
6455	HIRST APPLGATE, LLP	202787C	SHORT PAID TASTEBUDS	08/31/2021	185.82	185.82	09/15/2021
6455	HIRST APPLGATE, LLP	203143	TASTEBUDS	06/02/2021	1,825.00	1,825.00	09/15/2021
6455	HIRST APPLGATE, LLP	205076	3 CREEK RANCH HOMEOWNER	09/07/2021	3,980.75	3,980.75	09/15/2021
Total 6455:					5,991.57	5,991.57	
6873	HURST, MARY	091421	REIMBURSE NOTARY APPLICA	09/14/2021	60.00	60.00	09/15/2021
Total 6873:					60.00	60.00	
36	IDAHO STATE TAX COMMISSIO	090221	AUGUST WITHHOLDINGS	09/02/2021	3,410.00	3,410.00	09/02/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 36:					3,410.00	3,410.00	
3323	IDAHO TRAFFIC SAFETY, INC.	193849	PAINT HIGH SCHOOL RD	08/24/2021	1,137.00	1,137.00	09/15/2021
3323	IDAHO TRAFFIC SAFETY, INC.	193868	HATCHING	09/02/2021	500.00	500.00	09/15/2021
Total 3323:					1,637.00	1,637.00	
106	INTERSTATE BATTERY	22251282	BATTERYYS	09/07/2021	846.75	846.75	09/15/2021
Total 106:					846.75	846.75	
5098	JACKSON ANIMAL HOSPITAL	45305	RABIES VAC	07/22/2021	38.00	38.00	09/15/2021
5098	JACKSON ANIMAL HOSPITAL	45879	FELINE SPAY	08/05/2021	134.19	134.19	09/15/2021
5098	JACKSON ANIMAL HOSPITAL	4588	FELINE SPAY	08/05/2021	134.19	134.19	09/15/2021
5098	JACKSON ANIMAL HOSPITAL	45881	FELINE SPAY	08/05/2021	134.19	134.19	09/15/2021
5098	JACKSON ANIMAL HOSPITAL	45896	feline spay	08/05/2021	125.07	125.07	09/15/2021
5098	JACKSON ANIMAL HOSPITAL	46325	animal care	08/20/2021	772.25	772.25	09/15/2021
5098	JACKSON ANIMAL HOSPITAL	46753	RABIES VAC	09/02/2021	57.00	57.00	09/15/2021
Total 5098:					1,394.89	1,394.89	
2	JACKSON CURBSIDE INC.	00029107	FRANCHISE FEE	07/20/2021	806.65	806.65	09/15/2021
2	JACKSON CURBSIDE INC.	00029107	downtown recycling JULY- SEPTE	07/20/2021	870.00	870.00	09/15/2021
Total 2:					63.35	63.35	
6477	Jackson Hole Childrens Museum	082521	1ST QUARTER PAYMENT	08/25/2021	3,920.00	3,920.00	09/15/2021
Total 6477:					3,920.00	3,920.00	
258	JACKSON HOLE COMMUNITY C	10038	1ST QUARTER	07/01/2021	26,500.00	26,500.00	09/15/2021
Total 258:					26,500.00	26,500.00	
131	JACKSON HOLE NEWS & GUID	329721	AD#396143	08/25/2021	330.50	330.50	09/15/2021
131	JACKSON HOLE NEWS & GUID	330153	AD#396179	09/01/2021	571.20	571.20	09/15/2021
131	JACKSON HOLE NEWS & GUID	330154	AD#397025	09/01/2021	761.60	761.60	09/15/2021
131	JACKSON HOLE NEWS & GUID	330155	AD#396837	09/01/2021	387.60	387.60	09/15/2021
131	JACKSON HOLE NEWS & GUID	330244	AD#396973	09/01/2021	72.68	72.68	09/15/2021
131	JACKSON HOLE NEWS & GUID	330245	AD#396908	09/01/2021	442.80	442.80	09/15/2021
131	JACKSON HOLE NEWS & GUID	330246	AD#396974	09/01/2021	98.33	98.33	09/15/2021
131	JACKSON HOLE NEWS & GUID	330247	AD#396975	09/01/2021	158.18	158.18	09/15/2021
131	JACKSON HOLE NEWS & GUID	330248	AD#396976	09/01/2021	209.48	209.48	09/15/2021
131	JACKSON HOLE NEWS & GUID	330389	AD#397106	09/08/2021	571.20	571.20	09/15/2021
131	JACKSON HOLE NEWS & GUID	330479	AD#397179 OP 08-30	09/08/2021	1,415.03	1,415.03	09/15/2021
131	JACKSON HOLE NEWS & GUID	330480	AD#397181 ORD#1287	09/08/2021	1,068.75	1,068.75	09/15/2021
131	JACKSON HOLE NEWS & GUID	330481	AD#397180 ORD#1288	09/08/2021	760.95	760.95	09/15/2021
131	JACKSON HOLE NEWS & GUID	330482	AD#396909	09/08/2021	442.80	442.80	09/15/2021
Total 131:					7,291.10	7,291.10	
5084	JACKSON HOLE SECURITY, LL	11456	ALARM RESPONSE 400 W SNO	09/01/2021	500.00	500.00	09/15/2021
Total 5084:					500.00	500.00	
114	JACKSON LUMBER INC	0000689426-0	concrete sealant	08/09/2021	29.19	29.19	09/15/2021
114	JACKSON LUMBER INC	0000689543-0	concrete sealant	08/09/2021	33.36	33.36	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
114	JACKSON LUMBER INC	0000693635-0	HAMMER DRILL, TRUSS NAIL D	08/20/2021	38.80	38.80	09/15/2021
114	JACKSON LUMBER INC	0000696634-0	FLOUR GREEN MARKING PAIN	08/31/2021	5.39	5.39	09/15/2021
Total 114:					106.74	106.74	
139	JORGENSEN ASSOCIATES, PC	081821	TMCI BUILD GRANT ADMIN TOJ	08/18/2021	24,361.03	24,361.03	09/15/2021
139	JORGENSEN ASSOCIATES, PC	46941	NORTH KING STREETSCAPE	07/29/2021	335.00	335.00	09/08/2021
139	JORGENSEN ASSOCIATES, PC	46941	NORTH KING STREETSCAPE	07/29/2021	5,877.75	5,877.75	09/08/2021
139	JORGENSEN ASSOCIATES, PC	46941	NORTH KING STREETSCAPE	07/29/2021	756.25	756.25	09/08/2021
139	JORGENSEN ASSOCIATES, PC	46953	Cache Creek Tube	07/30/2021	10,252.18	10,252.18	09/08/2021
Total 139:					41,582.21	41,582.21	
5691	LEPCO	45304	CRANULAR BASE	09/01/2021	343.00	343.00	09/15/2021
Total 5691:					343.00	343.00	
671	LINCOLN NATIONAL LIFE	107747 0721	final 107747 lewis	07/01/2021	95.20	95.20	09/02/2021
671	LINCOLN NATIONAL LIFE	107747 0721	final 107747 mcbath	07/01/2021	38.44	38.44	09/02/2021
671	LINCOLN NATIONAL LIFE	107747 0721	final 107747 rojas	07/01/2021	54.64	54.64	09/02/2021
Total 671:					111.40	111.40	
156	LOWER VALLEY ENERGY INC	92050-002 08-	3150 S ADAMS CANYON DR, JA	08/31/2021	209.59	209.59	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-003 08-	SPRUCE DR PUMP HOUSE, JA	08/31/2021	432.49	432.49	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-005 08-	CACHE KUDAR LT, JACKSON,	08/31/2021	54.06	54.06	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-006 08-	N CACHE ST LIGHTING, JACKS	08/31/2021	30.20	30.20	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-008 08-	CEMETERY, JACKSON, WY	08/31/2021	25.03	25.03	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-010 08-	ELY SPRINGS RD WELL 6,7,8, J	08/31/2021	6,010.46	6,010.46	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-014 08-	135 E BROADWAY AVE HEAT TA	08/31/2021	16.24	16.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-016 08-	210 N CACHE ST HOME RANCH	08/31/2021	40.36	40.36	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-017 08-	WASTE WATER TRTMT INTERM	08/31/2021	16.00	16.00	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-019 08-	RANGEVIEW DR LIFT PUMP CO	08/31/2021	49.53	49.53	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-020 08-	S HWY 89 PATHWAY TUNNEL LT	08/31/2021	58.84	58.84	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-021 08-	150 E PEARL AVE, JACKSON, W	08/31/2021	235.81	235.81	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-023 08-	RANGEVIEW DR LOTS 18,19 LT	08/31/2021	18.25	18.25	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-024 08-	1605 BERGER LN SEWER LIFT	08/31/2021	18.50	18.50	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-025 08-	450 W SNOW KING AVE NEW S	08/31/2021	422.15	422.15	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-026 08-	450 W SNOW KING AVE SHOP, J	08/31/2021	140.34	140.34	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-027 08-	RANGEVIEW DR LOTS 20,21 LT	08/31/2021	18.25	18.25	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-028 08-	RANGEVIEW DR LOTS 26,27 LT	08/31/2021	18.18	18.18	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-030 08-	RANGEVIEW DR LOTS 95,96 LT	08/31/2021	17.99	17.99	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-031 08-	MOUNTAIN VIEW LN LOT 38,39	08/31/2021	18.05	18.05	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-032 08-	LILAC LN LOTS 88,89 LTS, JACK	08/31/2021	18.12	18.12	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-034 08-	LILAC LN LOTS 80,81 LTS, JACK	08/31/2021	16.24	16.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-035 08-	RANGEVIEW DR LOTS 41,42 LT	08/31/2021	19.35	19.35	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-036 08-	RANGEVIEW DR LOTS 12,13 LT	08/31/2021	18.90	18.90	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-039 08-	LILAC LN LOTS 86,87 LTS, JACK	08/31/2021	19.02	19.02	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-040 08-	CORNER CREEK & LILAC LOTS	08/31/2021	18.95	18.95	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-041 08-	LILAC & DAISY LOTS 99,101 LTS	08/31/2021	16.24	16.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-043 08-	CORNER CREEK LOTS 68,69 LT,	08/31/2021	16.63	16.63	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-044 08-	SNOW KING ESTATES BOOSTE	08/31/2021	323.91	323.91	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-045 08-	TOWN SQUARE LIGHTS, JACKS	08/31/2021	80.88	80.88	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-047 08-	WASTE WATER TRTMT UV BLD	08/31/2021	16.00	16.00	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-049 08-	WASTE WATER TRTMT PTB 545	08/31/2021	13,000.04	13,000.04	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-050 08-	2 MG TANK, JACKSON, WY 200	08/31/2021	17.78	17.78	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-051 08-	WELL #5 KARNs MEADOW DR,	08/31/2021	3,253.28	3,253.28	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-052 08-	675 E BROADWAY AVE WELL #1	08/31/2021	2,770.95	2,770.95	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-053 08-	WELLS #2 & #3, JACKSON, WY	08/31/2021	3,473.20	3,473.20	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-054 08-	CITY WELL ELK REF 1, JACKSO	08/31/2021	7.45	7.45	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-055 08-	CITY WELL ELK REF 2, JACKSO	08/31/2021	8.55	8.55	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-056 08-	CITY WELL ELK REF 3, JACKSO	08/31/2021	8.56	8.56	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-059 08-	440 W SNOW KING AVE POLICE	08/31/2021	6.34	6.34	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-060 08-	400 W SNOW KING AVE S GAR,	08/31/2021	39.36	39.36	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-061 08-	400 W SNOW KING AVE PUBLIC	08/31/2021	8.55	8.55	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-074 08-	CRABTREE LN THAW WELL #2,	08/31/2021	16.24	16.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-078 08-	145 W HANSEN AVE FRONT, JA	08/31/2021	60.85	60.85	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-079 08-	145 W HANSEN AVE BACK, JAC	08/31/2021	43.32	43.32	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-081 08-	IRR CONTROL & LTS PEARL ST,	08/31/2021	22.84	22.84	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-082 08-	400 W SNOW KING AVE E STOR	08/31/2021	29.44	29.44	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-090 08-	955 MAPLE WAY, JACKSON, WY	08/31/2021	40.10	40.10	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-092 08-	3150 S ADAMS CANYON DR ANI	08/31/2021	46.32	46.32	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-102 08-	145 W HANSEN AVE FRONT, JA	08/31/2021	18.45	18.45	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	08/31/2021	1,894.47	1,894.47	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-106 08-	940 SIMON LN, JACKSON, WY	08/31/2021	48.03	48.03	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-111 08-3	PEARL - WILLOW ST LIGHT, JA	08/31/2021	17.53	17.53	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-114 08-3	210 N CACHE ST HOME RANCH	08/31/2021	313.56	313.56	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-126 08-	SPRING WATER LN LIFT STATIO	08/31/2021	21.93	21.93	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-127 08-	3337 S CODY CREEK DR LIFT S	08/31/2021	141.52	141.52	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-130 08-	3 CREEK RANCH AFFORDABLE	08/31/2021	22.96	22.96	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-131 08-	195 E DELONEY AVE RESTROO	08/31/2021	122.25	122.25	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-132 08-	160 S MILLWARD ST PARKING	08/31/2021	847.83	847.83	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-134 08-	160 S MILLWARD ST PARKING	08/31/2021	11.85	11.85	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-332 08-	185 N GLENWOOD MCCABE PR	08/31/2021	29.23	29.23	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-334 08-	JOSEPHINE LOOP LOT 15 LIFT	08/31/2021	99.49	99.49	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-336 08-	HIDDEN RANCH PATHWAY TUN	08/31/2021	22.26	22.26	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-341 08-	210 N CACHE ST HOME RANCH	08/31/2021	30.52	30.52	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-342 08-	25 S REDMOND ST LT PEDESTA	08/31/2021	32.47	32.47	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-345 08-	930 SIMON LN, JACKSON, WY	08/31/2021	52.49	52.49	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-353 08-	W DELONEY & BROADWAY LTS,	08/31/2021	74.80	74.80	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-355 08-	S CACHE SE OF CENTER ARTS	08/31/2021	66.98	66.98	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-356 08-	55 KARNs MEADOW DR START	08/31/2021	210.81	210.81	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-357 08-	55 KARNs MEADOW DR START	08/31/2021	4,076.04	4,076.04	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-358 08-	650 W BROADWAY PATHWAY LT	08/31/2021	64.20	64.20	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-359 08-	MILLER PARK PARKING LOT CH	08/31/2021	87.28	87.28	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-360 08-	1035 W BROADWAY AVE PATH	08/31/2021	29.17	29.17	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-361 08-	625 W BROADWAY AVE NEW P	08/31/2021	21.54	21.54	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-362 08-	STELLARIA LN/S HWY 89 LIGHT	08/31/2021	19.99	19.99	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-363 08-	455 VINE ST UTIL, JACKSON, W	08/31/2021	28.52	28.52	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-364 08-	65 VIRGINIAN LN #5, JACKSON,	08/31/2021	34.28	34.28	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-365 08-	65 VIRGINIAN LN #7, JACKSON,	08/31/2021	41.58	41.58	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-367 08-	455 VINE ST APT #3, JACKSON,	08/31/2021	24.17	24.17	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-368 08-	455 VINE ST APT #4, JACKSON,	08/31/2021	48.46	48.46	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-370 08-	2022 WILDFLOWER CT, JACKS	08/31/2021	6.34	6.34	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-371 08-	2022 WILDFLOWER CT, JACKS	08/31/2021	24.24	24.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-374 08-	455 VINE ST APT #1, JACKSON,	08/31/2021	30.99	30.99	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-375 08-	155 E PEARL AVE, JACKSON, W	08/31/2021	24.13	24.13	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-376 08-	149 E PEARL AVE, JACKSON, W	08/31/2021	52.43	52.43	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-378 08-	145 E PEARL AVE #A EAST, JAC	08/31/2021	16.70	16.70	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-381 08-	915 SIMON LN, JACKSON, WY	08/31/2021	72.81	72.81	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-382 08-	BUDGE DR LT SYSTEM, JACKS	08/31/2021	19.99	19.99	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-383 08-	SNOW KING DR WATER TANK C	08/31/2021	17.73	17.73	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-385 08-	85 N SPRING GULCH RD SPRIN	08/31/2021	146.74	146.74	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-388 08-	121 SHERWOOD CT BLDG 2 BU	08/31/2021	22.50	22.50	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-389 08-	1640 MARTIN LN LIFT STATION,	08/31/2021	25.35	25.35	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-390 08-	400 W SNOW KING AVE HOUSI	08/31/2021	113.44	113.44	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-391 08-	400 W SNOW KING AVE PARK M	08/31/2021	41.12	41.12	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-392 08-	400 W SNOW KING AVE ADMIN,	08/31/2021	228.24	228.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-393 08-	400 W SNOW KING AVE EMPLO	08/31/2021	329.07	329.07	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-395 08-	145 E PEARL AVE #C LOFT, JAC	08/31/2021	16.24	16.24	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-396 08-	145 E PEARL AVE HSE/CMN, JA	08/31/2021	27.69	27.69	09/15/2021
156	LOWER VALLEY ENERGY INC	92050-397 08-	145 E PEARL AVE #B WEST, JA	08/31/2021	16.76	16.76	09/15/2021
Total 156:					41,054.90	41,054.90	
6876	MATISE, MICHAEL	082521	DOT PHYSICAL	08/25/2021	100.00	100.00	09/15/2021
Total 6876:					100.00	100.00	
998	METROQUIP INC	P10588	LOWER ROLLER SCRAPER, CO	07/08/2021	434.80	434.80	09/15/2021
998	METROQUIP INC	P10628	SRAPER BELT, FRT	07/12/2021	54.08	54.08	09/15/2021
Total 998:					488.88	488.88	
3932	MILLER SANITATION	18865	START ROUTE TRASH CANS	09/01/2021	280.00	280.00	09/15/2021
Total 3932:					280.00	280.00	
6770	MOBILITY FOREFRONT LLC	MFFINV0065	MONTHLY RENT	09/01/2021	35,000.00	35,000.00	09/15/2021
Total 6770:					35,000.00	35,000.00	
850	MODERN LIGHTING/ELECTRIC I	141	180 E DELONEY INSTALL COND	07/26/2021	413.60	413.60	09/15/2021
Total 850:					413.60	413.60	
4817	MOUNTAIN ELECTRICAL	2783	3 WAY SWITCH @ PUBLIC WOR	08/18/2021	958.70	958.70	09/15/2021
4817	MOUNTAIN ELECTRICAL	S104112891.00	DUAL MECHANICAL SCALES	06/29/2021	2,840.00	2,840.00	09/15/2021
4817	MOUNTAIN ELECTRICAL	S104188947.0	CHLOR GAS DETECTOR	07/12/2021	2,242.67	2,242.67	09/15/2021
4817	MOUNTAIN ELECTRICAL	S104188947.0	FREIGHT INBOUND	08/12/2021	38.24	38.24	09/15/2021
4817	MOUNTAIN ELECTRICAL	S104238898.0	INTEREST CHARGE	07/31/2021	42.60	42.60	09/15/2021
Total 4817:					6,122.21	6,122.21	
6878	MOUNTAINLAND SUPPLY COMP	S104112891.00	DUAL SCALE	06/29/2021	2,840.00	2,840.00	09/15/2021
6878	MOUNTAINLAND SUPPLY COMP	S104188947.0	REGAL CHLOR DETECTOR	07/12/2021	2,242.67	2,242.67	09/15/2021
6878	MOUNTAINLAND SUPPLY COMP	S104188947.0	CHLOR GAS DETECTOR	08/12/2021	38.24	38.24	09/15/2021
6878	MOUNTAINLAND SUPPLY COMP	S104238898.0	INTEREST	07/31/2021	42.60	42.60	09/15/2021
Total 6878:					5,163.51	5,163.51	
257	NAPA AUTO PARTS INC.	014380	NAPAGOLD AIR FILTER	09/01/2021	79.56	79.56	09/15/2021
257	NAPA AUTO PARTS INC.	014552	NAPAGOLD FUEL FILTER	09/02/2021	113.32	113.32	09/15/2021
257	NAPA AUTO PARTS INC.	014598	NAPAGOLD OIL FILTER	09/02/2021	16.72	16.72	09/15/2021
257	NAPA AUTO PARTS INC.	014764	NAPAGOLD OIL FILTER	09/02/2021	10.71	10.71	09/15/2021
257	NAPA AUTO PARTS INC.	015375	LAMP	09/07/2021	48.56	48.56	09/15/2021
257	NAPA AUTO PARTS INC.	015622	AIR FILTER	09/08/2021	37.78	37.78	09/15/2021
257	NAPA AUTO PARTS INC.	015624	BIT SKT	09/08/2021	4.49	4.49	09/15/2021
257	NAPA AUTO PARTS INC.	015683	FORD POLICE LAMPS	09/09/2021	112.45	112.45	09/15/2021
257	NAPA AUTO PARTS INC.	015727	AIR FILTER	09/08/2021	5.55	5.55	09/15/2021
257	NAPA AUTO PARTS INC.	015984	PRIMARY WIRE	09/09/2021	65.00	65.00	09/15/2021
257	NAPA AUTO PARTS INC.	016017	BLK MAGIC TIRE	09/09/2021	7.69	7.69	09/15/2021
257	NAPA AUTO PARTS INC.	016583	TAHOE TRANS	09/13/2021	4,028.29	4,028.29	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 257:					4,530.12	4,530.12	
187	NELSON ENGINEERING	56061	SNOW KING BALL PARK SEWE	08/05/2021	478.50	478.50	09/15/2021
187	NELSON ENGINEERING	56103	CACHE CREEK SEWER MAIN	08/05/2021	600.50	600.50	09/15/2021
187	NELSON ENGINEERING	56225	PROJ: 21-060-01 115 JACKSON	08/30/2021	3,995.50	3,995.50	09/15/2021
Total 187:					5,074.50	5,074.50	
583	NEWMAN SIGNS, INC	TRFINV033122	signAGE	08/18/2021	1,012.83	1,012.83	09/15/2021
Total 583:					1,012.83	1,012.83	
1504	ONE CALL OF WYOMING	60649	TICKETS FOR AUGUST 2021- S	09/03/2021	123.62	123.62	09/15/2021
1504	ONE CALL OF WYOMING	60649	TICKETS FOR AUGUST 2021- W	09/03/2021	123.63	123.63	09/15/2021
Total 1504:					247.25	247.25	
226	O'RYAN CLEANERS	083121	DRY CLEANING	08/31/2021	126.15	126.15	09/15/2021
Total 226:					126.15	126.15	
6483	PREMIER TRUCK- SALT LAKE C	775319662	PLAIN HOSE	08/30/2021	57.06	57.06	09/15/2021
6483	PREMIER TRUCK- SALT LAKE C	775321906	EXH KIT	09/07/2021	762.86	762.86	09/15/2021
6483	PREMIER TRUCK- SALT LAKE C	775322160	PRESSURE SENSOR	09/08/2021	56.04	56.04	09/15/2021
Total 6483:					875.96	875.96	
6833	PROTHMAN	2021-7468	TRANSIT DIRECTOR SEARCH	07/20/2021	6,833.34	6,833.34	09/15/2021
Total 6833:					6,833.34	6,833.34	
3761	RAE, JOSHUA	000127	180 CENTER BOARDWALK	09/07/2021	1,500.00	1,500.00	09/15/2021
3761	RAE, JOSHUA	000128	172 CENTER BOARDWALK	09/07/2021	12,000.00	12,000.00	09/15/2021
Total 3761:					13,500.00	13,500.00	
552	RENDEZVOUS ENGINEERING,	21816	KARNS HILLSIDE	06/30/2021	465.00	465.00	09/15/2021
Total 552:					465.00	465.00	
6855	RHINEHART OIL CO, LLC	IN-403410-21	MID 87, DSL FUEL	09/03/2021	29,199.34	29,199.34	09/15/2021
Total 6855:					29,199.34	29,199.34	
6578	ROBERTS, JAN	082521	REIMBURSE FOR SUPPLIES	08/25/2021	127.72	127.72	09/15/2021
Total 6578:					127.72	127.72	
4125	ROSS CONCRETE CONST LLC	072921	JACKSON ST SIDEWALK	07/29/2021	337.50	337.50	09/15/2021
4125	ROSS CONCRETE CONST LLC	080321	JACKSON ST SIDEWALK	08/03/2021	270.00	270.00	09/15/2021
4125	ROSS CONCRETE CONST LLC	080321B	BLAIR DRIVE SIGNS	08/03/2021	810.00	810.00	09/15/2021
4125	ROSS CONCRETE CONST LLC	08232021	PATHWAY SIDEWALK	08/23/2021	630.00	630.00	09/15/2021
4125	ROSS CONCRETE CONST LLC	082521	BLAIR DRIVE SIGNS	08/25/2021	540.00	540.00	09/15/2021
4125	ROSS CONCRETE CONST LLC	082721	PATHWAY SIDEWALK	08/27/2021	1,136.25	1,136.25	09/15/2021
4125	ROSS CONCRETE CONST LLC	082721	PATHWAY SIDEWALK	08/27/2021	1,136.25	1,136.25	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4125:					4,860.00	4,860.00	
5812	RUI INC. DBA VILLAGE GARDN	1322331	2022 WILDFLOWER MOWING	08/31/2021	345.72	345.72	09/15/2021
5812	RUI INC. DBA VILLAGE GARDN	1322362	145 E HANSEN MOWING	08/31/2021	448.90	448.90	09/15/2021
Total 5812:					794.62	794.62	
13	SAFETY SUPPLY & SIGN CO., I	178187	SIGNAGE	08/30/2021	2,742.58	2,742.58	09/15/2021
Total 13:					2,742.58	2,742.58	
2669	SAFETY-KLEEN SYSTEMS, INC.	86759099	EXTENDED SERVICE AREA FEE	08/13/2021	289.23	289.23	09/15/2021
Total 2669:					289.23	289.23	
4831	SCHAEFFER MFG. CO	PXG4074-INV1	CITROL	08/30/2021	139.12	139.12	09/15/2021
Total 4831:					139.12	139.12	
201	SENIOR CENTER OF JACKSON	090821	CATERING PERMIT REFUND	09/08/2021	47.00	47.00	09/15/2021
Total 201:					47.00	47.00	
6323	SHELL EQUIPMENT COMPANY	1106	SHUR CO TARP	08/26/2021	3,524.00	3,524.00	09/15/2021
6323	SHELL EQUIPMENT COMPANY	1107	SHUR-CO	08/26/2021	272.52	272.52	09/15/2021
Total 6323:					3,796.52	3,796.52	
4548	SILVER CREEK SUPPLY	0005047614-0	CFI BONE XRUSHER GARBAGE	08/18/2021	119.07	119.07	09/15/2021
4548	SILVER CREEK SUPPLY	0005059051-0	MISC SUPPLIES	08/20/2021	29.50	29.50	09/15/2021
4548	SILVER CREEK SUPPLY	00050637-001	THREAD SEALANT	08/20/2021	22.28	22.28	09/15/2021
4548	SILVER CREEK SUPPLY	0005065683-0	WATTS QUARTER TURN BOILE	08/23/2021	27.87	27.87	09/15/2021
Total 4548:					198.72	198.72	
6877	SMITS, JARRETT	082521	DOT PHYSICAL	08/25/2021	110.00	110.00	09/15/2021
Total 6877:					110.00	110.00	
4699	SNAKE RIVER ROASTING	70517	FILTERS	07/29/2021	29.94	29.94	09/15/2021
4699	SNAKE RIVER ROASTING	73015	COFFEE	09/06/2021	97.90	97.90	09/15/2021
Total 4699:					127.84	127.84	
1505	SPRING CREEK ANIMAL HOSPI	625012012	ANIMAL CARE	08/24/2021	112.02	112.02	09/15/2021
1505	SPRING CREEK ANIMAL HOSPI	625012425	MEDS	08/31/2021	29.44	29.44	09/15/2021
1505	SPRING CREEK ANIMAL HOSPI	6250127000	ANIMAL CARE	09/03/2021	183.36	183.36	09/15/2021
1505	SPRING CREEK ANIMAL HOSPI	625013208	MEDS	09/14/2021	14.28	14.28	09/15/2021
Total 1505:					339.10	339.10	
6871	STANDARD INSURANCE COMP	169141	169141 JULY, AUGUST AND SEP	08/19/2021	13,305.51	13,305.51	09/03/2021
6871	STANDARD INSURANCE COMP	169141-002 09	voluntary life	09/01/2021	1,963.70	1,963.70	09/06/2021
Total 6871:					15,269.21	15,269.21	
1443	TETON COUNTY CLERK	091321	Housing Department Monthly Ope	09/13/2021	30,620.33	30,620.33	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1443	TETON COUNTY CLERK	091321FUND1	MONTHLY CONTRIBUTION FUN	09/13/2021	154,389.72	154,389.72	09/15/2021
1443	TETON COUNTY CLERK	091321PR	FY22 PARK & REC	09/13/2021	136,115.08	136,115.08	09/15/2021
Total 1443:					321,125.13	321,125.13	
55	TETON COUNTY SHERIFF'S-JAI	599	AUGUST INMATES	09/07/2021	936.00	936.00	09/15/2021
Total 55:					936.00	936.00	
996	TETON COUNTY SPECIAL FIRE	083021	AUGUST 21 FIRE FUND	08/30/2021	16,505.76	16,505.76	09/15/2021
996	TETON COUNTY SPECIAL FIRE	083021A	AUGUST 21 CAPITAL	08/30/2021	48,042.86	48,042.86	09/15/2021
Total 996:					64,548.62	64,548.62	
1614	TETON COUNTY-FUND 10	083021A	AUGUST 21 MALONE	08/30/2021	3,834.63	3,834.63	09/15/2021
1614	TETON COUNTY-FUND 10	083021D	AUGUST 21 DISPATCH	08/30/2021	34,383.89	34,383.89	09/15/2021
1614	TETON COUNTY-FUND 10	083021H	AUGUST 21 HOSTETTER	08/30/2021	4,421.79	4,421.79	09/15/2021
1614	TETON COUNTY-FUND 10	083021P	AUGUST 21 PATHWAYS	08/30/2021	6,415.79	6,415.79	09/15/2021
Total 1614:					49,056.10	49,056.10	
3027	TETON COUNTY-FUND 13	083021	AUGUST 21 CAPITAL	08/30/2021	2,341.32	2,341.32	09/15/2021
Total 3027:					2,341.32	2,341.32	
166	TETON COUNTY-FUND 19	083021	AUGUST 2021 CAPITAL	08/30/2021	252.00	252.00	09/15/2021
Total 166:					252.00	252.00	
268	TETON MOTORS INC	5099532	INSULATOR	08/30/2021	86.67	86.67	09/15/2021
268	TETON MOTORS INC	5099546	VALVE, SEAL KIT, FILTER KIT, S	08/30/2021	85.96	85.96	09/15/2021
268	TETON MOTORS INC	5099552	VALVE	08/31/2021	644.88	644.88	09/15/2021
268	TETON MOTORS INC	5099581	CREDIT: SEAL KIT	09/01/2021	58.96-	58.96-	09/15/2021
268	TETON MOTORS INC	5099582	CREDIT: VALVE	09/01/2021	644.88-	644.88-	09/15/2021
Total 268:					113.67	113.67	
3162	TETON TRASH REMOVAL, INC.	21 AUG 922	TRASH 145 west hansen 2a	08/01/2021	48.00	48.00	09/15/2021
3162	TETON TRASH REMOVAL, INC.	21 SEP 960	TRASH REMOVAL	09/01/2021	48.00	48.00	09/15/2021
Total 3162:					96.00	96.00	
154	THE CHILDREN'S LEARNING C	083021	1ST QUARTER PAYMENT	08/30/2021	29,252.75	29,252.75	09/15/2021
Total 154:					29,252.75	29,252.75	
2658	THERMO KING INTERMOUNTAI	PSI-026959	MAIN MODULE INTELLIGAIRES III	08/25/2021	609.03	609.03	09/15/2021
Total 2658:					609.03	609.03	
3955	THOMSON WEST	844926213	Westlaw Charges for Legal Depart	09/01/2021	446.92	446.92	09/15/2021
3955	THOMSON WEST	844926213	Westlaw Charges for Legal Depart	09/01/2021	446.93	446.93	09/15/2021
Total 3955:					893.85	893.85	
293	US POSTAL SERVICE	090321	POSTAGE	09/03/2021	1,000.00	1,000.00	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 293:					1,000.00	1,000.00	
3070	VALLEY WEST ENGINEERING,	1594	PROJ: RANCH STREET- PERIO	09/07/2021	8,963.49	8,963.49	09/15/2021
3070	VALLEY WEST ENGINEERING,	1594	PROJ: RANCH STREET- PERIO	09/07/2021	3,028.20	3,028.20	09/15/2021
3070	VALLEY WEST ENGINEERING,	1594	PROJ: RANCH STREET- PERIO	09/07/2021	7,065.81	7,065.81	09/15/2021
Total 3070:					19,057.50	19,057.50	
6874	VIRGINIAN LODGE	082021	ROOM CHARGES 08/20 YEIDE	08/20/2021	327.00	327.00	09/15/2021
Total 6874:					327.00	327.00	
5022	VISION SERVICE PLAN - (WY)	9573774912	SEPTEMBER PREMIUM	08/17/2021	1,657.56	1,657.56	09/02/2021
Total 5022:					1,657.56	1,657.56	
4848	WAMCO LAB, INC.	13695	EFFLUENT ACUTE TOXICITY TE	08/26/2021	550.00	550.00	09/15/2021
Total 4848:					550.00	550.00	
563	WESTBANK SANITATION	3778244	transh pickup at 940 Simon Lane	09/01/2021	109.25	109.25	09/15/2021
Total 563:					109.25	109.25	
1640	WESTERN STATE	IN001760008	PURCHASE OF CATERPILLAR 9	08/30/2021	215,533.70	215,533.70	09/15/2021
1640	WESTERN STATE	IN001763395	CUT OFF & WELD ON	09/01/2021	6,466.30	6,466.30	09/15/2021
1640	WESTERN STATE	IN001763395	CUT OFF & WELD ON	09/01/2021	4,717.31	4,717.31	09/15/2021
1640	WESTERN STATE	IN001764347	COUPLING-QDI	09/01/2021	1,100.07	1,100.07	09/15/2021
Total 1640:					227,817.38	227,817.38	
2802	WESTWOOD CURTIS	080921B	Cache Creek SEWER	08/09/2021	81,212.66	.00	
Total 2802:					81,212.66	.00	
472	WHITE GLOVE CLEANING, INC.	179Z	BUILDING MAINT @ HOME RAN	09/01/2021	969.40	969.40	09/15/2021
472	WHITE GLOVE CLEANING, INC.	180Z	BUILDING MAINT @ DELONEY	08/31/2021	698.92	698.92	09/15/2021
472	WHITE GLOVE CLEANING, INC.	181Z	BUILDING MAINT @ PARKING	08/31/2021	205.51	205.51	09/15/2021
472	WHITE GLOVE CLEANING, INC.	182Z	BUILDING MAINT @ TOWN HAL	08/31/2021	360.55	360.55	09/15/2021
472	WHITE GLOVE CLEANING, INC.	707B	HOUSE CLEANING @ UNIT 16	08/25/2021	48.50	48.50	09/15/2021
472	WHITE GLOVE CLEANING, INC.	7464	JANITORIAL SERVICES @ PARK	08/30/2021	150.00	150.00	09/15/2021
472	WHITE GLOVE CLEANING, INC.	7490	JANITORIAL SERVICES @ TOW	08/31/2021	2,130.00	2,130.00	09/15/2021
472	WHITE GLOVE CLEANING, INC.	7493	JANITORIAL SERVICES @ PARK	08/31/2021	204.00	204.00	09/15/2021
472	WHITE GLOVE CLEANING, INC.	7495	JANITORIAL SERVICES @ BUN	08/31/2021	100.00	100.00	09/15/2021
472	WHITE GLOVE CLEANING, INC.	7519	BUS SHELTER CLEANING	08/31/2021	3,048.13	3,048.13	09/15/2021
Total 472:					7,915.01	7,915.01	
5489	WRENCH IT PLUMBING & HEATI	8479	DELONEY STREET RESTROOM	08/30/2021	166.99	166.99	09/15/2021
Total 5489:					166.99	166.99	
3619	WY CHILD SUPPORT ENFORCE	090921	case #209790	09/09/2021	146.76	146.76	09/09/2021
Total 3619:					146.76	146.76	
4139	WY WORKERS' SAFETY & COM	090221	SEPTEMBER PREMIUM	09/02/2021	7,366.35	7,366.35	09/02/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4139:					7,366.35	7,366.35	
2547	WYOMING FINANCIAL INSUANC	19286	ELIGIBILITY NOTICE	08/12/2021	36.00	36.00	09/15/2021
Total 2547:					36.00	36.00	
406	WYOMING LAW ENFORCEMEN	090321	OFFICER EDUCATION fees	09/03/2021	90.00	90.00	09/15/2021
Total 406:					90.00	90.00	
329	WYOMING RETIREMENT SYST	213332	August CONTRIBUTIONS	09/02/2021	33,605.26	33,605.26	09/02/2021
329	WYOMING RETIREMENT SYST	213333	AUGUST CONTRIBUTIONS	09/02/2021	30,434.44	30,434.44	09/02/2021
329	WYOMING RETIREMENT SYST	213334	AUGUST CONTRIBUTIONS	09/02/2021	52,407.14	52,407.14	09/02/2021
Total 329:					116,446.84	116,446.84	
6717	WY-TEST	37952	pre-employ	07/09/2021	80.00	80.00	09/15/2021
6717	WY-TEST	37987	random	07/14/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38010	pre-employ	07/15/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38015	pre-employ	07/16/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38094	pre-employ	07/30/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38179	pre-employ	08/17/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38182	random	08/18/2021	880.00	880.00	09/15/2021
6717	WY-TEST	38194	pre-employ	08/16/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38206	pre-employ	08/24/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38207	random	08/24/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38216	pre-employ	08/25/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38217	pre-employ	08/25/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38226	random	08/26/2021	80.00	80.00	09/15/2021
6717	WY-TEST	38227	pre-employ	08/27/2021	80.00	80.00	09/15/2021
Total 6717:					1,920.00	1,920.00	
2179	XEROX CORPORATION	014256682	coper agreement	09/01/2021	28.14	28.14	09/15/2021
2179	XEROX CORPORATION	014256683	coper agreement	09/01/2021	9.61	9.61	09/15/2021
Total 2179:					37.75	37.75	
5539	Y2 CONSULTANTS, LLC	18067	PROJ: 19245- TOJ PUBLIC WOR	09/06/2021	5,209.25	5,209.25	09/15/2021
Total 5539:					5,209.25	5,209.25	
2842	YELLOW IRON EXCAVATION, LL	60262	trash removal - 915 Simon Lane	07/30/2021	35.00	35.00	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60377	trash removal 455 VINE	07/30/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60377	trash removal 455 VINE	07/30/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60377	trash removal 455 VINE	07/30/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60377	trash removal 455 VINE	07/30/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60521	trash removal - ANIMAL SHELTE	07/31/2021	105.00	105.00	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60525	trash removal snow king housing	07/31/2021	720.00	720.00	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	60879	trash removal - 915 Simon Lane	08/31/2021	35.00	35.00	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	61402	TRASH REMOVAL	08/31/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	61402	TRASH REMOVAL	08/31/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	61402	TRASH REMOVAL	08/31/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	61402	TRASH REMOVAL	08/31/2021	17.50	17.50	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	61545	ANIMAL SHELTER TRASH REM	08/31/2021	70.00	70.00	09/15/2021
2842	YELLOW IRON EXCAVATION, LL	61546	TRASH REMOVAL	08/31/2021	720.00	720.00	09/15/2021

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2842:					1,825.00	1,825.00	
Grand Totals:					1,541,398.28	1,460,185.62	

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:	September 20, 2021	Meeting Title:	Regular
Submitting Department:	Public Works	Presenter:	Brian Lenz, Town Engineer
Agenda Item:	P21-009: Flat Creek and Elk Refuge Inn Request for Town Sewer Services	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to consider a new Town sewer collection and treatment services connection request for existing development.

Requested Action.

Town Council consideration of the applicant's request for Town Sewer Collection and Treatment services

Recommendations.

Staff recommends approval of the applicant's request for Town sewer collection and treatment services subject to 1) the recommended conditions of approval and 2) that the recommended conditions of approval, along with other necessary contract issues, are set forth in a Sewer Service Connection and Use Agreement that will be subject to Council consideration at a future meeting.

Background.

PURPOSE AND APPLICABILITY

The application presented is a request to the Town of Jackson to connect the Flat Creek Inn and Elk Refuge Inn's private sewer systems to Town sewer services and to establish the conditions for allowing the connections. The existing development is located outside of the Town's corporate limits AND not within an existing contracted sewer service area.

The request for service is the first step in a three-step Town process for all properties outside the Town boundaries and outside an existing contracted service area to connect to Town services. If Council approves the request, the second step is the execution of a connection and use agreement ("CUA") between the Applicant and Town, and the third step is permitting of the construction and improvements required to connect the Applicant's private systems to the Town's system. Staff notes that until such time that all three steps in the process have been completed there is no guarantee of connection to Town services. See the TOWN PROCESS FOR WATER AND SEWER SERVICE REQUESTS section below for more detail on the process.

EXISTING DEVELOPMENT

The request as presented is for two lodging properties, the Flat Creek Inn and Elk Refuge Inn, located at 1935 and 1755 North Hwy 89 respectively, that are located approximately 1.25 miles north of the bridge crossing Flat Creek at the Dairy Queen. The parcels are identified as: PIDN 22-41-16-22-2-00-015 and PIDN 22-41-16-22-2-00-007. See the vincinty map below for further detail.

The Flat Creek Inn is an existing 76-room inn with an office, convenience store, and gas station. The Elk Refuge Inn is an existing 25-room inn with an office and laundry. Both properties currently operate onsite wastewater disposal systems that dispose of treated sewage underground utilizing systems that are permitted by the Wyoming Department of Environmental Quality's (DEQ) Underground Injection Control program. The Flat Creek Inn's system has not been able to meet permit requirements for ammonia discharge and is working with the

DEQ to resolve the situation. The Elk Refuge Inn has had water quality issues with their supply well. Both properties are constrained by the highway to the east and steep hillside to the west. After considering other onsite treatment options that were limited due to space and soil conditions, the two owners have partnered to propose creating a new collection system on their properties that would flow to a new conveyance system from their properties and connect to the Town's sewer collection and treatment systems. While cost to the Applicant is not a criteria used by the Town in review of the request, the partnership allows for the costs for a conveyance system to be reasonable for each property owner.

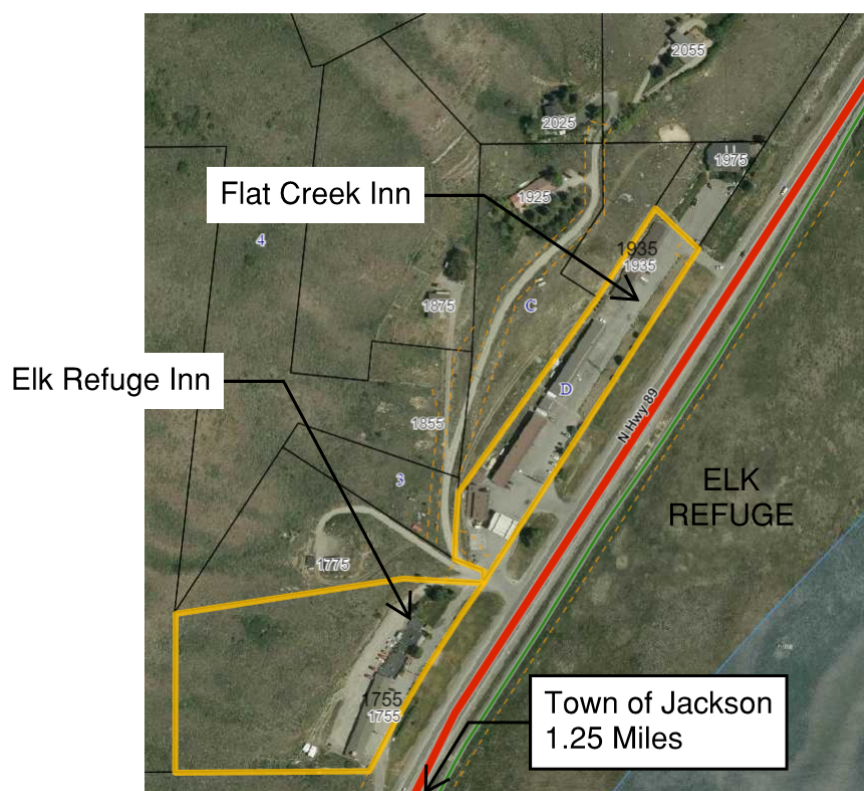


FIGURE 1: VICINITY MAP

The on-site collection systems will be privately owned and a new legal entity (e.g. a sewer district) will be formed to own and operate the new collection and conveyance systems. The Wyoming Department of Transportation does not license utilities to private individuals and the Town requires that the conveyance system be owned by one party responsible for all permitting, operations, and maintenance of the system. The on-site collection system nor the conveyance system will not be owned, operated, or maintained by the Town.

At this time the surrounding properties, within 500 feet, have not agreed to partake in the on-site collection system or the conveyance system and will continue to use their own on-site small wastewater facilities to dispose of their wastewater. However, the application contemplates potential future connections of these properties.

Due to the high costs of establishing an ownership entity, designing, and permitting the collection and conveyance systems the Applicant is waiting until they have approval from the Town to provide services before

taking on the next steps in designing, permitting, and constructing their systems.

TOWN PROCESS FOR SEWER SERVICE REQUESTS

For all developments that request connection to Town sewer services and are outside the Town corporate limits and outside existing contracted service areas, the Town applies the following process.

Step 1: Request for Service

A Miscellaneous Planning Application is filed by an applicant to request Town sewer service(s). Staff review of this application is used by Town Council to make an initial determination on whether to provide services or not. This initial step is based upon preliminary information provided by the applicant and includes staff identifying the conditions of approval that will be further defined in a CUA. The Applicant is currently proceeding through Step 1. If Council approves the requests for service, the Applicant will advance to Step 2.

Step 2: Connection and Use Agreements

Staff works with the Applicant to draft a CUA that includes the conditions of approval identified during Step 1 and other necessary contract terms. If approved by Council and the Applicant, the CUA will be executed and recorded against the property.

Step 3: Permits to Construct

Prior to construction of any infrastructure connecting to the Town's systems, all fees must be paid and permits for the construction of said infrastructure must be issued by the Town.

Analysis.

SEWER COLLECTION AND TREATMENT

The Applicant's proposed private sewer collection system for the properties is a gravity collection system that flows to a private conveyance system consisting of a lift station would pump sewage through approximately 1.25 miles of force main, primarily located in the Wyoming Department of Transportation right-of-way, to an existing manhole located between Highway 89 and Flat Creek near Dairy Queen. Sewage from the Applicant will be characteristic of hotels with laundry. Actual sewage sampling may be required to establish the actual makeup.

Sewer Line Infrastructure (Collection) Upgrade Needs

Because this area was not considered in the modeling during the recent Capacity Study, the Applicant will be responsible for modeling the impacts the connection would have on facilities downstream of the connection and paying for any and all necessary upgrades required by the connection. Should Council approve this request for sewer service, the Town will work with the Applicant to evaluate and determine any necessary improvements to the Town's sewer and treatment systems.

Wastewater Treatment Plant Overall Capacity

The Town's Wastewater Treatment Plant ("Plant") currently has capacity to accept the additional sewage from this development as presented in the application. While the addition of this development as a new contracted service area will not significantly reduce the amount of time remaining before treatment plant upgrades would be required, it will still reduce that amount of time.

WATER AND SEWER SYSTEMS EVALUATION REPORT (CAPACITY REPORT)

This proposed development was not included in the 2020-2021 Capacity Study and will have impacts on the system that were not considered.

CONSIDERATIONS

Staff has considered the following factors in recommending its approval:

A. Existing Versus New Development

Staff finds that the proposed connection is for existing development that currently has failing, non-compliant, or substandard on-site disposal systems that may lead to environmental degradation and compromised water quality.

B. Expanded Service Area and Capacity Timeline

Staff finds that this request is from outside the Capacity Study area and will reduce the future capacity timeline for the treatment plant and other necessary upgrades. Including the surrounding potential development, the potential service area could reduce the capacity timeline for the sewer treatment plant by less than a year based on current capacity modeling. Further, the staff finds that the request satisfies multiple findings as proposed.

C. Zoning Consistent with Comprehensive Plan

Staff finds that the existing development.

D. Deed Restricted And/or Workforce Housing

Staff finds that there are no existing deed restricted or workforce housing units included in the application service area but the estimates for buildout do include 5 and 4 future 2 bedroom employee housing units for the Flat Creek Inn and Elk Refuge Inn respectively.

E. Potential For Reduced Environmental Impact

Staff finds that the proposed connection will have a positive impact on water quality resulting from deficiencies in the existing onsite treatment systems' capabilities.

F. Geographical Location

Staff finds that while over a mile away from connection to existing infrastructure the proposed project is generally located within an existing highway corridor or developed area and except for requiring a Flat Creek crossing does not pose any apparent impact to undisturbed areas or sensitive areas. There are various options available to cross Flat Creek that the applicant will need to consider as well as any challenges that arise during the detailed design and permitting process.

G. Costs To Upgrade and Impacted User Classes

Staff finds that the proposed connection costs of improvements and upgrades will be borne by the applicant and at no cost to the current rate payers. The new infrastructure will be designed, constructed, operated, and maintained by the applicant. Per condition 3 below the applicant shall test to determine wastewater composition and strength in order to determine whether an additional surcharge fee will be required in order to not impact other users.

CONDITONS OF APPROVAL

If this request for service is approved by Council at this initial step, staff recommends the following conditions of approval:

STANDARD CONDITIONS OF APPROVAL

- A. If approved by Town Council, the Connection and Use Agreement (CUA) for sewer services requires Town Council Approval.

- B. That a Connection and Use Agreement for Sewer Services be executed by the Town Council not more than one year from the date of the motion to approve the request for services.
- C. The infrastructure shall be designed, permitted, constructed, owned, operated, maintained, repaired, replaced, etc. by the Applicant at the Applicant's sole cost, unless otherwise established in the CUA.
- D. Applicant shall provide all the required exhibits for the Agreement. Exhibits shall be to scale on 8.5"X11" paper in black and white without aerial photographs, or as approved by the Town Engineer. Plan sheets should be scalable at 11"X17". Exhibits include but are not limited to: maps of the proposed service area, plans of the proposed infrastructure, lists of parcels with address and development information, etc.
- E. For existing lots, the Connection and Use Agreement(s) shall be recorded with the Teton County Clerk for each lot approved for connection. Applicant is responsible for all Teton County Clerk recording fees.
- F. Applicant is required to secure all easements and permissions necessary to complete the collection and conveyance systems.
- G. Applicant is responsible for any required pre-treatment (e.g. grease, odor, nitrates, ammonia, etc.) required to produce an acceptable sewage that does not negatively impact the Town's systems.
- H. Prior to construction of any main infrastructure connecting to the Town's systems, or private extensions thereto, permits for the construction of said infrastructure must be issued by the Town.
- I. Prior to construction of any individual lot connecting a service to the Town's systems, or private extensions thereto, permits for the construction of said infrastructure must be issued by the Town.
- J. The applicant will furnish and pay for an Engineer, and in some cases a Resident Project Representative, to represent Engineer at the site and assist Engineer in observing the progress and quality of the work prior to certification after completion.
- K. Prior to issuing permits for construction, applicant must post a financial assurance that complies with Town of Jackson Land Development Regulation 8.2.11 for 125% of the Town Engineer approved cost for the inspection, testing observation, and certification of the system by a licensed Wyoming Engineer.
- L. Prior to the Town Engineer's Final Inspection applicant must provide the Town Engineer record drawings, CAD, and/or GIS files to document "as-built" location and metadata of the improvements as required by the agreement.
- M. Applicant shall agree to annexation by the Town or waive their right to object to annexation as finalized in the Connection and Use Agreement.
- N. Town may hire a Town-selected qualified engineering consultant to review the proposed reports, modeling, plans, specifications, and the like to objectively determine whether each technical report or document is consistent with Town standards, Wyoming DEQ rules and Regulations, design principles and practices in use at the time of application, and/or modeling updates. Prior to execution of the Connection and Use Agreement, the scope and fee for such services will be determined and the applicant must bond for 125% of the fee and pay for all costs of said consultant.
- O. Town may hire a Town-selected qualified engineering consultant to monitor the installation of the improvements. Prior to the issuing of the permit to construct the improvements, the scope and fee for such services will be determined and the applicant must bond for 125% of the fee and pay for all costs of said consultant.
- P. This approval does not relieve the applicant from any duty to obtain any other permit or authorization that may be required by any provision of federal, state, or local codes and ordinances; nor does it permit violation of any section of federal, state, or local codes and ordinances.

REQUEST SPECIFIC CONDITIONS OF APPROVAL:

1. This approval is for the existing development as approved and does not authorize any further connections including to the developments themselves as finalized in the Connection and Use Agreement.
2. Applicant must form a legal entity responsible for the design, permitting, construction, operation, and maintenance of the proposed collection and conveyance systems that will be party to the Connection and Use Agreement.
3. Provide samples of effluent tested for Total Suspended Solids and Biochemical Oxygen Demand such that the customer class can be determined for surcharge. Include testing for ammonia and nitrates as well.
4. Provide at least the last five years of water meter and wastewater flow data where available. If the flow data is greater than presented in the application the application may be denied.
5. Applicant will be responsible for all costs to provide technical studies and evaluations of the downstream impact on existing sewers, lift stations, and treatment facilities. This information shall include, but not be limited to, existing population, waste loads, and existing and future flows and capacity of downstream facilities.
6. Applicant shall be responsible for all costs to design, permit, and construct upgrades determined necessary within the Town's systems associated with services for the development. Including compensation for the services rendered by the Town.
7. The proposed collection and conveyance systems shall be designed to provide connectivity to adjacent properties and reduce the need for additional pumping facilities. This includes, but is not limited to, conceptual design for extensions to adjacent properties as conceptualized by the Applicant or other development applications. The systems shall be designed to accommodate, or be scalable, to accommodate future connections from adjacent properties.
8. Any lift station or pumping facilities proposed by the Applicant shall include, but not be limited to: additional capacity to accommodate additional development on adjacent properties as reasonably foreseeable; be constructed with emergency backup power and Town compatible SCADA systems, as either an above ground valve package kit or complete pump house with enclosed wet well, dry well; and emergency backup power facilities commensurate with the service requirements, regulations, and as required by the Town and as finalized in the Connection and Use Agreement.
9. All sewer flows collected and pumped through the proposed lift station shall be master metered. When automatic readings by the Town are not possible the Applicant shall be responsible for reading the master meter and conveying that reading to the Town monthly and will be considered one customer; however, the Town retains the right to read the master meter at reasonable times. Billing for connections upstream of the master meter shall be the applicant's responsibility as finalized in the Connection and Use Agreement.
10. Applicant shall not deny any reasonable requests for connection to the system approved by the Town by adjacent properties for costs that recoup expenses for the systems but are not excessive or punitive as finalized in the Connection and Use Agreement.
11. The system must obtain a permit to construct from the Wyoming Department of Environmental Quality prior to issuance of any connection permit.
12. Applicant shall be responsible for determining if any license or permits are required by the US Fish and Wildlife in addition to the WYDOT M-54.

13. Applicant shall be responsible for obtaining all permits, licenses, easements, and agreements for the proposed facilities. The Town does not have easements for the sewer lines located on the Karl M Johnson Foundation and considers this line private.
14. Permits may be required by the Town of Jackson for Grading, Floodplain Development, Public Right of Way, County Sewer Connection Permits, etc. depending on final configuration.
15. Applicant shall be responsible for complying with any requirements for work within the Teton County Natural and Scenic Overlays.

Possible Alternatives for Council Action.

1. Approve the request to connect subject to conditions of approval, as presented.
2. Continue the request to connect until after Council sets policy(ies) for connections outside Town and currently contracted service areas.
3. Deny the request for services.
4. Other.

Comprehensive Plan & Priority Alignment.

This project relates to the Town Comprehensive Plan Common Value #1- Ecosystem Stewardship. Staff has provided the following sections of the Comprehensive Plan for consideration along with this request.

Common Value #1 – Ecosystem Stewardship

- Principle 1.2- Preserve and enhance water and air quality
 - Policy 1.2.c: Monitor and maintain water quality – *calls for monitoring cumulative impacts on water quality and the effectiveness of mitigation efforts and strive to exceed State and Federal requirements for quality and monitoring to enhance water quality in the area.*

Fiscal Impact.

There is a one-time capacity fee that would be collected prior to connection that would be determined by the fees established in the Municipal Code at the time of application. The ongoing fiscal impact thereafter are the wastewater usage fees paid to the Town. The fee amounts are set forth in Title 13 of the Jackson Municipal Code. New capacity fees from the 2020–21 Rate Study were approved by Council in January and are effective July 1, 2021.

When additional services are connected to the Town's sewer systems, there is a cumulative impact to the Town's operation and maintenance costs for the wastewater collection and treatment systems and reductions in the Town systems' remaining capacities.

USER RATES

When a master meter property is connected to the Town system(s), the utility is charged a single base rate and usage rate. These rates cover all costs to operate and maintain the system(s) and are charged monthly as a fixed fee (base rate) and based on the volumes of wastewater collected (usage rate). These are the charges customers see on their sewer bills.

Staff Impact.

Step 1: Staff time during Step 1 has been approximately 30 hours between Public Works, Planning, Legal and Administration staff.

Step 2: Drafting and Consideration of Connection and Use Agreements for Sewer Services will each have the following impacts.

- CUA Sewer Drafting: 10-20 Hours for each Administration, Legal, and Public Works, for a total of 30-60 hours.
- CUA Finalization and Staff Reports: 8-16 Hours for each Administration, Legal, and Public Works for a total of 24 to 48 hours.

Step 3: Connection Permits for a system can take 8-24 hours and each individual connection and additional 4-8 hours.

In addition, staff notes that when additional services are connected to the Town's systems, there is a cumulative impact to the Town's operation and maintenance personnel for water supply, treatment, and distribution and the wastewater collection and treatment systems.

Furthermore, staff notes that these requests for service outside the corporate limits of the Town are time intensive, including significant time to review, draft, execute and maintain.

The impact to the Town of providing wastewater service to the Applicant at this time is minimal but contributes to the cumulative impact to Public Works staff who maintain the sewer systems, the Finance Department that handles the billing, and to the Wastewater Treatment Plant capacity as the Town continues to connect more customers both within and outside of Town limits.

Attachments or Links.

The Applicant's application and supporting documents.

- Existing Permit documents are included as separate files due to their size.

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

I move to 1) approve Flat Creek Inn and Elk Refuge Inn's request for sewer collection and treatment services subject to the conditions of approval set forth in this staff report and 2) direct staff to draft a Sewer Service Connection and Use Agreement for Flat Creek Inn and Elk Refuge Inn and present the Agreement to Council for consideration at a future Council Meeting.



Department of Environmental Quality

*To protect, conserve and enhance the quality of Wyoming's
environment for the benefit of current and future generations.*



Matthew H. Mead, Governor

Todd Parfitt, Director

July 3, 2013

Leon Nelson
1409 N. 400 W
American Fork, UT 84003

RE: Flat Creek Motel
Final Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Nelson:

Attached please find one copy of the Class V septic system permit for the facility referenced above. This permit requires annual inspection and periodic pumping of the septic tanks, semi-annual sampling of the downgradient monitoring wells (MW-119 and MW-120) and a one-time baseline sample of the upgradient supply well (P76783W). The corresponding report forms can be filled out using our on-line webform (Monitor Reports Link), or you may have the lab submit them using 'Report Data Loader' link at the following site: <http://gem.wqd.apps.deq.wyoming.gov>.

For your convenience, the Wyoming Department of Environmental Quality (WDEQ) has printed the inspection forms and enclosed them in this mailing, you may use the paper forms to report your inspection and monitoring activities to WDEQ. Please use the exact well names used in your permit when reporting data to avoid any miscommunications.

The underground injection control program was promulgated to prevent serious problems caused by direct discharges to the groundwater. Those problems included groundwater pollution leading to contamination in domestic water wells and serious health effects caused by exposures to toxic substances and water borne pathogens. Your cooperation with our program is sincerely appreciated.

If you have any questions please do not hesitate to contact me at the below referenced phone number or email.

Sincerely,

Carol McAdams, GIT
Wyoming Department of Environmental Quality
Water Quality Division
(307) 777-2960
carol.mcadams@wyo.gov
CMc/rm/13-0610

Enclosure: Final Permit #13-119
Monitoring Report Forms
cc: John Passehl, WDEQ



STATE OF WYOMING
DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND INJECTION CONTROL PERMIT ISSUED UNDER
WYOMING WATER QUALITY RULES AND REGULATIONS
CHAPTER 16

CLASS V INJECTION WELL

() New
() Modified
(X) Renewal

Permit Number: **13-119**
Facility Number: WYS-039-033
State Subclass: 5E3

In compliance with the Wyoming Environmental Quality act (W.S. 35-11-101 through 1104, specifically 301(a)(i) through 301 (a)(iv), Laws 1973, Ch. 250, Section 1) and Wyoming Water Quality Rules and Regulations, Chapter 16.

Applicant: Flat Creek Motel
1935 N Hwy 89
Jackson, WY 83002

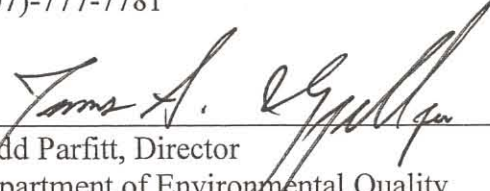
Flat Creek Motel, hereafter referred to as the permittee, is authorized to operate the septic system located in the NE¼ of the NW¼ of Section 22, Township 41 North, Range 116 West, of the 6th Principal Meridian, Teton County, WY. The permittee is allowed to operate the facility according to the procedures and conditions of application **13-119**, and requirements and other conditions of this permit.

This permit shall become effective on the date of issuance and is valid for ten (10) years.



Kevin Frederick, Administrator
Water Quality Division
Herschler Building, 122 West 25th Street
Cheyenne, WY 82002
(307)-777-7781

7-4-13
Date



Todd Parfitt, Director
Department of Environmental Quality
Herschler Building, 122 West 25th Street
Cheyenne, WY 82002

7/6/13
Date

CMc/rm/13-0610

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A. Discharge Zone

This injection facility (sanitary leachfield) is authorized to inject 4,500 gallons per day average and 7,500 gallons per day maximum. The primary treated wastewater is injected into the unconfined alluvial aquifer. Depth to groundwater in the vicinity of the leachfield is approximately ten (10) feet, based on test borings dug near the points of injection.

B. Well and Area of Review

The injection well authorized by this permit is located as follows:

NE¼ of the NW ¼ of Section 22, Township 41 North, Range 116 West, of the 6th Principal Meridian, Teton County

The Area of Review is defined as a circular area of 360 acres with the injection facility located near its center.

The Area of Review is based upon the following information:

Table 1 (Area of Review Inputs)

Description	Inputs	Units
Permit Duration	10	Years
Porosity	20	Percent
Maximum Injection Rate	7,500	GPD
Thickness of Receiver	10	Feet
Area of Review	360	Acres
Hydraulic Conductivity	8	Feet/Day

C. Groundwater Classification

The groundwater in the alluvial aquifer beneath the permittee's property is classified as Class I by quality according to Wyoming Water Quality Rules and Regulations, Chapter 8, Table I. This classification is made because the groundwater in this formation is currently being used for domestic purposes at nearby points of withdrawal.

Groundwater of Class I shall not be degraded to make it unusable as a source of water for this purpose. An aquifer that contains less than 10,000 mg/L total dissolved solids (and is not exempted) can be considered an underground source of drinking water.

D. Authorized Operations

The operator is authorized to inject at a pressure of no more than atmospheric pressure as measured at the leach field. This pressure is controlled by gravity drainage and is not required to be monitored. The permittee is authorized to inject a maximum of 7,500 gallons per day. The wastewater is produced from a 75-room motel, and a gas station. A proposed future sandwich shop and employee housing may be added to the system at a future time, and the above rate is inclusive of those additional sewage flows. The wastewater is injected into the unconfined alluvial aquifer. The wastewater is described as primary treated domestic sewage from a septic tank.

If additional sewage flows are added beyond those identified in the permit application, the leach field and/or treatment system may need to be enlarged in which case the permittee must submit a revised application and receive a new permit prior to modification of the leach field or treatment system.

E. Hazardous Waste

This permit does not allow for the injection of any hazardous waste as defined in 40 CFR 261.3 and in Wyoming Solid Waste Management Rules and Regulations, Chapter 2. Injection of any substance defined as a hazardous waste, whether hazardous by listing or by characteristic is a violation of this permit.

F. Proper Operation and Maintenance

The permittee shall take all reasonable steps to minimize or correct any adverse impact on the environment resulting from noncompliance with this permit. The permittee shall operate and maintain all facilities and systems of treatment and control which are installed or used by the permittee to achieve compliance with the conditions of the permit. Proper operation and maintenance includes: effective performance, adequate funding, operator staffing and training, and laboratory and process controls, including appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems only when necessary to achieve compliance with the conditions of this permit. The injection wells covered by this permit shall meet all construction requirements outlined in Wyoming Water Quality Rules and Regulations, Chapters 11, 16 and 25.

The permittee is required to operate in accordance with statements, representations and procedures presented in the complete permit application and supporting documents as accepted and approved by the Administrator. Any modifications which will result in a violation of permit conditions shall be reported by submission of a new or amended permit application and shall not be implemented until a new or modified permit has been issued. Injection into a well may not begin until construction is complete and the permit is approved.

G. Entry and Inspection

The permittee shall allow the Administrator (upon presentation of credentials and during normal working hours) to enter the premises where a regulated facility is located, or where records are kept under the conditions of this permit and inspect and photograph the discharge and related facilities, review and copy reports and records required by this permit, collect fluid samples for analysis, measure and record water levels, and perform any other function authorized by law or regulation.

H. Environmental Monitoring Program for Groundwaters of the State

General Requirements:

1. Samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity. A groundwater sample is considered representative of the aquifer being monitored when the well has been purged to remove stagnant water prior to collection of a sample for laboratory analysis. Purging can be considered complete when a sufficient volume of water has been removed from the well and stabilization of select groundwater parameters

has been achieved. It is important to record the circumstances surrounding each sample collection event at your facility. These records can help resolve analytical discrepancies. One or both purging methods below shall be used prior to sample collection:

a. Purge by Volume Method

Removal of a *minimum* of three casing volumes of water from the well should be completed prior to collecting a groundwater sample. Minimum purge volume can be calculated by the following equation:

$$\text{Minimum Purge Volume} = 3 * ((\text{Total Well Depth in feet} - \text{Depth to Water in feet}) * \text{Well Capacity})$$

Where Well Capacity (gallons per foot) is based on well diameter:

2 inch well = 0.163	6 inch well = 1.47
4 inch well = 0.653	8 inch well = 2.61

b. Stabilization of Parameters Method

Purging of groundwater until select field parameters have stabilized can be used to demonstrate that a representative sample was collected. Field parameters measured during purging should include at a minimum temperature, pH, and specific conductance. Field parameters should be measured after removal of every half casing volume of water.

$$\text{Half Casing Volume} = 0.5 * ((\text{Total Well Depth in feet} - \text{Depth to Water in feet}) * \text{Well Capacity})$$

Where Well Capacity (gallons per foot) is based on well diameter:

2 inch well = 0.163	6 inch well = 1.47
4 inch well = 0.653	8 inch well = 2.61

A minimum of six (6) parameter measurements should be collected. If field parameters have not stabilized between the last three readings, purging and parameter measurement should continue until stabilization has been achieved. Stabilization can be demonstrated by a variance of no more than +/- 10% for temperature and specific conductance, and +/- 0.2 standard units for pH.

2. The permittee shall retain records of all monitoring information including all calibration and maintenance records, copies of the reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least three (3) years from the date of the sample measurement, report, or application. This period may be extended by request of the Administrator at any time.
3. The permittee shall use electronic data deliverable (EDD) reporting when required by the Administrator.
4. Records of monitoring information shall include:
 - a. The date, exact place, and time of sampling or measurements;

- b. The initials or name(s) of the individual(s) who performed the sampling or measurements;
 - c. The date(s) analyses were performed;
 - d. The time(s) analyses were initiated;
 - e. The initials or name(s) of the individual(s) who performed the analyses;
 - f. References and written procedures for the analytical techniques or methods used;
 - g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results.
5. Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
6. The permittee shall retain all records concerning the nature and composition of injected fluids until five (5) years after completion of any specified plugging and abandonment procedures. The administrator may require the owner/operator to deliver the records to the administrator at the conclusion of the retention period.
7. The permittee shall report any noncompliance which may endanger health or the environment within twenty-four (24) hours from the time the operator becomes aware of the circumstances. The report should include:
 - a. Any monitoring or other information which indicates that any contaminant may cause an endangerment to a usable groundwater of the state;
 - b. Any noncompliance with a permit condition or malfunction of the discharge (injection) system which may cause fluid migration into or between usable ground waters of the state;
 - c. A written submission shall be provided within five (5) days of the time the operator becomes aware of the circumstances. This written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.
8. The permittee shall report all instances of noncompliance not reported otherwise, at the time monitoring reports are submitted.
9. The monitoring reports shall be submitted on forms provided by the Department. Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of this permit shall be submitted no later than forty-five (45) days following each schedule date.
10. The permittee's supply well (P76783W) which is upgradient of the leachfields, shall be sampled once to obtain baseline data. The parameters to be analyzed will be Nitrate, Ammonia as N, Chloride, pH and Total Coliform.

I. Requirements for Monitoring Groundwaters of the State

The groundwater in the receiving formation shall be sampled and the following parameters analyzed according to the schedule identified in **Table 2**. The following parameters shall be analyzed semi-annually and reported annually:

Table 2 (Annual Groundwater Monitoring Schedule)

WELL NAME OR NUMBER	SAMPLING SCHEDULE	PARAMETER ANALYZED	EPA METHOD	STANDARD METHOD	PERMIT LIMIT or UCL*	HOLD TIME & TEMPERATURE
MW-119 and MW-120 Monitor wells, downgradient of leachfield	Semi-Annually (January-June and July-December)	Ammonia as N	350.1	SM 4500-NH3	0.50 mg/L	28 days / 4° C
		Nitrate-Nitrite as N	300.0; 353.1; 353.2; or 353.3	4500-NO3 or 4110	10 mg/L	28 days / 4° C
		Chloride	300.0; 300.1; or 353.2	4110 B, 4140 B, or 4500-Cl	250 mg/L	28 days / no specified temperature
		pH (standard units; s.u.)	150.1 or 150.2	4500-H+B	6.5-8.5 s.u.	measure as soon as possible.
		Depth to static water level		Steel tape	N/A	N/A
Septic Tanks ¹	Monthly	Total volume	Flow meter reading		7,500 gpd	N/A
	Annually	Sludge depth in tanks (ft)	Visual		2 feet	N/A

NOTES:

* All applicable chemical concentrations in this permit are expressed as total (not dissolved) in mg/L unless otherwise noted.

¹ The septic tanks serving the Flat Creek Motel are to be inspected, at a minimum, annually and must be pumped as necessary based on sludge depth at bottom of the septic tank, and at least once every five (5) years. A copy of the invoice for pumping the tanks is to be included with the annual report. Sludge depth is not to exceed 24 inches in the septic tanks.

All annual reports are to be reported within forty-five (45) days of the last day of each year (February 15th).

The above upper control limits (UCL) cannot be exceeded in any sample. Exceedance of these values is a violation of this permit and shall require notification under Section K of this permit. If the UCL is exceeded in a sample, additional monitoring wells may be required to determine whether groundwater has been impacted and to delineate the nature and extent of any contamination resulting from operation of the permitted facility.

J. Test Procedures

All samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity. All samples taken shall include a trip blank of distilled water for each sampling date and a duplicate sample at least once per year. All required analyses shall be conducted in compliance with Wyoming Water Quality Rules and Regulations, Chapter 8, Section 7.

K. Records and Reports

The permittee shall furnish to the Administrator within a specified time any information which the Administrator may request relating to the operation of the facility, including copies of records required to be kept by this permit. The permittee shall retain copies of all records and reports required by this permit for a period of three (3) years following permanent well abandonment. After that time, those records shall be delivered to the Administrator for disposal or archive at his discretion. Confirmed noncompliance resulting in the migration of injected fluid into any zone outside the permitted receiver shall be reported to the Administrator within twenty-four (24) hours, and a written submission (via certified mail) shall be provided within five (5) days of the time the permittee becomes aware of the excursion. The written submission shall contain: a description of the noncompliance; the period of noncompliance, including exact dates and times, and if the noncompliance has not been controlled, the anticipated time it is expected to continue; and a list of the steps taken or planned to reduce, eliminate, and prevent the recurrence of the noncompliance. Confirmed noncompliance not already reported under this section shall be reported at the time monitoring reports are submitted. The reports shall contain the same information as required by the paragraph above. The permittee shall notify the Administrator thirty (30) days in advance of any planned alteration, conversion, or abandonment of the well covered by this permit.

L. Permit Actions

This permit is authorized for a period of ten (10) years. If the permittee wishes to continue injection after the expiration date of this permit he shall apply to the Administrator and obtain a new permit. The application should be submitted at least 180 days before the expiration date of this permit. Under this permit, the Department may consider injection after the expiration date a violation of the permit.

It shall not be a defense for the permittee in an enforcement action that it would be necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of the permit. The filing of a request by the permittee, or at the instigation of the Administrator, for permit modification, revocation, termination, or notification of planned changes or anticipated noncompliance shall not stay any condition of this permit.

After notice and opportunity for a hearing, a permit may be modified, suspended or revoked in whole or part during its term for cause which includes, but is not limited to any of the following:

1. Violation of this permit; or
2. Obtaining a permit by misrepresentation of facts in the application.

This permit will be reviewed at least once every five (5) years, and may be reviewed more frequently. A permit may be modified at any time as may be required, including for conformity with changes in regulations or standards which occur after the permit was issued. A permit may be modified in whole or part in order to apply more or less stringent standards; or prohibitions for toxic or other substances present in the permittees discharge as may be ordered by the Environmental Quality Council.

M. Abandonment

General Requirements:

1. The permittee shall notify the administrator at least thirty (30) days prior to abandonment of the facility.
2. An abandonment report, detailing the compliance with abandonment procedures outlined in the original application for coverage under this permit, or describing any deviations from the original plan, shall be submitted as soon as practicable after abandonment. The abandonment shall include reclamation of the well site.
3. Injection wells covered by this permit shall be abandoned in accordance with Wyoming Water Quality Rules and Regulations, Chapter 16, Section 12.

N. Duties of the Permittee

The permittee shall give advance notice to the Administrator as soon as possible of any planned physical alteration or additions, other than authorized operation and maintenance, to the permitted facility and receive authorization prior to implementing the proposed alteration or addition. The permittee shall furnish the Administrator within a reasonable time any information which the Administrator may request to determine whether cause exists for modifying, revoking, or reissuing, or terminating this permit, or to determine compliance with this permit; and to furnish to the Administrator upon request, copies of records required to be kept by this permit. Any modification which may result in a violation of a permit condition shall be reported to the Administrator, and any modification that will result in a violation of any permit conditions shall be reported to the Administrator through the submission of a new or amended permit application. The permittee shall report all instances where he becomes aware that he failed to submit any relevant facts in the permit application, or where he submitted incorrect information in a permit application or in any report to the Administrator, and shall promptly submit such facts or information.

If any cultural materials are discovered during construction, work in the area should halt immediately. The Administrator and the Wyoming State Historic Preservation Office shall be contacted (777-7697) and the materials shall be evaluated by an archaeologist or historian meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 22716, Sept. 1983).

O. Signatories Requirement

All reports filed in conjunction with this permit shall contain the following certification:

"I certify, under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel

properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

All reports required by this permit and other requested information shall be signed as follows:

For a corporation – by a principal executive officer of at least the level of vice-president;

For a partnership or sole proprietorship – by a general partner or the proprietor, respectively;

For a municipality, state, federal, or other public agency – by either a principal executive officer or ranking elected official; or

By a duly authorized representative for any of the above. A person is a duly authorized representative only if:

1. The authorization is made in writing by one of the prescribed principals;
2. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated facility or activity; and
3. The written authorization is submitted to the Administrator.

If an authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization must be submitted to the Administrator prior to or together with any reports or information, to be signed by the new authorized representative.

P. Noncompliance

The permittee shall comply with all conditions of the permit. Any permit noncompliance constitutes a violation of Wyoming Water Quality Rules and Regulations, Chapter 16 and is grounds for enforcement action, permit termination, revocation, or modification. Confirmed noncompliance resulting in an excursion shall be reported to the Administrator orally within twenty-four (24) hours, and a written submission shall be provided within five (5) days of the time the permittee becomes aware of the excursion. The written report shall contain the sections specified in Section K of this permit. Any permit noncompliance constitutes a violation of this permit.

The filing of any request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

Q. Permit Transfer

Any transfer of this permit shall be accomplished by the submission of the proper forms for permit transfer to the Administrator. Transfer of this permit must first be approved by the Administrator and the Director. No transfer shall be approved unless the proposed permittee

agrees to bring any and all noncompliance issues into compliance with this permit. The permittee is alone responsible for the operation of the facility covered by this permit. Sale of the facility and subsequent operation of this facility by another is a violation of this permit unless a transfer of this permit has first been accomplished.

R. Property Rights

This permit does not convey any property rights of any sort or any exclusive privilege. This permit does not authorize injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.

S. Severability

Nothing in this permit shall be construed to preclude the institution of any legal action or to relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable state law or regulation.

-End of Permit-

ARTS. PARKS. HISTORY.

Wyoming State Parks & Cultural Resources

State Historic Preservation Office
2301 Central Ave., Barrett Bldg. 3rd Floor
Cheyenne, WY 82002
307-777-7697
FAX: 307-777-6421
<http://wyoshpo.state.wy.us>

RECEIVED
JUN 20 2013

Jun 19, 2013

Carol McAdams
Wyoming Department of Environmental Quality
Water Quality Division
Herschler Building
122 West 25th Street
Cheyenne, WY 82002

re: Flat Creek Motel Draft Permit 13-119, Class V Septic System Renewal (SHPO File # 0613BAB006)

Dear Ms McAdams:

Thank you for consulting with the Wyoming State Historic Preservation Office (SHPO) regarding the above referenced undertaking. We have reviewed the associated report and find the documentation meets the Secretary of the Interior's Standards for Archaeology and Historic Preservation (48 FR 44716-42). We concur with your finding that no historic properties, as defined in 36 CFR § 800.16(l)(1), will be affected by the undertaking as planned.

We recommend that the undertaking proceed in accordance with state and federal laws subject to the following stipulation:

If any cultural materials are discovered during construction, work in the area shall halt immediately, the federal agency must be contacted, and the materials evaluated by an archaeologist or historian meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 22716, Sept. 1983).

This letter should be retained in your files as documentation of a SHPO concurrence on your finding of no historic properties affected. Please refer to SHPO project #0613BAB006 on any future correspondence regarding this undertaking. If you have any questions, please contact me at 307-777-8594.

Sincerely,



Brian Beadles
Historic Preservation Specialist



Matthew H. Mead, Governor
Milward Simpson, Director

CASPER Star Tribune

Wyoming's News Source

P.O. Box 80 • Casper, WY 82602-0080 • (307) 266-0500

Notice of Proposed Wyoming Department of Environmental Quality (DEQ) Underground Injection Control (UIC) Permit

The Wyoming DEQ's UIC Program regulates certain discharges of pollutants into ground waters of the state. Operators of these discharges are required to receive coverage under a UIC permit. Prior to issuing permits, the UIC Program prepares a public notice to inform interested parties of proposed permits. During the thirty (30) day public comment period any interested person may submit written comments on the draft permit and may request a public hearing. Written comments should be addressed to John Passehl at the DEQ Cheyenne address listed below.

Any person may request in writing (prior to the end of the public comment period) that a public hearing be held. Requests should indicate the name and full mailing address of the individual requesting a hearing, the interest that individual has in the project, and the grounds for holding a public hearing. All written comments and requests received prior to 5:00 P.M. June 29, 2013 in the Cheyenne office will be considered. Comments submitted by email will not be considered.

The purpose of this notice is to inform the public that the UIC Program is proposing to renew Flat Creek Motel's UIC permit, #13-119. This permit proposes to authorize the injection of domestic sewage into the unconfined alluvial aquifer via four (4) leachfields. The permit applicant is Leon Nelson, PO Box 12710, Jackson, WY 83002. The facility is located in Section 22, Township 41, Range 116 West of the Sixth Principal Meridian, all in Teton County, Wyoming.

DEQ has prepared a supplemental on-line public notice that is available at the DEQ's website (<http://deq.state.wy.us/wqd/events/index.asp>). The website provides electronic access to a copy of the proposed permit. You may also obtain copies of the draft permit, statement of basis, the permit application, or additional information by contacting John Passehl, P.G., Wyoming Department of Environmental Quality, Water Quality Division, 122 West 25th Street, Cheyenne, WY 82002, 307-777-5623, john.passehl@wyo.gov.

Requests for a contested case hearing on a permit issuance, denial, revocation, termination, or other final department action appealable to the Council, must be made in writing to the chairman of the Environmental Quality Council and the DEQ Director at the address above and state the grounds for the request pursuant to the Wyoming Department of Environmental Quality Rules of Practice and Procedure. Published: May 31, 2013
Legal No: 964681

AFFIDAVIT OF PUBLICATION

STATE OF WYOMING)
COUNTY OF NATRONA)

I, the undersigned, being a person in the employ of the Casper Star-Tribune, a newspaper published in CASPER, NATRONA COUNTY, WYOMING, and knowing the facts herein set forth do so solemnly swear that a copy of the notice as per clipping attached was printed and published

daily

weekly

in the regular and entire issue of said newspaper, and not in any supplement thereof, for

1 consecutive days weeks

commencing with issue dated

May 31, 2013

ending with issue dated

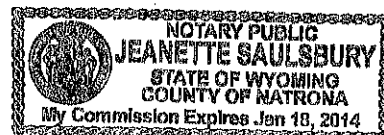
May 31, 2013

Signed

Subscribed in my presence and sworn to before me this

7th day of June 2013

Jeanette Saulsbury





Carol McAdams <carol.mcadams@wyo.gov>

Draft Permit 13-119

1 message

Rick Huber <rick.huber@wyo.gov>

Fri, May 31, 2013 at 1:03 PM

To: Carol McAdams <carol.mcadams@wyo.gov>

Carol,

The Department has no aquatic concerns pertaining to the Flat Creek Motel, Draft Permit 13-119, Class V Septic System Renewal, located in Teton County, Wyoming.

Thanks,

Rick

—

Rick Huber
Staff Aquatic Biologist
rick.huber@wyo.gov
307-777-4558

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

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AP
13-119

Cmc

Sent To
Flat Creek Motel - Nelson
Street, Apt. No.,
or PO Box No. PO Box 12710
City, State, ZIP+4 Jackson, WY 83002

PS Form 3800, August 2006

See Reverse for Instructions

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- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Flat Creek Motel
Attn: Leon Nelson
PO Box 12710
Jackson, WY
82002

COMPLETE THIS SECTION ON DELIVERY

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☒ Me *Anne Fackos*

☐ Agent

☐ Addressee

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Anne Fackos

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122 W. 25TH STREET
CHEYENNE, WY 82002





Matthew H. Mead, Governor

Department of Environmental Quality

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environment for the benefit of current and future generations.*



Todd Parfitt, Director

May 28, 2013

CERTIFIED

Flat Creek Motel
Attn: Leon Nelson
PO Box 12710
Jackson, WY 83002

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Nelson:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division
CMc/rm/13-0474

Enclosure: Draft Permit

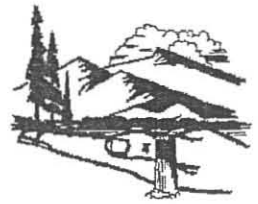




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Department of Environmental Quality

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Todd Parfitt, Director

May 28, 2013

Tom Kropatsch
Wyoming Oil and Gas Conservation Commission
P.O. Box 2640
Casper, WY 82602

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Kropatsch:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <http://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474

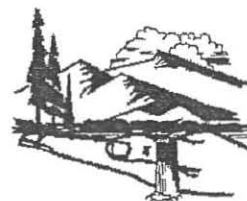




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Todd Parfitt, Director

May 28, 2013

Wendy Cheung
USEPA, Region VIII
1595 Wynkoop Street
Denver, Colorado 80202-1129

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Ms. Cheung:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307) 777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next forty-five (45) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474





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Todd Parfitt, Director

May 28, 2013

Rick Huber
Wyoming Game and Fish Department
5400 Bishop Blvd.
Cheyenne, WY 82002

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Huber:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474





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Todd Parfitt, Director

May 28, 2013

Shannon Anderson
Powder River Basin Resource Council
934 N. Main Street
Sheridan, WY 82801

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Ms. Anderson:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307) 777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474





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Todd Parfitt, Director

May 28, 2013

Lisa Lindemann
Wyoming State Engineer's Office
122 West 25th Street
Cheyenne, Wyoming 82002

RE: Flat Creek Motel
Draft Permit 13-119, Class V Septic System Renewal
Teton County, Wyoming

Dear Ms. Lindemann:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474

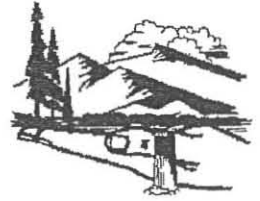




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Todd Parfitt, Director

May 28, 2013

Mary Hopkins
State Historic Preservation Office
2301 Central Avenue
Barrett Building, 3rd Floor
Cheyenne, WY 82002

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Ms. Hopkins:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division
CMc/rm/13-0474





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Todd Parfitt, Director

May 28, 2013

Mr. J. David Chase
Chief, Reservoir Management Group
Wyoming State Office
2987 Prospector Drive
Casper, Wyoming 82604

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Chase:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307) 777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474





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Department of Environmental Quality

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Todd Parfitt, Director

May 28, 2013

Mr. Larry Claypool
Deputy State Director, Minerals and Lands
BLM-WY State Office
5353 Yellowstone Road
Cheyenne, WY 82009

RE: Flat Creek Motel
Draft Permit 13-119, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Claypool:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division
CMc/rm/13-0474





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Todd Parfitt, Director

May 28, 2013

Jeff Daugherty, Planning Director
Teton County Administration Bldg, 2nd Floor
200 South Willow Street
Jackson, WY 83002

RE: Flat Creek Motel
Draft Permit **13-119**, Class V Septic System Renewal
Teton County, Wyoming

Dear Mr. Daugherty:

Flat Creek Motel has submitted an application to renew their existing septic system permit for the injection of domestic wastewater. Wastewater is injected into the alluvial aquifer located in Section 22, T41N, R116W, Teton County, Wyoming. The Wyoming Department of Environmental Quality (WDEQ) intends to issue an underground injection control permit for the facility.

The draft permit, public notice, and deadline for comments have been posted at <http://deq.state.wy.us/wqd/events/index.asp> for you and the public to review. Additional application material provided by the applicant is available on DEQ's GEM website at <https://gem.wqd.apps.deq.wyoming.gov/>.

If you have any questions, feel free to contact me at (307)777-2960 or carol.mcadams@wyo.gov. Comments should be submitted in writing to the UIC Program in the Water Quality Division within the next thirty (30) days.

Sincerely,

Carol McAdams, GIT
Geologist
Wyoming Department of Environmental Quality
Water Quality Division

CMc/rm/13-0474



STATE OF WYOMING
DEPARTMENT OF ENVIRONMENTAL QUALITY
UNDERGROUND INJECTION CONTROL PERMIT ISSUED UNDER
WYOMING WATER QUALITY RULES AND REGULATIONS
CHAPTER 16

CLASS V INJECTION WELL

() New
() Modified
(X) Renewal

Permit Number: **13-119**
Facility Number: WYS-039-033
State Subclass: 5E3

In compliance with the Wyoming Environmental Quality act (W.S. 35-11-101 through 1104, specifically 301(a)(i) through 301 (a)(iv), Laws 1973, Ch. 250, Section 1) and Wyoming Water Quality Rules and Regulations, Chapter 16.

Applicant: Flat Creek Motel
1935 N Hwy 89
Jackson, WY 83002

Flat Creek Motel, hereafter referred to as the permittee, is authorized to operate the septic system located in the NE¼ of the NW¼ of Section 22, Township 41 North, Range 116 West, of the 6th Principal Meridian, Teton County, WY. The permittee is allowed to operate the facility according to the procedures and conditions of application **13-119**, and requirements and other conditions of this permit.

This permit shall become effective on the date of issuance and is valid for ten (10) years.

Kevin Frederick, Administrator
Water Quality Division
Herschler Building, 122 West 25th Street
Cheyenne, WY 82002
(307)-777-7781

Date

Todd Parfitt, Director
Department of Environmental Quality
Herschler Building, 122 West 25th Street
Cheyenne, WY 82002

Date

CMc/rm/13-0474

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A. Discharge Zone

This injection facility (sanitary leachfield) is authorized to inject 4,500 gallons per day average and 7,500 gallons per day maximum. The primary treated wastewater is injected into the unconfined alluvial aquifer. Depth to groundwater in the vicinity of the leachfield is approximately ten (10) feet, based on test borings dug near the points of injection.

B. Well and Area of Review

The injection well authorized by this permit is located as follows:

NE¼ of the NW ¼ of Section 22, Township 41 North, Range 116 West, of the 6th Principal Meridian, Teton County

The Area of Review is defined as a circular area of 360 acres with the injection facility located near its center.

The Area of Review is based upon the following information:

Table 1 (Area of Review Inputs)

Description	Inputs	Units
Permit Duration	10	Years
Porosity	20	Percent
Maximum Injection Rate	7,500	GPD
Thickness of Receiver	10	Feet
Area of Review	360	Acres
Hydraulic Conductivity	8	Feet/Day

C. Groundwater Classification

The groundwater in the alluvial aquifer beneath the permittee's property is classified as Class I by quality according to Wyoming Water Quality Rules and Regulations, Chapter 8, Table I. This classification is made because the groundwater in this formation is currently being used for domestic purposes at nearby points of withdrawal.

Groundwater of Class I shall not be degraded to make it unusable as a source of water for this purpose. An aquifer that contains less than 10,000 mg/L total dissolved solids (and is not exempted) can be considered an underground source of drinking water.

D. Authorized Operations

The operator is authorized to inject at a pressure of no more than atmospheric pressure as measured at the leach field. This pressure is controlled by gravity drainage and is not required to be monitored. The permittee is authorized to inject a maximum of 7,500 gallons per day. The wastewater is produced from a 75-room motel, and a gas station. A proposed future sandwich shop and employee housing may be added to the system at a future time, and the above rate is inclusive of those additional sewage flows. The wastewater is injected into the unconfined alluvial aquifer. The wastewater is described as primary treated domestic sewage from a septic tank.

If additional sewage flows are added beyond those identified in the permit application, the leach field and/or treatment system may need to be enlarged in which case the permittee must submit a revised application and receive a new permit prior to modification of the leach field or treatment system.

E. Hazardous Waste

This permit does not allow for the injection of any hazardous waste as defined in 40 CFR 261.3 and in Wyoming Solid Waste Management Rules and Regulations, Chapter 2. Injection of any substance defined as a hazardous waste, whether hazardous by listing or by characteristic is a violation of this permit.

F. Proper Operation and Maintenance

The permittee shall take all reasonable steps to minimize or correct any adverse impact on the environment resulting from noncompliance with this permit. The permittee shall operate and maintain all facilities and systems of treatment and control which are installed or used by the permittee to achieve compliance with the conditions of the permit. Proper operation and maintenance includes: effective performance, adequate funding, operator staffing and training, and laboratory and process controls, including appropriate quality assurance procedures. This provision requires the operation of back-up or auxiliary facilities or similar systems only when necessary to achieve compliance with the conditions of this permit. The injection wells covered by this permit shall meet all construction requirements outlined in Wyoming Water Quality Rules and Regulations, Chapters 11, 16 and 25.

The permittee is required to operate in accordance with statements, representations and procedures presented in the complete permit application and supporting documents as accepted and approved by the Administrator. Any modifications which will result in a violation of permit conditions shall be reported by submission of a new or amended permit application and shall not be implemented until a new or modified permit has been issued. Injection into a well may not begin until construction is complete and the permit is approved.

G. Entry and Inspection

The permittee shall allow the Administrator (upon presentation of credentials and during normal working hours) to enter the premises where a regulated facility is located, or where records are kept under the conditions of this permit and inspect and photograph the discharge and related facilities, review and copy reports and records required by this permit, collect fluid samples for analysis, measure and record water levels, and perform any other function authorized by law or regulation.

H. Environmental Monitoring Program for Groundwaters of the State

General Requirements:

1. Samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity. A groundwater sample is considered representative of the aquifer being monitored when the well has been purged to remove stagnant water prior to collection of a sample for laboratory analysis. Purging can be considered complete when a sufficient volume of water has been removed from the well and stabilization of select groundwater parameters

has been achieved. It is important to record the circumstances surrounding each sample collection event at your facility. These records can help resolve analytical discrepancies. One or both purging methods below shall be used prior to sample collection:

a. Purge by Volume Method

Removal of a *minimum* of three casing volumes of water from the well should be completed prior to collecting a groundwater sample. Minimum purge volume can be calculated by the following equation:

$$\begin{aligned} & \text{Minimum Purge Volume} \\ &= 3 * ((\text{Total Well Depth in feet} - \text{Depth to Water in feet}) * \text{Well Capacity}) \\ & \text{Where Well Capacity (gallons per foot) is based on well diameter:} \\ & \quad \begin{array}{ll} 2 \text{ inch well} = 0.163 & 6 \text{ inch well} = 1.47 \\ 4 \text{ inch well} = 0.653 & 8 \text{ inch well} = 2.61 \end{array} \end{aligned}$$

b. Stabilization of Parameters Method

Purging of groundwater until select field parameters have stabilized can be used to demonstrate that a representative sample was collected. Field parameters measured during purging should include at a minimum temperature, pH, and specific conductance. Field parameters should be measured after removal of every half casing volume of water.

$$\begin{aligned} & \text{Half Casing Volume} \\ &= 0.5 * ((\text{Total Well Depth in feet} - \text{Depth to Water in feet}) * \text{Well Capacity}) \\ & \text{Where Well Capacity (gallons per foot) is based on well diameter:} \\ & \quad \begin{array}{ll} 2 \text{ inch well} = 0.163 & 6 \text{ inch well} = 1.47 \\ 4 \text{ inch well} = 0.653 & 8 \text{ inch well} = 2.61 \end{array} \end{aligned}$$

A minimum of six (6) parameter measurements should be collected. If field parameters have not stabilized between the last three readings, purging and parameter measurement should continue until stabilization has been achieved. Stabilization can be demonstrated by a variance of no more than +/- 10% for temperature and specific conductance, and +/- 0.2 standard units for pH.

2. The permittee shall retain records of all monitoring information including all calibration and maintenance records, copies of the reports required by this permit, and records of all data used to complete the application for this permit, for a period of at least three (3) years from the date of the sample measurement, report, or application. This period may be extended by request of the Administrator at any time.
3. The permittee shall use electronic data deliverable (EDD) reporting when required by the Administrator.
4. Records of monitoring information shall include:
 - a. The date, exact place, and time of sampling or measurements;

- b. The initials or name(s) of the individual(s) who performed the sampling or measurements;
 - c. The date(s) analyses were performed;
 - d. The time(s) analyses were initiated;
 - e. The initials or name(s) of the individual(s) who performed the analyses;
 - f. References and written procedures for the analytical techniques or methods used;
 - g. The results of such analyses, including the bench sheets, instrument readouts, computer disks or tapes, etc., used to determine these results.
5. Monitoring must be conducted according to test procedures approved under 40 CFR Part 136, unless other test procedures have been specified in this permit.
6. The permittee shall retain all records concerning the nature and composition of injected fluids until five (5) years after completion of any specified plugging and abandonment procedures. The administrator may require the owner/operator to deliver the records to the administrator at the conclusion of the retention period.
7. The permittee shall report any noncompliance which may endanger health or the environment within twenty-four (24) hours from the time the operator becomes aware of the circumstances. The report should include:
 - a. Any monitoring or other information which indicates that any contaminant may cause an endangerment to a usable groundwater of the state;
 - b. Any noncompliance with a permit condition or malfunction of the discharge (injection) system which may cause fluid migration into or between usable ground waters of the state;
 - c. A written submission shall be provided within five (5) days of the time the operator becomes aware of the circumstances. This written submission shall contain a description of the noncompliance and its cause; the period of noncompliance, including exact dates and times, and if the noncompliance has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent reoccurrence of the noncompliance.
8. The permittee shall report all instances of noncompliance not reported otherwise, at the time monitoring reports are submitted.
9. The monitoring reports shall be submitted on forms provided by the Department. Reports of compliance or noncompliance with, or any progress reports on, interim and final requirements contained in any compliance schedule of this permit shall be submitted no later than forty-five (45) days following each schedule date.
10. The permittee's supply well (P76783W) which is upgradient of the leachfields, shall be sampled once to obtain baseline data. The parameters to be analyzed will be all those listed in Wyoming Water Quality Rules and Regulations Chapter 8; Table I except for radionuclides.

I. Requirements for Monitoring Groundwaters of the State

The groundwater in the receiving formation shall be sampled and the following parameters analyzed according to the schedule identified in **Table 2**. The following parameters shall be analyzed semi-annually and reported annually:

Table 2 (Annual Groundwater Monitoring Schedule)

WELL NAME OR NUMBER	SAMPLING SCHEDULE	PARAMETER ANALYZED	EPA METHOD	STANDARD METHOD	PERMIT LIMIT or UCL*	HOLD TIME & TEMPERATURE
MW-119 and MW-120 Monitor wells, downgradient of leachfield	Semi-Annually (January-June and July-December)	Ammonia as N	350.1	SM 4500-NH3	0.50 mg/L	28 days / 4° C
		Nitrate-Nitrite as N	300.0; 353.1; 353.2; or 353.3	4500-NO3 or 4110	10 mg/L	28 days / 4° C
		Chloride	300.0; 300.1; or 353.2	4110 B, 4140 B, or 4500-Cl	250 mg/L	28 days / no specified temperature
		pH (standard units; s.u.)	150.1 or 150.2	4500-H+B	6.5-8.5 s.u.	measure as soon as possible.
		Depth to static water level		Steel tape	N/A	N/A
Septic Tanks ¹	Monthly	Total volume	Flow meter reading		7,500 gpd	N/A
	Annually	Sludge depth in tanks (ft)	Visual		2 feet	N/A

NOTES:

* All applicable chemical concentrations in this permit are expressed as total (not dissolved) in mg/L unless otherwise noted.

¹ The septic tanks serving the Flat Creek Motel are to be inspected, at a minimum, annually and must be pumped as necessary based on sludge depth at bottom of the septic tank, and at least once every five (5) years. A copy of the invoice for pumping the tanks is to be included with the annual report. Sludge depth is not to exceed 24 inches in the septic tanks.

All annual reports are to be reported within forty-five (45) days of the last day of each year (February 15th).

The above upper control limits (UCL) cannot be exceeded in any sample. Exceedance of these values is a violation of this permit and shall require notification under Section K of this permit. If the UCL is exceeded in a sample, additional monitoring wells may be required to determine whether groundwater has been impacted and to delineate the nature and extent of any contamination resulting from operation of the permitted facility.

J. Test Procedures

All samples and measurements taken for the purpose of monitoring shall be representative of the monitored activity. All samples taken shall include a trip blank of distilled water for each sampling date and a duplicate sample at least once per year. All required analyses shall be conducted in compliance with Wyoming Water Quality Rules and Regulations, Chapter 8, Section 7.

K. Records and Reports

The permittee shall furnish to the Administrator within a specified time any information which the Administrator may request relating to the operation of the facility, including copies of records required to be kept by this permit. The permittee shall retain copies of all records and reports required by this permit for a period of three (3) years following permanent well abandonment. After that time, those records shall be delivered to the Administrator for disposal or archive at his discretion. Confirmed noncompliance resulting in the migration of injected fluid into any zone outside the permitted receiver shall be reported to the Administrator within twenty-four (24) hours, and a written submission (via certified mail) shall be provided within five (5) days of the time the permittee becomes aware of the excursion. The written submission shall contain: a description of the noncompliance; the period of noncompliance, including exact dates and times, and if the noncompliance has not been controlled, the anticipated time it is expected to continue; and a list of the steps taken or planned to reduce, eliminate, and prevent the recurrence of the noncompliance. Confirmed noncompliance not already reported under this section shall be reported at the time monitoring reports are submitted. The reports shall contain the same information as required by the paragraph above. The permittee shall notify the Administrator thirty (30) days in advance of any planned alteration, conversion, or abandonment of the well covered by this permit.

L. Permit Actions

This permit is authorized for a period of ten (10) years. If the permittee wishes to continue injection after the expiration date of this permit he shall apply to the Administrator and obtain a new permit. The application should be submitted at least 180 days before the expiration date of this permit. Under this permit, the Department may consider injection after the expiration date a violation of the permit.

It shall not be a defense for the permittee in an enforcement action that it would be necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of the permit. The filing of a request by the permittee, or at the instigation of the Administrator, for permit modification, revocation, termination, or notification of planned changes or anticipated noncompliance shall not stay any condition of this permit.

After notice and opportunity for a hearing, a permit may be modified, suspended or revoked in whole or part during its term for cause which includes, but is not limited to any of the following:

1. Violation of this permit; or
2. Obtaining a permit by misrepresentation of facts in the application.

This permit will be reviewed at least once every five (5) years, and may be reviewed more frequently. A permit may be modified at any time as may be required, including for conformity with changes in regulations or standards which occur after the permit was issued. A permit may be modified in whole or part in order to apply more or less stringent standards; or prohibitions for toxic or other substances present in the permittees discharge as may be ordered by the Environmental Quality Council.

M. Abandonment

General Requirements:

1. The permittee shall notify the administrator at least thirty (30) days prior to abandonment of the facility.
2. An abandonment report, detailing the compliance with abandonment procedures outlined in the original application for coverage under this permit, or describing any deviations from the original plan, shall be submitted as soon as practicable after abandonment. The abandonment shall include reclamation of the well site.
3. Injection wells covered by this permit shall be abandoned in accordance with Wyoming Water Quality Rules and Regulations, Chapter 16, Section 12.

N. Duties of the Permittee

The permittee shall give advance notice to the Administrator as soon as possible of any planned physical alteration or additions, other than authorized operation and maintenance, to the permitted facility and receive authorization prior to implementing the proposed alteration or addition. The permittee shall furnish the Administrator within a reasonable time any information which the Administrator may request to determine whether cause exists for modifying, revoking, or reissuing, or terminating this permit, or to determine compliance with this permit; and to furnish to the Administrator upon request, copies of records required to be kept by this permit. Any modification which may result in a violation of a permit condition shall be reported to the Administrator, and any modification that will result in a violation of any permit conditions shall be reported to the Administrator through the submission of a new or amended permit application. The permittee shall report all instances where he becomes aware that he failed to submit any relevant facts in the permit application, or where he submitted incorrect information in a permit application or in any report to the Administrator, and shall promptly submit such facts or information.

If any cultural materials are discovered during construction, work in the area should halt immediately. The Administrator and the Wyoming State Historic Preservation Office shall be contacted (777-7697) and the materials shall be evaluated by an archaeologist or historian meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 22716, Sept. 1983).

O. Signatories Requirement

All reports filed in conjunction with this permit shall contain the following certification:

"I certify, under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel

properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

All reports required by this permit and other requested information shall be signed as follows:

For a corporation – by a principal executive officer of at least the level of vice-president;

For a partnership or sole proprietorship – by a general partner or the proprietor, respectively;

For a municipality, state, federal, or other public agency – by either a principal executive officer or ranking elected official; or

By a duly authorized representative for any of the above. A person is a duly authorized representative only if:

1. The authorization is made in writing by one of the prescribed principals;
2. The authorization specifies either an individual or position having responsibility for the overall operation of the regulated facility or activity; and
3. The written authorization is submitted to the Administrator.

If an authorization is no longer accurate because a different individual or position has responsibility for the overall operation of the facility, a new authorization must be submitted to the Administrator prior to or together with any reports or information, to be signed by the new authorized representative.

P. Noncompliance

The permittee shall comply with all conditions of the permit. Any permit noncompliance constitutes a violation of Wyoming Water Quality Rules and Regulations, Chapter 16 and is grounds for enforcement action, permit termination, revocation, or modification. Conformed noncompliance resulting in an excursion shall be reported to the Administrator orally within twenty-four (24) hours, and a written submission shall be provided within five (5) days of the time the permittee becomes aware of the excursion. The written report shall contain the sections specified in Section K of this permit. Any permit noncompliance constitutes a violation of this permit.

The filing of any request by the permittee for a permit modification, revocation and reissuance, or termination, or a notification of planned changes or anticipated noncompliance, does not stay any permit condition.

Q. Permit Transfer

Any transfer of this permit shall be accomplished by the submission of the proper forms for permit transfer to the Administrator. Transfer of this permit must first be approved by the Administrator and the Director. No transfer shall be approved unless the proposed permittee

agrees to bring any and all noncompliance issues into compliance with this permit. The permittee is alone responsible for the operation of the facility covered by this permit. Sale of the facility and subsequent operation of this facility by another is a violation of this permit unless a transfer of this permit has first been accomplished.

R. Property Rights

This permit does not convey any property rights of any sort or any exclusive privilege. This permit does not authorize injury to private property or any invasion of personal rights, nor any infringement of federal, state, or local laws or regulations.

S. Severability

Nothing in this permit shall be construed to preclude the institution of any legal action or to relieve the permittee from any responsibilities, liabilities, or penalties established pursuant to any applicable state law or regulation.

-End of Permit-

DRAFT

STATEMENT OF BASIS FOR A UIC PERMIT

I. General information.

- A. UIC Permit Number: **13-119**
- B. Facilities Covered: Flat Creek Motel
- C. Class of Facility: Class V (Wyoming Water Quality Rules and Regulations, Chapter 16)

II. Application reviewed for compliance with the following regulations. (Indicate yes or no for each section)

- | | | | | | |
|----|------------|-----|----|------------|-----|
| A. | Chapter 8 | Yes | C. | Chapter 13 | No |
| B. | Chapter 11 | Yes | D. | Chapter 16 | Yes |

III. Basis for issuing permit (Indicate yes or no for each section).

- A. Review of application package indicates proposed facility will be in compliance with applicable regulations identified in Section II.
Yes
- B. Permit based on deviation from applicable regulations in accordance with approved policy statement.
No

IV. Facilities not specifically covered by regulations. (Indicate the section number of the regulations and briefly summarize the regulation).

Not Applicable

V. Documentation of Statement of Basis.

- A. The archive file for this permit will include adequate documentation of all sections of this Statement of Basis.

VI. Applicant and Public Participation

- A. The applicant has been provided with a draft permit prior to the permit being issued.
- B. A Public Notice has been issued with a public notice period starting May 31st, 2013 and ending on June 29th, 2013 (30 day notice as required by Wyoming Water Quality Rules and Regulations, Chapter 16). This notice will be published in the Casper Star Tribune on or before the start of the public comment period.

CERTIFICATION

The issuance of this permit is based upon a review of the application package submitted in accordance with the requirements of Wyoming Water Quality Rules and Regulations, Chapter 16, Section 6. This review was performed by Carol McAdams, and was completed on May 17, 2013. Permit issuance is recommended based upon statements, representations, and procedures presented in the permit application and supporting documents, permit conditions, and the items identified in this "Statement of Basis".

STATE OF WYOMING PUBLIC NOTICE

THE PURPOSE OF THIS NOTICE IS TO INDICATE THE STATE OF WYOMING'S INTENTION TO ISSUE AN UNDERGROUND INJECTION CONTROL PERMIT AND TO CLASSIFY THE RECEIVING GROUNDWATER OF THE STATE IN THE VICINITY OF THE PERMITTED INJECTION UNDER THE WYOMING ENVIRONMENTAL QUALITY ACT (35-11-101 ET. SEQ. WYOMING STATUTES 1957, CUMULATIVE SUPPLEMENT 1973), AND DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY RULES AND REGULATIONS CHAPTERS 8, 11 AND 16. THIS PERMIT WILL ALLOW THE DISPOSAL OF AN AVERAGE OF 4,500 GALLONS PER DAY AND A MAXIMUM OF 7,500 GALLONS PER DAY OF WASTEWATER AND SEWAGE INTO FOUR (4) PROPOSED LEACHFIELDS.

PERMIT NUMBER: **13-119**; PERMITTEE NAME: Leon Nelson, PO Box 12710, Jackson, WY 83002; PHONE: (307) 733-5276; FACILITY NAME AND LOCATION: Flat Creek Motel, located in the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 22, Township 41 North, Range 116 West, of the 6th Principal Meridian, Teton County, Wyoming

The permit proposes to authorize the injection of an average of 4,500 gallons per day (gpd) and a maximum of 7,500 gpd of primary treated domestic waste into four (4) new leachfields. The leachfields would receive domestic waste from seventy-five (75) motel rooms, a gas station, future sandwich shop, and employee housing. The primary treated wastewater is injected into the unconfined alluvial aquifer east of the Motel and west of Hwy 89. The groundwater is approximately ten (10) feet below ground surface at the injection location.

The groundwater in the alluvial aquifer is classified as Class I according to Wyoming Water Quality Rules and Regulations, Chapter 8. This classification is made because the groundwater in the immediate vicinity is being used for domestic purposes at multiple points of withdrawal.

The proposed permit requires that the permittee monitor the injection and submit periodic reports. Monitoring is designed to show that there will not be a groundwater standards violation as a result of this injection. Underground Injection Control regulations require that each permitted injection well be reviewed thoroughly at least every five (5) years in addition to the normal annual review.

Other tentative determinations have been made by the State of Wyoming relative to conditions to be imposed on the permit. These conditions will assure that useable water of the State will be protected and applicable provisions of State statutes and regulations will be followed.

PUBLIC COMMENTS on the proposed permit and the proposed groundwater classification should be submitted in writing and addressed to: John Passehl, Wyoming Department of Environmental Quality, Water Quality Division, Herschler Building, 4th Floor West, 122 West 25th Street, Cheyenne, Wyoming 82002; or by FAX to (307) 777-7610. Comments submitted by email *will not* be considered. All written comments received prior to 5:00 P.M, June 29th, 2013 in the Cheyenne office will be considered.

Any person may request in writing (prior to the end of the public comment period) that a public

hearing be held. Requests should indicate the name and full mailing address of the individual requesting a hearing, the interest that individual has in the project, and the grounds for holding a public hearing.

If a hearing is not warranted, the final permit will be issued at the end of the public comment period.

Public Notice **13-119**

Publish on or before May 31st, 2013 in the (The Casper Star Tribune)



17 May 2013

James Brough
Wyoming Department of Environmental Quality, Water Quality Division
510 Meadowview Drive
Lander, Wyoming 82520
via email: james.brough@wyo.gov

RE: Flat Creek Motel
UIC Permit Application, Bed Sizing Clarification
JA Project No. 04066.01

Dear James,

There are two main components to the sizing of the Presby system; bed size and pipe length. Bed size is governed by the soils ability to accept the effluent and the pipe length is governed by the treatment capacity of the Presby pipes (AES – Advanced Enviro-Septic). In response to your questions concerning the bed sizing of the proposed system, Jorgensen Associates (JA) offers the following response:

Loading Rates & Presby Sand Bed Sizing:

Jorgensen Associates determined a peak sewage discharge flow for the motel operations of 7500 gpd. The discharge was determined from several sources including actual water meter readings, a survey of other similar motels, and DEQ standard values. Presby determined an effective discharge of 6800 gpd was appropriate because of the source of information and the uses on the site. This flow was divided into 4 beds = 1,700 gpd/bed. Most of the motel laundry is done off site, kitchens are not provided in the rooms, and food service is limited to convenience store type items. In addition the sewage strength is likely closer to residential strength rather than commercial strength.

At an assumed percolation rate of 15 mpi the Presby soil loading rate (SLR) is 1.05 gpd/sf. Each bed was sized to provide at least 1,619 sf of sand bed area. Referencing Table A on page 8 of the Wyoming DEQ approved Presby Design manual, loading rates reflect a 50% bed size reduction. The receiving material is located 8-10 ft. below ground surface and a percolation test was not possible. Once our layout was completed the perc rate was back calculated to check the reasonableness of the Presby with a result of 1.16 gpd/sf at 7500 gpd. This equates to a perc rate of 12 mpi. Since the perc rate was assumed for the receiving soils and the typical pit run perc rate is assumed at 10 mpi, we concluded that a perc rate of 12 mpi was reasonable and within the Presby limitations for this system. This soil loading rate is very close to the DEQ 1.04 gpd/sf found in Chapter 11 for 15mpi soil.

The sand bed size below the 12-inch pipe for each bed is 6 in. deep by 17 ft. wide by 96 ft. long per field for an area 1,632 sf/bed provided. The minimum sand bed size above the 12 in pipe is 6 in. deep by 14 ft. wide by 96 ft. long. The sand above the pipe is cover over the pipe to protect it and will likely be 17 ft. wide for constructability.

Presby Pipe Length (total):

A hydraulic loading rate for the Presby pipe of 2 gpd/ft. is typically used for commercial applications. The 1,700 gpd/bed equates to a required 850 ft of pipe per bed for a total of 3,400 lf. of Presby pipe. Each bed is arranged with 9 rows of pipe with 9 pieces of 10 ft. long pipe per row. The couplings add additional length for a total row length of 95 ft. 855 lf. of pipe is provided in each bed for a total of 3,420 lf of AES. There are three sets of 3 rows in each bed. Each set of 3 is connected in series and the three sets in each bed are connected in parallel. Minimum row spacing is 1.5 ft. center to center. The total dimensions of pipe per bed are 14 ft. wide by 95 ft. long.

The Presby sizing was checked with the loading rate for the JA discharge volume. The design of this system has an effective loading rate of 2.28 gpd/lf using 7500 gpd discharge volume. Presby allows only 3 pipe rows in series and only 9 pipe connected length-wise. To add an additional partial row in width or an additional partial bed for length was impractical. This design approach and loading rate was verified with Presby as described in their attached letter. The typical residential AES loading rate is 3 gpd/lf.

Liquid Capacity:

The liquid capacity per linear ft. of Presby pipe is a minor design consideration since the pipe is perforated throughout its length and draining at all times. If the pipe were solid and not draining the storage volume is 3.56 gal/LF or 3,044 gal. per bed for a total volume of 12,175 gal.

Max Depth for Beds:

The maximum depth below ground surface for the bottom of the Presby sand beds is 6 ft. This will not be exceeded for any of the beds regardless of groundwater elevation. If groundwater elevations are found to be higher, then the bed elevation will be raised.

As we discussed on site, if any changes in conditions are encountered during construction we will notify DEQ and make the proper modifications to the design. If you should have any further questions or concerns, please do not hesitate to contact me. Thank you for your input and suggestions and we look forward to seeing the UIC draft permit soon.

Regards,
JORGENSEN ASSOCIATES, P.C.



Thomas Kirsten, P.E.
Project Manager



Presby Environmental, Inc.

The Next Generation of Wastewater Treatment Technology

143 Airport Rd., Whitefield, NH 03598

Tel: 800-473-5298 Fax: 603-837-9864

info@presbyeco.com

www.PresbyEnvironmental.com

Hi Jim,

This letter is in response to the information that you submitted to me yesterday 2May13 regarding the Flat Creek Motel project in Jackson WY.

The drainfield design is four AES beds composed of 9 rows at 95 ft each for 855 ft per bed. This equates to 3,420 ft of AES total. Current rating is 1,710 gpd/bed at 2.0 gpd/LF of AES and the desire is to rate it for a peak flow of 7,500 gpd. The latter equates to 2.28 gpd/LF of AES.

The following is a profile of the Flat Creek Motel project:

- 25 rooms in each building for a total of 75 rooms at 100 gpd/room design
- 80% occupancy for the months of June/July to September, drops to 10% October and November, back up to 20% for December, then down again to 10% for January to April and stays at about 20% until the end of May.
- Laundry is outsourced and there are no commercial kitchen or restaurant sources that would contribute to the daily flow.
- Volume per dose delivered to each bed is 1,375 gal.
- Alternating flow to beds is controlled seasonally by manual valve manipulation.

Our view is that at 100 gpd/room, no laundry facility and no restaurant or serious kitchen waste stream, the 2.28 gpd/LF of AES is well within hydraulic capacity and within the BOD loading guideline of 0.3 lbs per 70 ft. As long as the soils at the site have the capacity to move the treated water away, 7,500 gpd is well within Presby capacity of the existing bed design.

Two things to look at in the above information, dosing must be limited to 855 gal. per dose and an automatic sequencing valve would probably work well instead of manual switching control. (Krain)

Let me know if you need anything else on this project.

Sean

Sean McGuigan,

Research and Development

Presby Environmental, Inc.

Presby Plastics, Inc.

143 Airport Road
Whitefield, NH 03598

(T) [800-473-5298](tel:800-473-5298)

sean.mcguigan@presbyeco.com

BEFORE THE
DEPARTMENT OF ENVIRONMENTAL QUALITY
STATE OF WYOMING

**IN THE MATTER OF THE NOTICE OF
VIOLATION & ORDER ISSUED TO:**

**Mr. Leo Nelson
Flat Creek Motel
1409 North 400 West
American Fork, UT 84003**

DOCKET NUMBER 3565-04

NOTICE OF CLOSURE

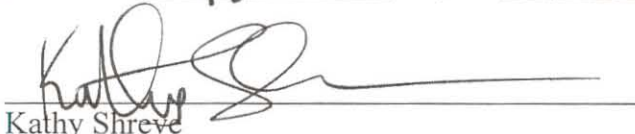
The Department of Environmental Quality (DEQ), Water Quality Division (WQD) issued Notice of Violation and Order (NOVO) **Docket Number 3565-04** on April 22, 2004 to Flat Creek Motel (FCM). The NOVO alleged that FCM had failed to meet groundwater standards and permit limits for ammonia at the monitoring wells associated with Underground Injection Control (UIC) permit UIC 00-069 (Facility Number WYS-039-033). Failure to meet groundwater standards and permit limits is a violation of the Wyoming Environmental Quality Act (Act) and applicable Wyoming Water Quality Rules and Regulations (WWQRR).

This Notice of Closure is being issued for the following reasons:

- Since the time the original NOVO was issued in 2004, this facility's ownership has changed. The new owner, Mr. Leo Nelson, was informed of the outstanding compliance issues at FCM in October of 2012.
- Mr. Nelson has indicated, and UIC Program staff agree, that bringing this facility into compliance will likely require considerable time, expense, and effort, and that Mr. Nelson should be allowed time to investigate potential means to achieve compliance at this facility. A Letter of Violation (LOV) has been issued for this facility (November 1, 2012) which contains a schedule of expected actions on the part of Mr. Nelson. Mr. Nelson has agreed to abide by the conditions of the November 1, 2012 LOV. Mr. Nelson has also been informed that failure to make progress in addressing the compliance issues at FCM as described in the November 1, 2012 LOV may result in additional enforcement actions being taken at FCM.
- Due to the untimely and sudden death of UIC Program staff member Pete Vogel, who was originally assigned to this case, this matter was not pursued in a timely manner by UIC Program staff.

The DEQ looks forward to working with FCM in a proactive manner and is available to discuss compliance issues or concerns regarding DEQ requirements.

Dated this 15 day of May, 2013.


Kathy Shreve
Environmental Program Principal
UIC Program
Water Quality Division
Wyoming DEQ
KS/rm/13-0449

cc: David Gwisdalla, 8ENF-W-NP, EPA Region 8 (PDF)
Kevin Frederick ► Kathy Shreve (PDF)
IPS (for scanning) ► Docket **3565-04**
Keith Guille, DEQ Public Information Officer
Environmental Quality Council

Entered Into Database



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Matthew H. Mead, Governor

Todd Parfitt, Director

May 14, 2013

CERTIFIED

Mr. Leon Nelson
1409 North 400 West
American Fork, UT 84003

RE: Letter of Compliance, Underground Injection Control (UIC) Program Facility Number WYS-039-033, Flat Creek Motel's Septic System

Dear Mr. Nelson:

The Department of Environmental Quality, Water Quality Division (WDEQ) issued a Letter of Violation (LOV) to Flat Creek Motel for the facilities referenced above on November 1, 2012. The LOV described a lack of a current UIC permit and ammonia concentrations at several monitoring wells that were above the limits established in this facility's permit that resulted in violations of the Wyoming Environmental Quality Act (Act), the Wyoming Water Quality Rules and Regulations (WWQRR), and respective permit conditions. According to your communications with our office, Flat Creek Motel is in the process of installing a new septic system that should address the high ammonia concentrations noted in the monitoring wells. Should ammonia testing once the new septic system is fully installed and operational reveal that there are still issues with high ammonia concentrations at this facility, additional analysis to determine the cause of the high ammonia concentrations may be required by the WDEQ.

This letter hereby serves as notification that Flat Creek Motel has complied with the November 1, 2012 LOV. The Department of Environmental Quality considers the November 1, 2012 LOV to be resolved. Please file a copy of this letter with your UIC permit materials.

Should you have any questions or comments concerning this matter, please contact me at the phone or email listed below.

Sincerely,

Kathy Shreve
Environmental Program Principal
Wyoming Department of Environmental Quality
Water Quality Division
(307) 777-6682
kathy.shreve@wyo.gov

KS/rm/13-0447

cc: John Passehl

Entered Into Database





James Brough
Wyoming Department of Environmental Quality, Water Quality Division
510 Meadowview Drive
Lander, Wyoming 82520
via email: james.brough@wyo.gov

RE: Flat Creek Motel
UIC Permit Application, Response to Comments
JA Project No. 04066.01

Dear Mr. Brough,

Thank you for meeting with us at the Flat Creek Motel. It is always helpful to see the context of a project and get a sense of the setting. In response to your email comments from 19 April 2013 Jorgensen Associates (JA) offers the following response:

1. *The design report indicated a design flow of 7,500 gpd. The Presby package indicated a design flow of 7,000 gpd. Please verify the size of the proposed drainfields.*

Presby has provided us with a document confirming the sizing of the Presby system is in accordance with the flows expected from the site (attached). In their letter they have suggested the use of an automatic sequencing valve to alternate flows between the beds. We will be looking at this option and will include it in the design if practical. We have included a cut sheet from one type of valve that may be used.

2. *The design report that previous UIC permit required sampling for Ammonia, Nitrate, and Phenol. We concurred that testing for fecal coliform or E. coli would be more appropriate than testing for phenol.*

Flat Creek Motel will comply with the monitoring requirements contained in the permit.

3. *On sheet C1.5, it shows a submerged effluent pump placed on a 4-inch concrete block with low liquid level at 10 inches above the bottom of the tank. Since the previous tank is fitted with an effluent filter and since the effluent pump is capable of handling 3/4 solids. I commented that the 4-inch block is probably not necessary for this Presby installation.*

The block below the pump has been removed. In addition, the Presby design team has determined our maximum dosing volume to be 855 gallons. We have adjusted the float settings to reflect these changes.

4. *You mentioned that you would provide the calculations for the lift pump.*

Pump operating parameters for the are attached.

5. *The plans were not clear as to the depth of the proposed drainfield. The Presby report indicates that the pipe burial depth will be 6.5 to 7.5 feet from the ground surface to the top of the AES pipe. I expressed concern about deep burial.*

At a minimum the bottom of the sand bed will be located 4 feet above the measured high groundwater elevation. Recent test pits indicate the groundwater elevation is approximately 10 feet below ground surface. The bottom of the sand bed will then be located at 6 feet below ground surface or 4 feet above high groundwater. The Presby design manual allows for 2 feet of separation between groundwater and the bottom of the sand bed. In our design we have taken a more conservative approach by maintaining the typical 4 foot separation to the bottom of the sand bed which is 0.5 feet below the discharge pipe.

6. *A 1999 geotechnical reported provide depth to groundwater measurements that were collected in September and October of 1999 which would not reflect the seasonal high groundwater level. The seasonal high groundwater level needs to be correctly identified, especially if the design is for a relatively deep drainfield.*

Test pits were dug on 29 April of this year and groundwater elevations were measured. While this may not be the absolute high groundwater the 4 feet of separation between the bottom of the sand bed and the measured groundwater allows for some variation. The test pit logs are attached for your review.

As we discussed on site the other day if any changes in conditions are encountered during construction we will notify DEQ and make the proper modifications to the design.

If you should have any further questions or concerns, please do not hesitate to contact me. Thank you for your input and suggestions and we look forward to seeing the UIC draft permit soon.

Regards,
JORGENSEN ASSOCIATES, P.C.



Thomas Kirsten, P.E.
Project Manager

Presby Environmental, INC

DEQ Response Letter



Presby Environmental, Inc.

The Next Generation of Wastewater Treatment Technology

143 Airport Rd., Whitefield, NH 03598
Tel: 800-473-5298 Fax: 603-837-9864
info@presbyeco.com
www.PresbyEnvironmental.com

Hi Jim,

This letter is in response to the information that you submitted to me yesterday 2May13 regarding the Flat Creek Motel project in Jackson WY.

The drainfield design is four AES beds composed of 9 rows at 95 ft each for 855 ft per bed. This equates to 3,420 ft of AES total. Current rating is 1,710 gpd/bed at 2.0 gpd/LF of AES and the desire is to rate it for a peak flow of 7,500 gpd. The latter equates to 2.28 gpd/LF of AES.

The following is a profile of the Flat Creek Motel project:

- 25 rooms in each building for a total of 75 rooms at 100 gpd/room design
- 80% occupancy for the months of June/July to September, drops to 10% October and November, back up to 20% for December, then down again to 10% for January to April and stays at about 20% until the end of May.
- Laundry is outsourced and there are no commercial kitchen or restaurant sources that would contribute to the daily flow.
- Volume per dose delivered to each bed is 1,375 gal.
- Alternating flow to beds is controlled seasonally by manual valve manipulation.

Our view is that at 100 gpd/room, no laundry facility and no restaurant or serious kitchen waste stream, the 2.28 gpd/LF of AES is well within hydraulic capacity and within the BOD loading guideline of 0.3 lbs per 70 ft. As long as the soils at the site have the capacity to move the treated water away, 7,500 gpd is well within Presby capacity of the existing bed design.

Two things to look at in the above information, dosing must be limited to 855 gal. per dose and an automatic sequencing valve would probably work well instead of manual switching control. (Krain)

Let me know if you need anything else on this project.

Sean

Sean McGuigan,
Research and Development

Presby Environmental, Inc.
Presby Plastics, Inc.
143 Airport Road
Whitefield, NH 03598
(T) [800-473-5298](tel:800-473-5298)
sean.mcguigan@presbyeco.com



K-RAIN 6000

DISTRIBUTING VALVES

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FEATURES/BENEFITS

- **2 Year Trade Warranty-** Factory support up to two years after purchase.
- **Metal Die-Cast Body-** Durable, long lasting, and capable of high pressure applications.
- **Available in 4 and 6 Outlet Models-** Can quickly and easily change from two to six watering zones.
- **Simplicity of Design-** Valves are easily maintained and serviced for long product life.
- **Operates at 15 GPM at Pressures of 25-150 PSI-** Ideal for pump-fed systems or high-flow city water systems.
- **Built-in Atmospheric Vacuum Breaker-** Releases any vacuum created between the pump and the valve on shut down.

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K-RAIN MODEL 6000: DISTRIBUTING VALVE

The 6000 line of distributing valves offers exceptional reliability and durability even under the dirtiest water conditions.

With a metal die-cast body, the 6000 valves are capable of high pressure applications and are recommended to be used on pump fed systems or high-flow city water systems. The 6000 is also ideal for onsite wastewater and effluent water applications.

The 6000 valve is available in 4 or 6 outlet models that are cammed for 2 to 6 zone operation. With only one moving part (the stem and disc assembly), the valve is easily serviced and maintained.

The valve requires 15 GPM to operate and works at pressures from 25 to 150 PSI.

The distributing valve shall carry a two-year trade warranty against manufacturing defects.

HOW TO SPECIFY



MODELS

4 Outlet Models

6402	Cammed for 2 Zone Operation
6403	Cammed for 3 Zone Operation
6404	Cammed for 4 Zone Operation

6 Outlet Models

6605	Cammed for 5 Zone Operation
6606	Cammed for 6 Zone Operation

Other Options: Add to Part Number
RCW Reclaimed Water Use

SPECIFICATIONS

- Construction:
Valve Top/Housing: Die Cast Metal
Valve Outlets: High Strength ABS Polymer
- Flow Range: 15-150 GPM
- Pressure Rating: 25 - 150 PSI
- Pressure Loss:
4 Outlet Valve

Flow (GPM)	20	40	60	80	100
PSI Loss	2.5	3.5	5.0	7.5	10.0

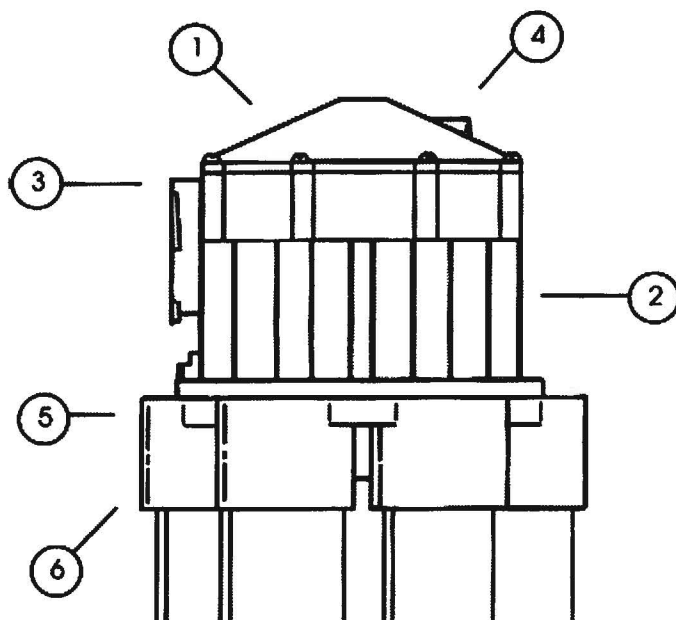
6 Outlet Valve

Flow (GPM)	20	40	60	80	100
PSI Loss	3.0	4.0	6.0	9.0	11.0
- Inlet: Threaded 1-1/2" NPT Connection
- Outlets: Slip and Glue Connections to 1-1/2" PVC Pipe
- Built-in Atmospheric Vacuum Breaker
- Dimensions: Height: 7"
Width: 8"



IRRIGATION SOLUTIONS WORLDWIDE™

K-Rain Manufacturing Corp.
1640 Australian Avenue
Riviera Beach, FL 33404 USA
PH: 1-561-844-1002 FAX: 1-561-842-9493
1-800-735-7246
EMAIL: krain@k-rain.com
WEB: <http://www.k-rain.com>

HYDROTEK® 6000**VALVE FUNCTIONS**

1. Valve Top: A high strength metal die cast top which is secured to the valve body by eight stainless steel screws.

2. Valve Body: A high strength metal die cast housing.

3. Inlet: Female 1 ½" NPT inlet for connection to water source.

4. Vacuum Breaker Port: Used to prevent back-siphon of water to source.

5. Valve Bottom: High strength ABS plastic bottom which is secured to valve body with 6 stainless steel screws.

6. Outlets: Allows for slip and glue connection to 1 ½" PVC pipe.

CAM REPLACEMENT INSTRUCTIONS

Replacement cams are available to increase or decrease the number of outlets to be used on the HYDROTEK® 6000 Series Valve

6400 Series four outlet valves have interchangeable cams for two, three or four zone operation.

6600 series six outlet valves have interchangeable cams for five or six zone operation.

To replace cam, first remove valve top by removing eight valve top retaining screws. Remove two cam retaining screws which hold cam on the underside of the valve

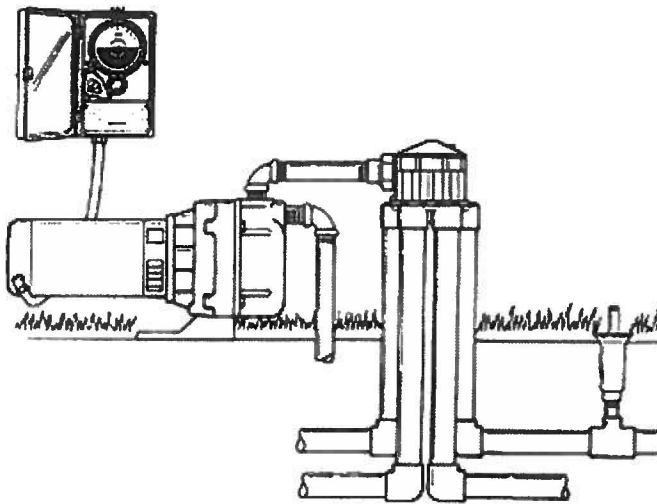
top.

Insert replacement cam into valve top, ensuring that the wide notch on cam is aligned with notch on valve top, and secure with two cam retaining screws.

Replace top, ensuring body seal is in place.

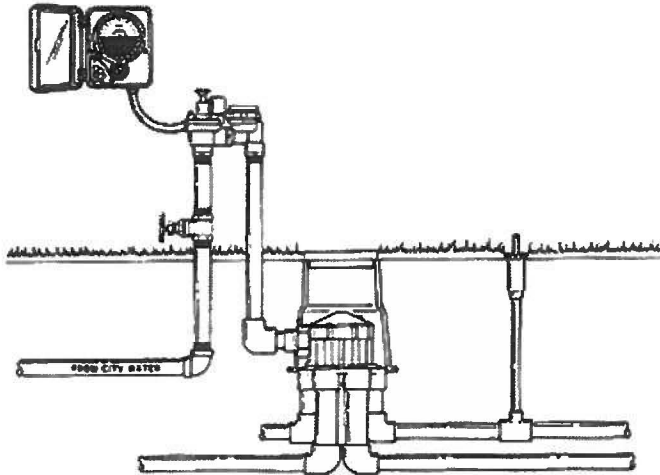
VALVE APPLICATIONS

Pump Fed application



For direct pump - fed installations, the HYDROTEK® 6000 Series Valve is directly connected to the discharge side of the pump and is cycled from one zone to the next by turning the pump off and on . Install the valve as close to the pump as possible and ensure suction line to the pump has a proper check valve installed and all joints are completely sealed.

In-line Valve Application



For high flow city water supplied installations using an in-line valve, ensure the HYDROTEK® Valve is installed as close to the in-line valve as possible. The 6000 Series Valve may be mounted below ground in a valve box (do not direct bury). Ensure backflow prevention is in compliance with local codes.

VALVE INSTALLATION

Prior to installation of HYDROTEK® 6000 Series Valve, make sure that the system is designed using adequate pipe sizes and control valves to ensure maximum performance of the valve.

For installation with large terrain elevations, or applications with high lift requirements such as overhead systems in greenhouses, the valve should be installed at the highest point in the system, or check-valves should be installed near the valve in the elevated lines to prevent the back-flow of water from the higher locations to the lower zones.

When connecting the lines to the valve outlets, ensure that the correct cam is installed. See diagram for proper zone hookup of outlets.

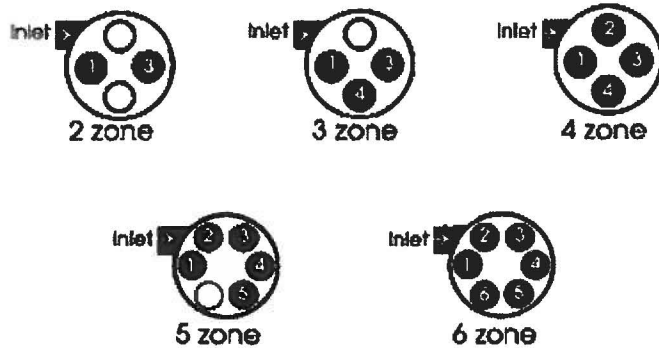
Do NOT turn the valve upside down when gluing the lines into the valve outlets. Glue may run down into the valve and interfere with valve operation. Allow glue to dry for at least two hours before operating or testing the valve. For best results, use a multi-purpose glue which is compatible with ABS plastic.

To seal off any unused outlets, install a piece of PVC pipe at least six inches in length to the outlet and cap the pipe. This will allow additional zones to be added easily at a later time. Make sure proper cam is installed for number of zones to be used.

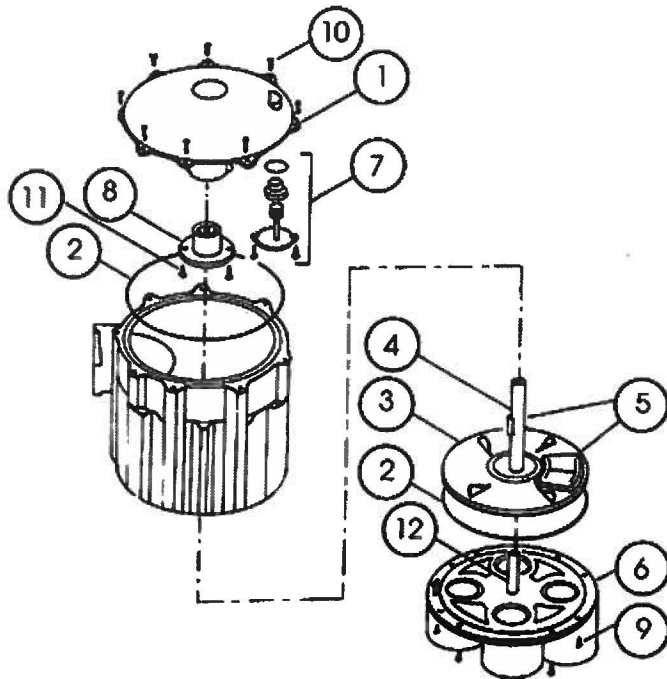
In regions of the country where winter temperatures may cause damage to exterior pipes, the HYDROTEK® 6000 Series Valve should be winterized. To protect the control valve and other irrigation components from damage, the entire system should be drained or cleared using compressed air. Contact your K-Rain dealer for information on the winterization requirements in your area.

Active Zone Diagram

Black dots indicate active outlets for cam being used



HYDROTEK® 6000 VALVE PARTS



1	4 Outlet valve top 6 Outlet valve top	8002804 8002806
2	Valve body seal	8600000
3	Rubber flap disk	8003000
4	Stem with .032 spring Stem with .028 spring	8004002 8004003
5	Stem/disk assy.with .032 spring Stem/disk assy.with .028 spring	8003050 8003051

6	4 Outlet valve bottom 6 Outlet valve bottom	8002704 8002706
7	Vacuum breaker assy.	8005001
8	Two zone, 4 outlet cam Three zone, 4 outlet cam Four zone, 4 outlet cam Five zone, 6 outlet cam Six zone, 6 outlet cam	8002902 8002903 8002904 8002905 8002906
9	Valve bottom screws (6) (10-24 x3/4 Phil Pan SS)	8004410
10	Valve top screws (8) (10-24 x5/8 Slit.phst SS)	8004412
11	Cam retaining screws (2) (6 x1/2 Phil Pan SS)	8004414
12	Valve bottom S.S Pin (1/4" dia.)	8600001

TROUBLESHOOTING

1. Problem: Valve Does Not Change or Cycle to Next Zone or Outlet

Cause: Debris or foreign objects preventing proper movement of stem and disk assembly.

Solution: Remove valve top and check for foreign objects. Clean build-up from walls of valve as necessary.

Solution: Check for freedom of movement of stem and disk assembly up and down over the center pin in bottom of valve. Scale deposits may build up on the pin and hold stem and disk assembly down. Clean pin and again check for freedom of movement.

Cause: Disk may have expanded and is rubbing against inside walls of body.

Solution: Replace disk and clean build-up from walls of valve as necessary.

Cause: Restriction of flow causing pressure in valve to build up, preventing valve from cycling.

Solution: Be sure that all operating outlets are not capped and that the flow to operating zones is not restricted in any manner.

Solution: The backflow of water from uphill lines may be preventing the valve from cycling properly. This can happen when the valve is placed too far below an elevated irrigation line. If the valve cannot be placed close to the high point of the system, a check valve should be installed near the valve in the outlet line that runs uphill from the valve.

2. Problem: Water Comes Out of all the Valve Outlets

Cause: Stem and disk assembly not seating properly on valve outlet.

Solution: Check for sufficient water flow . A minimum of 15 GPM is required to properly seat the disk.

Solution: Remove the valve top and clean the inside walls as necessary to ensure that nothing is interfering with the up and down movement of the stem and disk assembly inside the valve.

Solution: Make sure that the operating outlets are not capped and that the flow to the operating zones is not restricted in any manner.

Solution: Replace disk if necessary.

Cause: Too many sprinkler heads on a zone will cause insufficient pressure for disk to seat firmly over valve outlet.

Solution: Reduce the number of heads on the zone to obtain the proper sprinkler operating pressure.

3. Problem: Valve Skips Outlets or Zones.

Cause: For a pump installation, the pump may be losing its prime, causing the water flow to surge. This will cause the valve to cycle quickly several times, skipping one or more zones. Verify that the flow to the valve is constant by turning ON after having been OFF for at least 15 minutes. The flow should be steady and uninterrupted.

Solution: Seal any pump suction line leaks.

Solution: Replace or install suction line check valve to prevent pump from losing its prime.

Cause: The stem and disk assembly is being advanced past the desired outlet.

Solution: Ensure that the correct cam for the desired number of zones is installed and that the outlet lines are installed to the correct outlet ports of the valve.

TECHNICAL INFORMATION

Valve Top and Body Construction:	Die Cast Metal
Valve Bottom Construction:	ABS High Strength Plastic
Flow Range:	15-100 G.P.M
Inlet:	Threaded 1 1/2" NPT
Outlets:	Allows for 1 1/2" PVC pipe slip and glue connection

FLOW AND PRESSURE LOSS CHARACTERISTICS

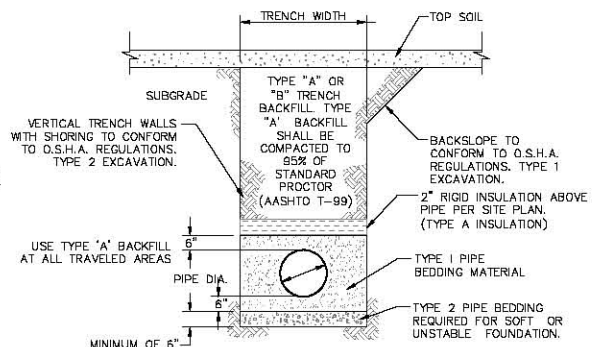
6400 Series 4 Outlet Valve

FLOW (GPM)	15	20	30	40	50	60	70	80	90	100	110	120	130	140	150
PSI LOSS	2.0	2.5	3.0	3.5	4.0	5.0	6.0	7.5	9.0	10.0	10.5	11.0	12.0	12.5	13.0

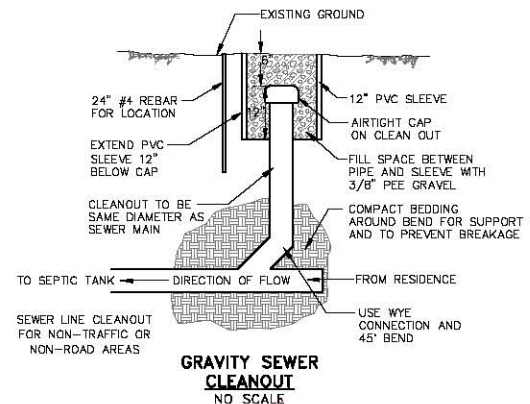
6600 Series 6 Outlet Valve

FLOW (GPM)	15	20	30	40	50	60	70	80	90	100	110	120	130	140	150
PSI LOSS	2.0	3.0	3.5	4.0	5.0	6.0	7.5	9.0	10.0	11.0	11.5	12.0	12.5	13.0	14.0

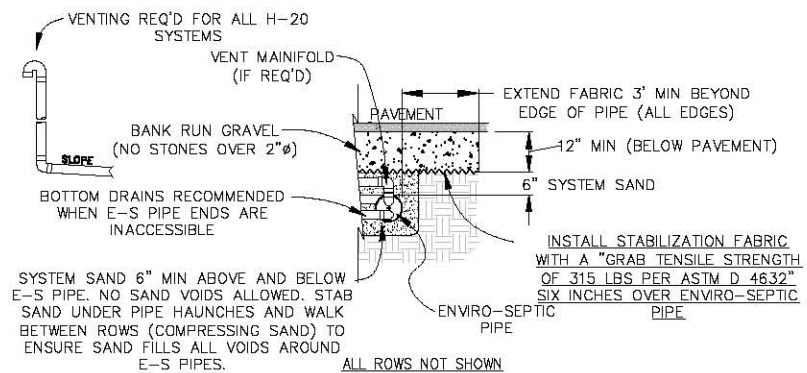
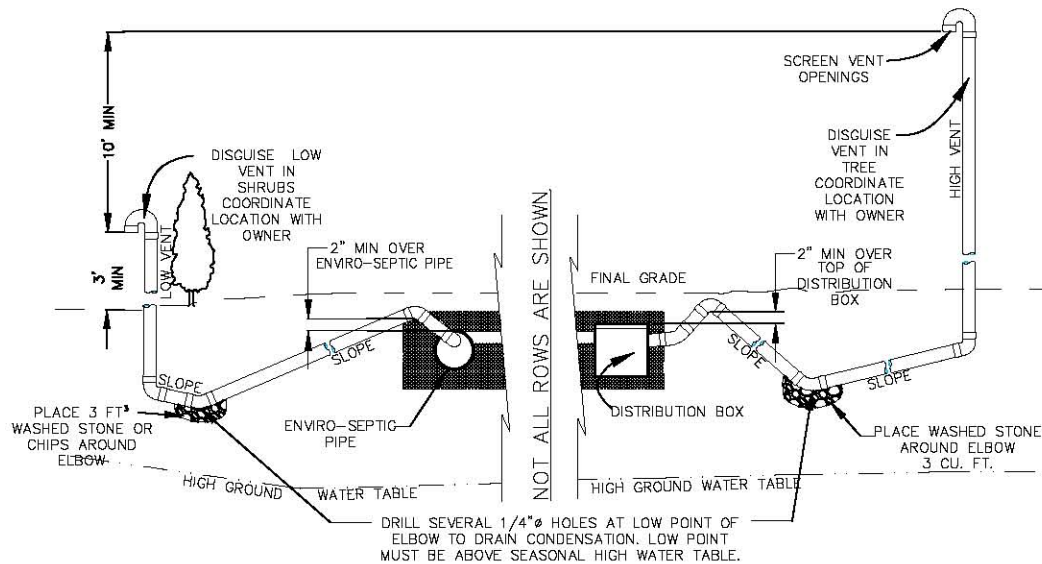
Revised Pump Profile



3-SIDED INSULATION DETAIL
NO SCALE



- | | | | | | | | |
|---|---|----|---|----|--|----|--|
| 1 | 2" x 3" ADAPTER AND 3" CHECK VALVE | 7 | PRECAST CONCRETE PUMP CHAMBER, 1500 GALLON, "AMCOR" TRAFFIC RATED (OR EQUIVALENT) WITH NO CENTER BAFFLE. | 14 | 3" 160 PSI IPS HDPE PRESSURE PIPE DISCHARGE TO DISPERSION BOX. INSULATE AND SLOPE BACK TO TANK TO DRAIN | 22 | UNDERGROUND CABLES FOR PUMP AND ALARM (TYPE UF SUITABLE FOR DIRECT BURY). MINIMUM BURY DEPTH: 30 INCHES. NO DIRECT BURIAL SPLICES ALLOWED. USE CONDUIT IF LESS THAN 30 INCHES DEEP. PROVIDE SEPARATE CABLE (AND A SEPARATE CIRCUIT) FOR ALARM. DETERMINE WIRE SIZE ON THE BASIS OF DISTANCE AND PUMP SIZE. |
| 2 | 3" TEE TO CONNECT DISCHARGE LINES FROM TWO PUMPS | 8 | 30" CONCRETE RISER WITH D+L A-1180 RING AND COVER | 15 | 7-HOLE TUFF TITE D-BOX WITH FLOW EQUALIZER. INSULATE ALL D-BOX LIDS. | 24 | TEE WITH SCREW OFF CAP |
| 3 | ENVIRO-SEPTIC PIPE | 9 | 4" BIOTUBE EFFLUENT FILTER TO BE INSTALLED AT OUTLET OF EACH TERMINAL SEPTIC TANK. DRENCO FTPS 1254-38 OR APPROVED EQUAL. EXTEND TEE HANDLE FOR EASY ACCESS TO ALLOW FOR CLEANING. | 17 | DUPLEX PUMP MOTOR DISCONNECT CONTROL PANEL/ALARM BOX IN WEATHER PROOF ENCLOSURE WITH AUDIBLE ALARM AND ALARM LIGHT FROM VISIBLE LOCATION. MOUNT IN LOCATION CLEARLY VISIBLE FROM PUMP CHAMBER. PROVIDE HOA SWITCH FOR EACH PUMP, RUN TIME CLOCKS, CYCLE COUNTERS, AND PUMP 1/PUMP 2/ ALTERNATE SWITCH FOR DUPLEX PUMP OPERATION. | 27 | IN HIGH GROUNDWATER CONDITIONS CONTRACTOR SHALL FILL TANK WITH WATER PRIOR TO DISCONTINUING DEWATERING OPERATIONS TO PREVENT TANK FROM FLOATING |
| 4 | SNAP ON PVC FLOAT HANGER WITH HANDLE. ANCHOR TO RISER SECTION. | 11 | (2) SUBMERSIBLE EFFLUENT PUMP.
MANUFACTURER: GOULDS HORSEPOWER: 1/3 HP
MODEL: WE03L DISCHARGE SIZE: 2 INCH DIA.
70 GPM @10 FT VOLTAGE: 115 VOLT SINGLE PHASE | 18 | SCHEDULE 40 GALVANIZED STEEL RIGID CONDUIT IN AND OUT OF DISCONNECT SWITCH. NO JUNCTIONS ALLOWED IN TANK. | 29 | ELECTRICAL GROUND BOX FOR WIRE SPLICES. USE CONDUIT FROM GROUND BOX TO TANK. DUCK SEAL OUTLET CONDUIT TO PANEL. |
| 5 | USE BITUMINOUS MASTIC SEALER (RAMNEK) AT ALL TANK JOINTS. GROUT FROM INSIDE AND OUTSIDE OF TANK PRIOR TO BACKFILLING. USE EXTERIOR JOINT WRAP WHERE HIGH GROUNDWATER IS EXPECTED. | 12 | 1/2" WEEP HOLE DRILLED IN BOTTOM OF ELBOW TO ALLOW EFFLUENT TO DRAIN BACK AFTER PUMPING CYCLE. | 19 | PROVIDE EXTRA CABLE TO ALLOW REMOVAL OF PUMP WITHOUT DISCONNECTING WIRING. (NO SPLICES WITHIN DOSING TANK) | | |
| 6 | 4" SCHEDULE 40 PVC PIPE FROM SEPTIC TANK TO PUMP CHAMBER AT S=0.015 FT./FT. MINIMUM GRADE. | 13 | SCHEDULE 40 PLASTIC UNION COUPLING TO DISCONNECT AND REMOVE PUMP ASSEMBLY. | 20 | SEALED MERCURY FLOAT SWITCHES WITH SUBMERSIBLE CABLE. PROVIDE SEPARATE FLOAT SWITCH FOR OFF, LEAD ON, ALARM, LAG ON. FASTEN TO FLOAT HANGER PIPE WITH STAINLESS STEEL CLAMPS OR PLASTIC ZIP-TIES. | | |



NOTE:
THE ONLY SOIL COMPACTION THAT SHOULD TAKE PLACE IS AT THE POINT OF PREPARATION FOR PAVEMENT.

ENVIRO-SEPTIC DETAIL FOR
WHEEL LOADING
(DO NOT SCALE)

REMOTE VENTING
DETAIL-PG 30 OF THE
PRESBY MANUAL
NO SCALE

SECTION DETAIL FOR
H-20 WHEEL LOADING
NO SCALE

PLAN VERSION	DATE	DRAFTER	APPROVED
130Q	05/26/2013	SP	TK
130Q	06/06/2013	SP	TK

SHEET TITLE:
FLAT CREEK MOTEL
WASTEWATER PROFILE
PRESBY SYSTEM

PROJECT TITLE:
FLAT CREEK MOTEL
1935 N. HWY 89
JACKSON, WYOMING

IDEQ SUBMITTAL

JORGENSEN ASSOCIATES, P.C.

 500 N. CENTRAL AVE., SUITE 200 • P.O. BOX 9550
 P.O. BOX 9550, 278 EAST STIMPSON AVE., JACKSON, WYOMING 83002
 (307) 733-5150 FAX (307) 733-5187
 E-mail: jag@jorgensenassociates.com

PROJECT NUMBER
04066.01

SHEET
C1.5

Pumping Calculations

JORGENSEN ASSOCIATES, P.C.

Wastewater System Design

Project No.: 04066

**Flat Creek Motel
Wastewater Plan****Residential Data:**

	Building 1	Building 2	Building 3
Number of bedrooms (Each room has 2 double beds)	25	25	25
Number of bathrooms	25.0	25.0	25.0
Living Space (ft. ²)	5,742	5,240	5,140
Flow/Bedroom - gal./day (per Wyoming Department of Environmental Quality, Chapter 11. 80 gpd per double bed)	100	100	100
Septic Tank Size - gal.	3,000	3,000	3,000

Design Flows:

	Main, Guest, and Homestead Residence
Maximum Daily Flow - gal./day (Daily flow determined from all three entities)	7500.0
Estimated Average Daily Flow - gal./day	3750.0

Percolation Rate Data From	Determined from Maxim Technologies INC in Sept.27, 1999		15	min./inch
Absorption System Loading Rate (per Wyoming DEQ Rules & Reg, Fig 7)			0.53	gal./ft ² /day

Leachfield Area Provided:

	Total Presby AES System
Minimum Area Req'd:	7075 ft ²

Presby AES System

Number of Beds	4 Beds
Number of Rows/Beds	9.0 Rows/Bed
Row Spacing	1.50 ft center-to-center pipe spacing
Sand Area Required	1619.00 sq. ft.
Sand Bed Length	96.0 ft.
¹ Force Main Diameter	3.0 in.

Pipe Volumes: (Force Main & Mainfold-Distribution Network)

Unit 1	
Total Presby Volume	12175.00 gal. (3.56 gal/LF of Presby Tube)
² Force Main Dry Volume	9.74 ft. ³
Force Main Wet Volume	72.83 gal.
Total Volume Distribution System	12247.83 gal.

JORGENSEN ASSOCIATES, P.C.

Wastewater System Design

Project No.: 04066

**Flat Creek Motel
Wastewater Plan****Dosing Tank Volumes:**

Dosing Tank Volume	1500	gal.
Maximum Liquid Level Depth In Dosing Tank	60	inches

Minimum Volumes in Dosing Tank (gallons)

Bottom & Off	Off& On Lead Pump	On & Alarm	Alarm & Lag Pump On	Lag Pump & Inlet
372	838	124	496	124

Float Positions

12 inches	27.0	inches	4.0	inches	16.0	inches	4.0	inches
-----------	------	--------	-----	--------	------	--------	-----	--------

Average Daily Flow	3750	gal./day	Pump will run approximatly 9 times per day during peak times and 4.5 times per day during avg. day.
--------------------	------	----------	---

Pump Sizing:**Force Main Head Loss**

Hazen-Williams Coefficient For Plastic Pipe:

C = 150

(Hazen-Williams Formula)

	Fitting or Pipe Size	Enlargement/Contraction		Quantity	Force Main Length	² Head Loss Due To Friction	Velocity (ft/sec)
		From (in)	To (in)				
Force Main	3.0				183.0	1.54	2.5
Sudden Enlargement		2.0	3.0			0.07	0.0
Sudden Contraction		2.0	2.0			0.00	0.0
Check Valve	0.0			0		0.00	0.0
Isolation Valve	0.0			0		0.00	0.0
90° Elbows	3.0			0		0.00	2.5
45° Elbows	3.0			4		0.27	2.5

Force Main System Head Loss = 1.88 ft. water
At Minimum Dosing Rate = 70.00 gpm

Static Head Loss for the total system

Invert-In @ Pump Chamber	6218.84	ft.
Inside Bottom Elevation @ Pump Chamber	6214.34	ft.
Existing Grade @ Leachfield Site (per Site Plan)	6225.00	ft.
Seasonal High Groundwater	9.50	ft. Below Existing Grade
Bottom of Leachfield Elevation	4	ft.
Infiltrator Unit Invert-In Elevation	6220.50	ft.
Top of Fill @ Center of Raised Leachfield Mound	6222.25	ft.
Distance From Bottom of Pump Chamber to Pump Off	12.00	inches

Pump Off Elevation	6215.34	ft.
--------------------	---------	-----

Static Head = Difference Of Infiltrator Unit Invert-In Elevation And Pump Off Elevation (Equalvilant for Main House and East Wing)

Static Head = 5.16 ft.

JORGENSEN ASSOCIATES, P.C.

Wastewater System Design

Project No.: 04066**Flat Creek Motel
Wastewater Plan****Total Dynamic Head (TDH)**

Total Friction Head Loss	1.88 ft.
@ Minimum Dosing Rate =	70.00 gpm
Total Static Head Loss	5.16 ft.
Minimum Pressure Head (EPA Table 7-13)	2.5 ft.
TDH = 9.54 ft.	

Pump Sizing Parameters

Total Dynamic Head =	9.54 ft.
@ The Minimum Dosing Rate Of	70.00 gpm

Goulds Pump	WE Series- WE03L	
Phase	Single	
Volts	115	
Solid Size (inches)	3/4"- Effluent Pump	
Pump Performance Curve Date	2003	

Test Pit Logs



Soils Log

Location	Flat Creek Motel	Project No.	04066.01
Operator	Yellow Iron	Date	April 29, 2013
Weather	Cloudy, Windy	Test Pit No.	#1- South End

DEPTH	COLOR	TEXTURE	CONSISTENCY	STRUCTURE	WATER TABLE
0	Brown	Roots/Organic Material Few rocks <3"	Very Friable		
2'-2"	Dark Brown	Silty Clay Loam	Friable	Subangular Blocky	
4' 4'-3"	Shale Dark Brown	Shale Rock Layer Silty Clay Loam	Hard Friable	Blocky Subangular Blocky	
7'-8"	Grey	Clay Loam	Friable	Subangular Blocky	
9'-8"	Ground Water				
Total Depth: 10'			Observed GWT: 9'-8"		
Depth to Roots: 2'-2"			Est. Seasonal Height GWT: 9'-11"		
LOCATION			NOTES		
South End, across from building # 1 See attached map			No monitoring well installed.		
			Gravel was heard once groundwater was encountered It is assumed that the gravely soils are below the groundwater level. Sheila Petruncih Jorgensen Associates Joe Anderson Yellow Iron Construction		

P.O. Box 9550 - 270 E. Simpson Ave. - Jackson, WY 83002 - Phone: 307.733.5150 - Fax: 307.733.5187
E-mail: ja@jorgensenassociates.com



Soils Log

Location	Flat Creek Motel	Project No.	04066.01
Operator	Yellow Iron	Date	April 29, 2013
Weather	Cloudy, Windy	Test Pit No.	#2- Middle Area

DEPTH	COLOR	TEXTURE	CONSISTENCY	STRUCTURE	WATER TABLE
0	Brown	Roots/Organic Material Few rocks <3"	Very Friable		
4'-9"	Dark Brown	Silty Clay Loam	Friable	Subangular Blocky	
6'-3"	Light Grey/Green	Clay Loam	Friable	Subangular Blocky	
11'	Ground Water				
Total Depth: 11'-3"			Observed GWT: 11'		
Depth to Roots: 2'-2"			Est. Seasonal Height GWT: 9'-11"		
LOCATION			NOTES		
Middle Area, across from building # 2 See attached map			No monitoring well installed.		
			Gravel was heard once groundwater was encountered It is assumed that the gravelly soils are below the groundwater level. Sheila Petrunich Jorgensen Associates Joe Anderson Yellow Iron		

P.O. Box 9550 - 270 E. Simpson Ave. - Jackson, WY 83002 - Phone: 307.733.5150 - Fax: 307.733.5187
E-mail: ja@jorgensenassociates.com



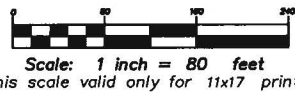
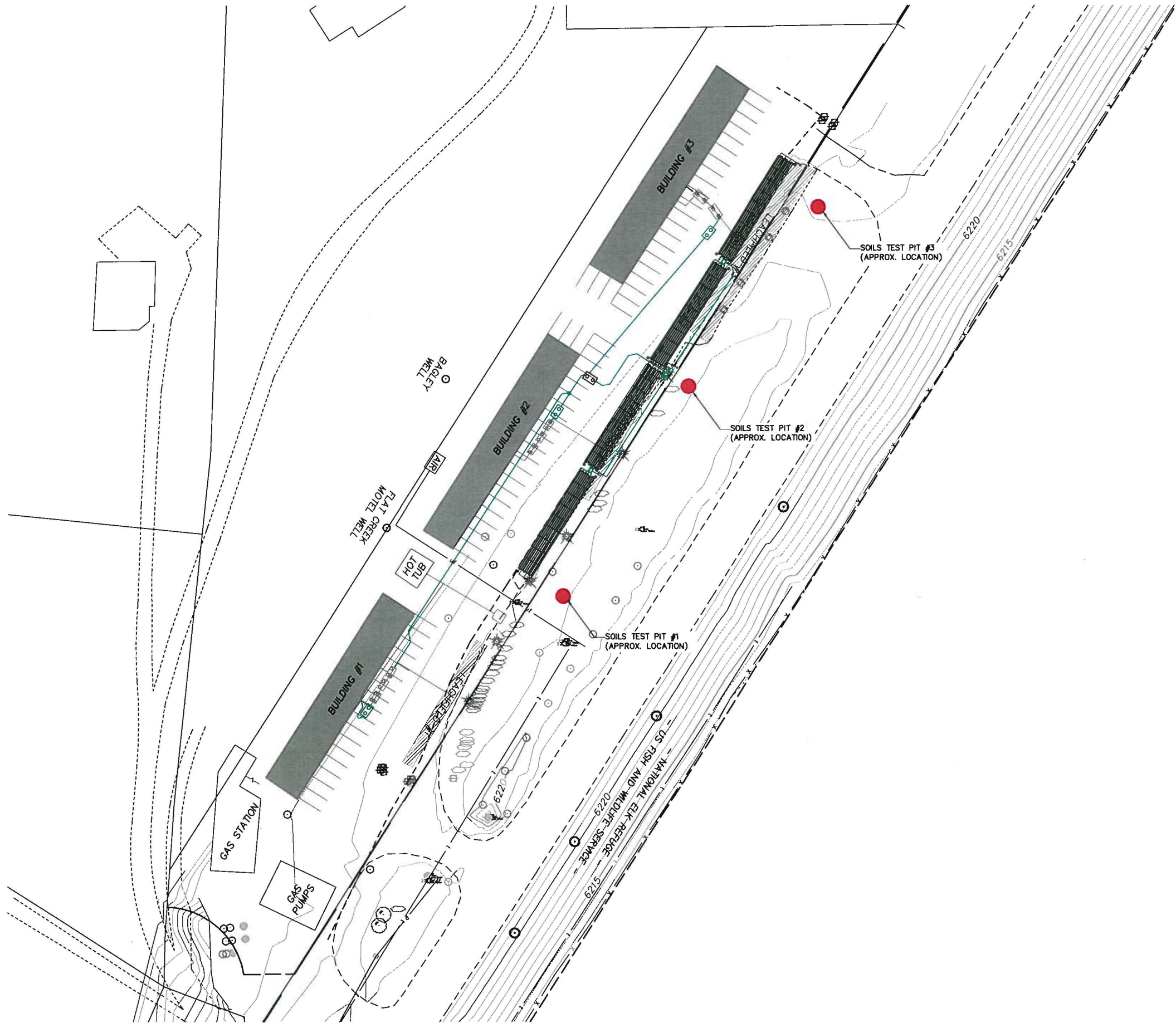
Soils Log

Location	Flat Creek Motel	Project No.	04066.01
Operator	Yellow Iron	Date	April 29, 2013
Weather	Cloudy, Windy	Test Pit No.	#3- North End

DEPTH	COLOR	TEXTURE	CONSISTENCY	STRUCTURE	WATER TABLE
0	Brown	Roots/Organic Material	Very Friable		
6"	Dark Brown	Few rocks <3" Silty Clay Loam	Friable	Subangular Blocky	
5'	Light Brown	Silty Clay Loam Few Rocks 3"-6"	Friable	Subangular Blocky	
9'-5"	Ground Water				
Total Depth:		9'-8"	Observed GWT:		9'-5"
Depth to Roots:		6"	Est. Seasonal Height GWT:		9'-11"
LOCATION			NOTES		
North Area, across from building # 3 See attached map			No monitoring well installed. Gravel was heard once groundwater was encountered It is assumed that the gravely soils are below the groundwater level. Sheila Petrunich Jorgensen Associates Joe Anderson Yellow Iron		

P.O. Box 9550 - 270 E. Simpson Ave. - Jackson, WY 83002 - Phone: 307.733.5150 - Fax: 307.733.5187
E-mail: ja@jorgensenassociates.com

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PROJECT NUMBER 04066.01		PROJECT TITLE FLAT CREEK MOTEL 1935 N. HWY 89 JACKSON, WYOMING		SHEET TITLE FLAT CREEK MOTEL SOILS TEST LOG MAP		PLAN VERSION DISQ	DATE 04/29/2013	DRAFTER SP	APPROVED TK	
SHEET 1 OF 1		JORGENSEN ASSOCIATES, P.C.  P.O. Box 9350, 270 East Simplot Ave., Jackson, Wyoming 83002 (307) 733-5150 FAX (307) 733-5187 E-mail: ja@jorgensenassociates.com		SOILS TEST LOG						

JORGENSEN ASSOCIATES, P.C.
Engineering, Land Surveying, Planning
P.O. Box 19555, Jackson, Wyoming 83002
(307) 733-5150 FAX (307) 733-5187
E-mail: jja@jorgensenassociates.com



Flat Creek Motel - UIC Permit Application

James Brough <james.brough@wyo.gov>

Fri, Apr 19, 2013 at 12:59 PM

To: "tkirsten@jorgensenassociates.com" <tkirsten@jorgensenassociates.com>

Cc: Carol McAdams <carol.mcadams@wyo.gov>, John Passehl <john.passehl@wyo.gov>, Hannes Stueckler <hannes.stueckler@wyo.gov>, Rich Cripe <rich.cripe@wyo.gov>

Thomas:

I'm sending this email to document our phone conversation about this project that involves additional septic tanks, pump tank, distribution boxes, and a new drainfield consisting of a Presby System. Below were my comments from our phone conversation.

1. The design report indicated a design flow of 7,500 gpd. The Presby package indicated a design flow of 7,000 gpd. Please verify the size of the proposed drainfields. You mentioned that you would email me a design spreadsheet this next week.
2. The design report that previous UIC permit required sampling for Ammonia, Nitrate, and Phenol. We concurred that testing for fecal coliform or E. coli would be more appropriate than testing for phenol.
3. On sheet C1.5, it shows a submerged effluent pump placed on a 4-inch concrete block with low liquid level at 10 inches above the bottom of the tank. Since the previous tank is fitted with an effluent filter and since the effluent pump is capable of handling 3/4 solids. I commented that the 4-inch block is probably not necessary for this Presby installation.
4. You mentioned that you would provide the calculations for the lift pump.
5. The plans were not clear as to the depth of the proposed drainfield. The Presby report indicates that the pipe burial depth will be 6.5 to 7.5 feet from the ground surface to the top of the AES pipe. I expressed concern about deep burial.
6. A 1999 geotechnical reported provide depth to groundwater measurements that were collected in September and October of 1999 which would not reflect the seasonal high groundwater level. The seasonal high groundwater level needs to be correctly identified, especially if the design is for a relatively deep drainfield.

I will be in Jackson April 30th and May 1st if you would to schedule field work for that time.

—

James S. Brough, P.E.
Northwest District Engineer
Water Quality Division

510 Meadowview Drive
Lander, WY 82520
307-335-6961 (office)
307-332-7726 (fax)
james.brough@wyo.gov

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

SCAN/UPLOAD/ARCHIVE
return @

JORGENSEN ASSOCIATES, PC
Engineering • Land Surveying • Planning

28 March 2013

John Passehl, P.G.

Wyoming Department of Environmental Quality, WQD, UIC Program
122 West 25th Street – 4W
Cheyenne, Wyoming 82002

RE: Flat Creek Motel
On Site Wastewater Disposal System, UIC Permit Application
JA Project No. 04066.01

Dear Mr. Passehl,

This permit package contains the permit application and documentation for the reconstruction of the Flat Creek Motel On Site Wastewater Disposal System. The permit application is for a 5E3 Sewage Disposal Facility. Currently Flat Creek Motel is operating under a Letter of Violation (LOV) for the previously issued UIC permit (UIC 00-069, Facility No. WYS-039033). Two items are noted on the LOV: lack of current permit and violation of the ammonia limit. This permit and design satisfies both of these items.

We truly appreciate the patience and cooperation DEQ has extended to us in working through the unique problems associated with the situation at Flat Creek Motel. We look forward to hearing your comments and please contact Sheila Petrunich or myself at Jorgensen Associates if you require any additional information.

Sincerely,
JORGENSEN ASSOCIATES, P.C.



Thomas Kirsten
Project Manager

cc: James Brough, DEQ District Engineer, Lander



DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER QUALITY DIVISION

13-119

PERMIT APPLICATION FORM
UNDERGROUND INJECTION CONTROL (UIC) CLASS V WELL

Mail To:

WDEQ/WQD
ATTN: UIC Program
122 W. 25th St. - 4W
Cheyenne, WY 82002
(307)-777-7781

DEQ/WQD
Application No.
Date received
Agency Use Only

You may obtain a username and password to apply for an on-line UIC permit at the following site: <https://gem.trihydro.com>. You will be required to scan and upload the entire document at the end of the on-line permitting process. Mail one complete hard copy of the application with original signatures and supporting documentation to the address above.

PLEASE PRINT OR TYPE

1. This application is being made for a class V injection facility permit. Class V permits can only be issued for non-hazardous wastes. All facilities which have not previously been issued a permit under Chapter 9 or 16 are new facilities. This application is for a:

New Permit: ☒

Modified Permit: ☐

2. Name of Facility: Flat Creek Motel On-Site Wastewater Disposal System

Location: T 41 N, R 116 W, Section 22, NE 1/4, NW 1/4, 1/4 which is located in Teton County, Wyoming. This facility is located feet from the North Line and from the East line of Section **OR** (bearing and distance) from the corner of Section . **OR** Latitude: E ' " North and Longitude: E ' " West, preferable within a (ten) 10 meter accuracy. (Only one location descriptor is required).

Mailing Address: P.O. Box 12710/1935 N. Hwy 89, Jackson, Wyoming/ 83002

Street address where records will be kept: Same as above

Telephone Number: (307) 733 - 5276

Name and title of responsible individual, address and telephone number if different from above: Mr. Leon Nelson/P.O. Box 12710/Jackson, WY/83002

Telephone Number: (307) 733 - 5126

3. Name and address of the operator on site: Flat Creek Motel, Mike McCaffery
P.O. Box 12710/Jackson, WY/83002/1935 N. Hwy 89, Jackson, WY/83001.

Telephone Number: (307) 733 - 5276.

4. Description of the facility under Chapter 16, Appendix A:

- ☐ HEATING AND COOLING FACILITY (5A1, 5A2, AND 5A3)
(5A1 AND 5A2 facilities may be covered by a General permit.)
- ☐ BENEFICIAL USE FACILITY (5B1, 5B2, 5B3, 5B4, 5B5, 5B6, AND 5B7)
(5B1 facilities may be covered by a General permit; 5B2, 5B4, 5B6, and 5B7 may be rule-authorized.)
- ☐ COMMERCIAL AND INDUSTRIAL FACILITIES (5C1, 5C2, 5C3, 5C4 AND 5C5)
(Existing 5C4 facilities may be covered by a General permit; all new 5B4 facilities are banned by Chapter 16)
- ☐ DRAINAGE FACILITIES (5D1, 5D2, 5D3, 5D4, 5D5)
(Existing 5D2 facilities may be covered by a General permit; 5D5 facilities may be rule-authorized.)
- ☒ SEWAGE DISPOSAL FACILITIES (5E1, 5E2, 5E3 AND 5E4)
(All new sewage disposal facilities require an individual permit. Certain types of existing systems may be covered by a General permit.)
- ☐ MISCELLANEOUS FACILITIES (5F1 AND 5F2)
(5F1 facilities may be rule authorized; all 5F2 facilities require an individual permit.)

5. Area Permits. More than one facility may be included in one application. If this is the case, include all information from Section 2, and Attachments A, E, G, H, I, and J for each facility. Area permits will only be issued when the waste is similar for all points of injection and when a common injection plant serves all facilities. For a system to be covered by an area permit, the receiver must be the same for all points of injection, and the owners and operators for all facilities must be the same. Provide the name of each facility covered by this application. All 5E3 facilities which deliver more than 2,000 gallons per day through multiple points of discharge within any 5 acre area, and which are under a common ownership must be covered by a UIC permit under Chapter 16.

6. Owner of the Surface Rights where facility is located: Bagley P.O. Box 7
Auburn, Wyoming 83111

Telephone Number: () _____.

Copies of the access agreement between above owners and the operator if the operator is not the owner shall be attached. This requirement may be met by having the owner of the property write a letter stating that he consents to the construction covered by this application.

7. Ownership Status:

☐ Federal ☐ State ☒ Private ☐ Public or other entity

8. **CERTIFICATION OF THE OPERATOR OF THE FACILITY:**

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

Printed name of person signing

Title

Signature of Applicant

Date signed

9. **CERTIFICATION OF ENGINEER:**

The Engineering Designs, Plans and Specifications which are included in this application were all done by me or by someone working directly for me. I have reviewed these Designs, Plans and Specifications and certify that they are all done according to the highest standards of Professional Engineering.

THOMAS KIRSTEN

6821

Printed Name of Professional Engineer P.E. Number

(SEAL)



Signature of Professional Engineer

Date Signed

10. **CERTIFICATION OF GEOLOGIST:**

The Geologic Interpretations, Cross Sections, and Hydrologic Studies which are included in this application were all done by me or by someone working directly for me. I have reviewed this work and certify that they are all done according to the highest standards of Professional Geology.

Printed Name of Professional Geologist

P.G. Number

(SEAL)

Signature of Professional Geologist

Date Signed

ATTACHMENTS REQUIRED

1. A brief description of the nature of the business and the activities to be conducted that require the applicant to obtain a permit under this chapter

2. A calculation of the area of review, to include:

- (A) A calculation to determine the maximum area affected by the injected waste for all Class V facilities constructed or modified after the effective date of these regulations. This calculation determines the total amount of void space around and down gradient from the point of injection and uses accepted groundwater theory to determine the extent of any affected groundwater around the facility.
- (B) A Class V area of review shall never be less than the area of potentially impacted groundwater.
- (C) All areas of review shall be legally described by township, range and section to the nearest ten (10) acres as described under the general land survey system.
- (D) For permits with a design injection capacity of 10,000 gallons per day or less, an area of review which includes the quarter quarter section (40 acre tract) where the facility is located and all of the adjacent quarter quarter sections may be used. This will yield a total area of review of nine quarter quarters or a total of 360 acres with the injection facility near its center.
- (E) For permits of greater than 10,000 gallons per day capacity, a radius of volumetric fillup may be used to establish the area of review. The simplest formula which is allowable assumes that the injectate completely displaces all formation water in a circle around the point of injection. Other formulas may be used. The simplest formula is:

$$R = \sqrt{\frac{Qt}{\pi Hp}}$$

Where:	R	=	Radius of volumetric fillup (feet)
	H	=	Thickness of the injection zone (feet)
	t	=	Time of injection (days)
	Q	=	Injection rate (cubic feet per day)
	π	=	3.14
	P	=	porosity expressed as a pure decimal

- (F) If the methods shown in (D) and (E) above are used: the area of review for a facility of less than 10,000 gallons per day is the area determined by (D) above; for a facility of greater than 10,000 gallons per day, it is the greatest of the two values determined in (D) and (E) above.
- (G) All areas of review should be justified to the General Land Office survey. In other words, if you use a radius, the area of review should be a square or rectangle of at least that radial distance to the nearest side from the well. The area of review can therefore be described by section, township, and range. The application should include the following table:

<u>Township</u>	<u>North,</u>	<u>Range</u>	<u>West, 6th P.M</u>
Section :	_____:	_____:	_____:
Section :	_____:	_____:	_____:
Section :	_____:	_____:	_____:
Section :	_____:	_____:	_____:

(enter subparts of each section following the section number)

3. Information about the proposed facility including:

- (A) A description of the substances proposed to be discharged, including type, source, and chemical, physical, radiological and toxic characteristics; and
- (B) Construction and engineering details in accordance with Section 10 of this chapter and Chapter 11 Water Quality Rules and Regulations including, but not limited to the following:

(1) If the injection is to be done through a well:

- a. For new wells, show proposed bit sizes, casing strings, cementing plans, and wellhead to be installed.
- b. For existing wells, show everything from #1 above and include a detailed history of the drilling. A copy of the daily drilling record is required if available.
- c. Show a detailed diagram on an 8½" x 11" format that shows all hole sizes, casing strings, cemented portion outside each casing string if any, receiver, and usable aquifers on this diagram.
- d. Include the lithology and any geophysical logs which may have been run on the well. (Complete copies, not portions).

(2) If the injection is to be done through a septic tank and drainfield: Show the construction details of the drainfield including the depth to the top of the drainfield, the depth to the bottom of the drainfield, the size and location of the drainfield, the details of all piping to be installed, and the depth to static groundwater level. Detail should be sufficient to show compliance with all applicable sections found in Chapters 11 and 16, Water Quality Rules and Regulations.

- 4. Information, including the name, description, depth, geologic structure, faulting, fracturing, lithology, hydrology, and fluid pressure of the receiver and any relevant confining zones. The fracture pressure of the receiver shall be submitted only if the injection is under pressure into a confined aquifer.
- 5. Water quality information including background water quality data to facilitate the classification of any groundwaters which may be affected by the proposed discharge. This must include information necessary for the division to classify the receiver and any secondarily affected aquifers under Chapter 8, Wyoming Water Quality Rules and Regulations.

6. A topographic and other pertinent maps, extending at least one (1) mile beyond the property boundaries of the facility, but never less than the area of review, depicting:
 - (A) The facility and each of its intake and discharge structures;
 - (B) Each well, drywell or subsurface fluid distribution system where fluids from the facility are injected underground;
 - (C) Other wells, springs, and surface water bodies, and drinking water wells listed in public records or otherwise known to the applicant within the area of review; and
 - (D) Bedrock and surficial geology, geologic structure, and hydrogeology in the area.
7. A list of other relevant permits, whether federal or state, that the facility has been required to obtain, such as WYPDES and Water Quality Division construction permits. This includes a statement as to whether or not the facility is within a water quality management plan area, a wellhead protection area or a source water protection area.
8. Detailed plans for monitoring the volume and chemistry of the discharge, and water quality of selected water wells within the area of review in accordance with Section 11 of Chapter 16.
 - (A) The applicant shall submit a plan for the analysis of injected fluids (i.e. Waste Analysis Plan) with sufficient frequency to yield representative data of their characteristics. WQD will review this plan in light of the information supplied under Attachment F above and may include more or fewer parameters than proposed into the final permit.
 - (B) The type, number, and location of wells within the area of review to be used to monitor any migration of fluids into underground sources of drinking water or otherwise usable water. Include the parameters to be measured and frequency of monitoring, as well as the quality assurance procedures to be followed.
9. A tabulation of data on all wells within the area of review which penetrate into the proposed receiver. Such data shall include a description of each well's type, construction, date drilled, location, depth, record of plugging and/or completion, water quality and use, and other relative data.
10. Operating Data
 - (A) The maximum discharge (injection) pressure is atmospheric pressure at the top of any drainfield. For wells, provide the average and maximum injection pressure to be used. Provide average and maximum daily discharge (injection) rate and the dates operation will begin and end.
 - (B) Any proposed stimulation program including any steps to be taken to clean out perforations.
 - (C) Injection procedure.

- (D) Schematic drawing of surface equipment including storage tanks, pumps, filters, meters, valves, and recording devices. Include any wellhead monitoring devices and control valves.
- (E) Show all plumbing to be connected to this system including any surge ponds, oil/water separators, sediment traps, septic tanks, and all drains connected to the system.
- (F) Waste treatment systems will be reviewed for compliance with all applicable sections of Chapter 11 as well as Chapter 16. This requires that a design report be submitted as required by Section 6 of Chapter 11.

11. Location maps The following maps will be helpful in meeting the requirements of Chapter 16:

- (A) At a suggested scale of 1" = 2000', and a suggested 8-1/2" x 11" format:

Map 1: U.S.G.S. topographic base map (if available) showing the area of review and the injection facility. This becomes the base map for all other maps.

Map 2: Surface ownership, including a tabulation of the names and addresses of all owners of record within the area of review.

Map 3: Water rights - Surface bodies of water, springs, water wells, residences and roads, all man-made diversions, intake structures, waste treatment and disposal facilities. This map should be accompanied by a tabulation of all owners of groundwater rights within the area of review.

Map 4: Geology - Surface outcrop pattern, structural specific marker beds, dip information.

- (B) At a scale of 1"=100' 1"=200' 1"=400' or 1"=500':

Map 5: Plat of the location of this facility within the lot and subdivision where it is located if located within any recognized subdivision. This map should show all points of injection and all water wells within a 400 foot radius from the point of injection.

- (C) For all maps, only information of public record is required. Sources of information include the Wyoming State Engineer's Office, the Oil and Gas Conservation Commission, various geological papers and reports, the General Land Office and the County Courthouse.

12. Facility Abandonment: The applicant shall propose specific methods to be used to plug the well or remove the drainfield at the end of its useful life in conformance with Chapter 16, Section 12.

KDF/bb/8-1009



Matthew H. Mead, Governor

Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Todd Parfitt, Director

November 1, 2012

CERTIFIED

Mr. Leon Nelson
1409 North 400 West
American Fork, UT 84003

RE: Letter of Violation for UIC Permit UIC 00-069, Facility Number WYS-039-033, Flat Creek Motel Wastewater Facility

Dear Mr. Nelson:

Thank you for contacting the UIC Program regarding current ownership of the facility referenced above.

As discussed in the conference call of the afternoon of October 31, 2012, the Underground Injection Control Program (UIC Program), Wyoming Department of Environmental Quality is issuing a Letter of Violation (LOV) against the facility referenced above for the following violations:

1. Lack of a current UIC permit. As discussed during our conference call, the most recent permit for this facility was issued on May 22, 2000. Per State of Wyoming regulations, UIC permits are valid for a maximum of ten (10) years, after which time the permittee must apply for a permit renewal if they desire to continue injection activities. The permit for this facility expired on May 22, 2010. You indicated during our conference call that you intend to continue injection activities at this facility; therefore the UIC Program is hereby requiring you to submit a UIC permit renewal application for this facility's septic system by January 15, 2013. Please include copies of the last two years of pumping records for this facility with your renewal application. For your convenience, I've enclosed a copy of the UIC Program's Class V permit application.
2. This facility, according to data submitted to our office, has been in violation of the limit established in the permit for ammonia (0.5 mg/L) on a continual basis since the permit was issued in 2000. As discussed during our conference call, the UIC Program will be including a compliance schedule in your renewed permit that will provide a timeline and the steps Flat Creek Motel will be required to take to resolve ammonia violations at this facility. To that end, the UIC Program recommends that you retain a consultant to analyze your current septic system and provide a plan of action for retrofitting or modifying it to meet the limits established in your permit. Please note that this plan of action will be subject to UIC Program approval. One of the possible solutions that Flat Creek Motel should consider to remediate the high ammonia concentrations at this facility is the installation of some type of aerobic treatment unit or units.

Herschler Building • 122 West 25th Street • Cheyenne, WY 82002 • <http://deq.state.wy.us>

ADMIN/OUTREACH	ABANDONED MINES	AIR QUALITY	INDUSTRIAL SITING	LAND QUALITY	SOLID & HAZ. WASTE	WATER QUALITY
(307) 777-7758	(307) 777-6145	(307) 777-7391	(307) 777-7369	(307) 777-7756	(307) 777-7752	(307) 777-7781
FAX 777-7682	FAX 777-6462	FAX 777-5616	FAX 777-5973	FAX 777-5864	FAX 777-5973	FAX 777-5973



Written response regarding these violations shall be received by the Division on or before December 1, 2012. The information shall be addressed to Kathy Shreve, UIC Program, Herschler Building, 4 West, 122 West 25th Street, Cheyenne, WY 82002.

A previous LOV was issued for this facility due to apparent lack of monitoring report data submittal on February 24, 2012. It has recently been brought to my attention that these reports were submitted, but were not correctly processed or filed in our office. I apologize for any inconvenience this may have caused, and hereby rescind the February 24, 2012 LOV. I've enclosed a letter of compliance regarding the February 24, 2012 LOV for your records.

As discussed during our conference call, I am sending you a copy of the most recent permit for this facility. Please note that you can access all available documents and information regarding this facility's UIC permit on the UIC Program's GEM database, please go to <https://gem.wqd.apps.deq.wyoming.gov/default.aspx> and request a user name and password. Once we've received and processed your request for a GEM database account, (usually within 1-2 business days), you will be able to access all information regarding this facility, and submit data related to this facility on-line.

The WQD is attempting to resolve this violation through conference and conciliation. This letter does not constitute an order, but rather, identifies steps to be taken by your company to satisfactorily resolve the violation. The intent of this letter is to provide an opportunity for your company to show good faith efforts toward resolving the problem and to prevent the need for more formal enforcement action by this office.

Should you have any questions or comments concerning this matter, please contact me at (307) 777-6682 or kathy.shreve@wyo.gov.

Sincerely,



Kathy Shreve
Environmental Program Principal
Underground Injection Control Program
Wyoming Department of Environmental Quality

KS/rm/12-1030

Enclosures: UIC Program's Class V permit application
Copy of UIC permit 00-069
Letter of Compliance, LOV issued February 24, 2012

cc: Kevin Frederick, DEQ
John Passehl, DEQ

FLAT CREEK MOTEL
ON-SITE WASTEWATER DISPOSAL
SYSTEM
DEQ SUBMITTAL

BEING PART
of the NE¹/₄ of the NW¹/₄
of
SECTION 22
T41N, R116W, 6th P.M.
TETON COUNTY, WYOMING

EXISTING	PROPOSED	DESCRIPTION
---	---	WYDOT RIGHT OF WAY
---	---	EDGE OF PAVEMENT
---	---	EDGE OF WATER
---	---	TOP OF BANK
---	---	SEWER LINE
---	---	CLEANOUT
---	---	MANHOLE
---	---	WATER VALVE
---	---	FIRE HYDRANT
---	---	BURIED TELEPHONE
---	---	BURIED TV
---	---	BURIED POWER
---	---	IRRIGATION BOX
---	---	CULVERT
---	---	UTILITY VAULT
---	---	MONITORING WELL



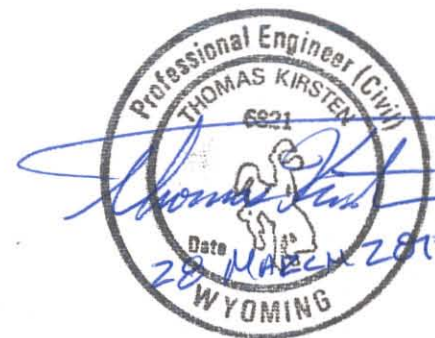
VICINITY MAP
1" = 400'
FOR 22x34 PRINTS

OWNER:
Flat Creek Motel
Mr. Leon Nelson
1409 North 400 West
American Fork, Utah 84003

ENGINEERING:
Jorgensen Associates, P.C.
P.O. Box 9550
Jackson, WY 83002
270 East Simpson Avenue
Jackson, WY 83001
307.733.5150

AREA OF REVIEW FOR PERMITS WITH A DESIGN CAPACITY OF BETWEEN 2,000 AND 10,000 GAL/DAY

TOWNSHIP	41	NORTH	RANGE	116	WEST, 6TH P.M.
SECTION:	22	:	NE 1/4 OF THE NW 1/4		
SECTION:	22	:	NW 1/4 OF THE NW 1/4		
SECTION:	22	:	SE 1/4 OF THE NW 1/4		
SECTION:	22	:	SW 1/4 OF THE NW 1/4		
SECTION:	22	:	NW 1/4 OF THE NE 1/4		
SECTION:	22	:	SW 1/4 OF THE NE 1/4		
SECTION:	15	:	SW 1/4 OF THE SW 1/4		
SECTION:	15	:	SE 1/4 OF THE SW 1/4		
SECTION:	15	:	SW 1/4 OF THE SE 1/4		



INDEX OF SHEETS

SHEET	DESCRIPTION
C1.0	VICINITY MAP, NOTES, & INDEX
C1.1	SURFACE OWNERSHIP MAP
C1.2	SMALL WASTEWATER FACILITY PLAN OVERVIEW
C1.3	SMALL WASTEWATER FACILITY PLAN BEDS #1 & #2
C1.4	SMALL WASTEWATER FACILITY PLAN BEDS #3 & #4
C1.5	SMALL WASTEWATER FACILITY DETAILS
C1.6	SMALL WASTEWATER FACILITY DETAILS AND PROFILE

JORGENSEN ASSOCIATES, P.C.
Engineering • Land Surveying • Planning
P.O. Box 9550, 270 East Simpson Avenue, Jackson, Wyoming 83002
(307) 733-5150 FAX (307) 733-5187
E-mail: jk@jorgensenassociates.com

PROJECT NUMBER
04066.01

SHEET
C1.0

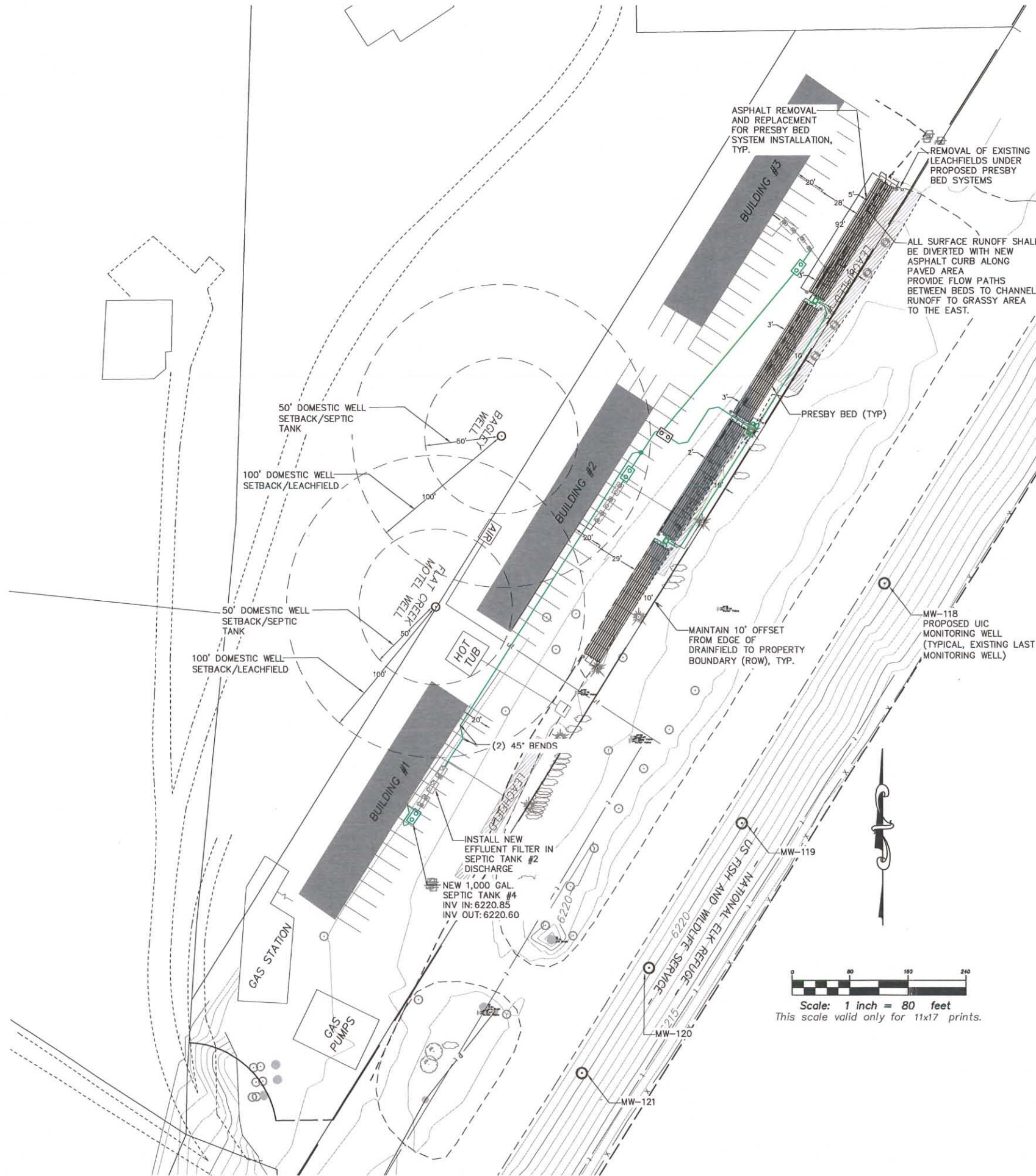
PROJECT TITLE:
FLAT CREEK MOTEL
1935 N. HWY 89
JACKSON, WYOMING
DEQ SUBMITTAL

SHEET TITLE:
FLAT CREEK MOTEL
TITLE, VICINITY MAP,
NOTES, AND INDEX

PLAN VERSION	DATE	DRAFTER	APPROVED
DEQ	03/28/2013	SP	TK

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HEET
C1.1



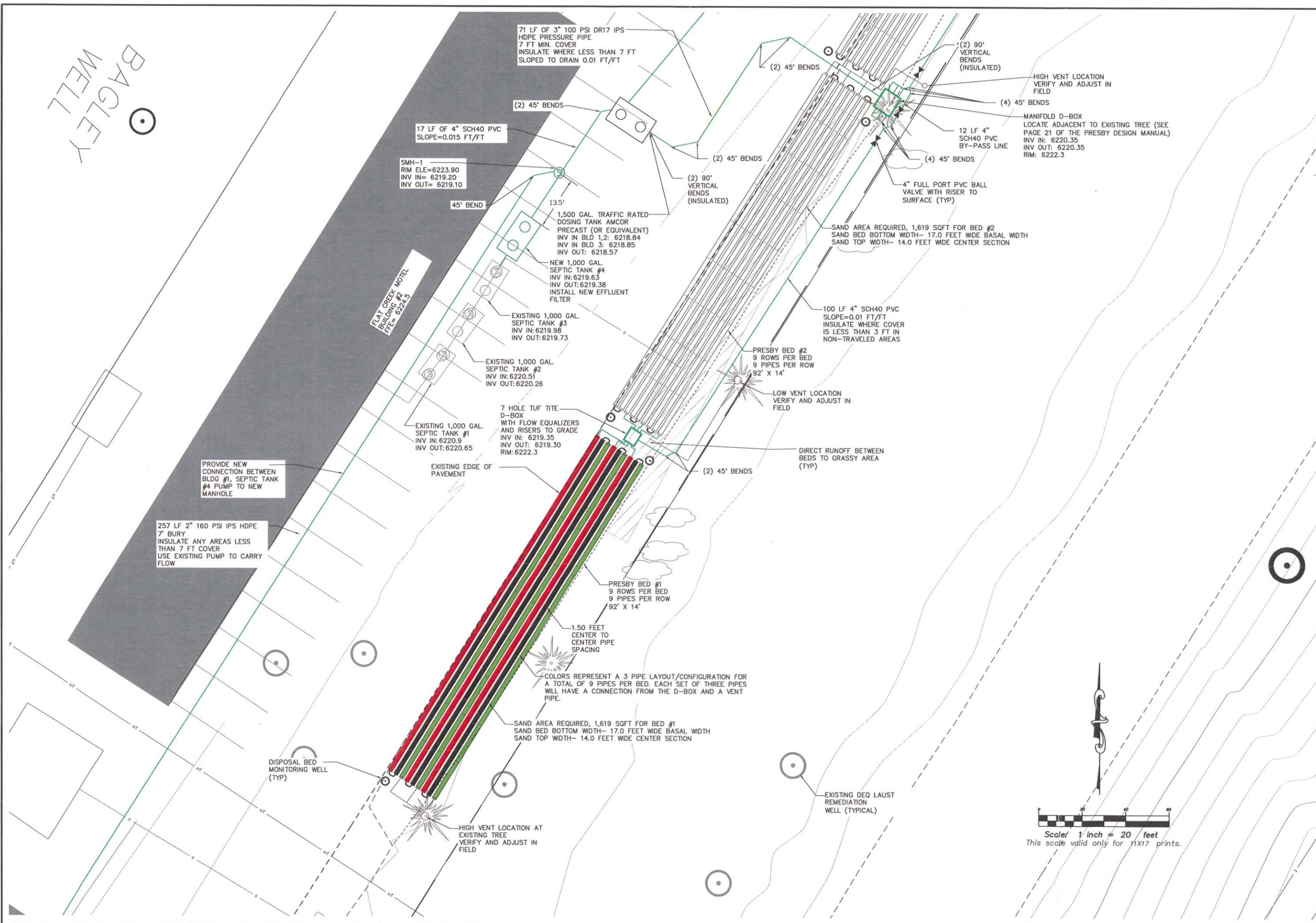
GENERAL NOTES

- 1) ALL WORK IS TO BE COMPLETED IN ACCORDANCE WITH THE 2001 EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS.
- 2) CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND. NOTIFY ENGINEER DURING BED EXCAVATION TO ALLOW ENGINEER TO VERIFY SOIL GROUNDWATER AND CONDITIONS.
- 3) CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THIS DRAWING ARE BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
- 4) MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. MAINTAIN A MINIMUM OF 25 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWAGE DISPOSAL SYSTEM. MAINTAIN MINIMUM OF 100' FROM DOMESTIC WELL TO LEACHFIELD AND 50' FROM WELL TO SEPTIC TANKS.
- 5) CONTINUOUS TYPE A PIPE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER LINES AND SERVICES, AND LESS THAN 7 FEET FOR FORCE MAINS, WATER LINES AND SERVICES OR AS SHOWN ON THE PLANS. INSULATION SHALL BE PROVIDED AT ALL ROAD, TRAVELED WAYS, AND DITCH CROSSINGS. SEE TYPICAL DETAILS.
- 6) TETON COUNTY REQUIRES DESIGN ENGINEER TO SIGN OFF ON WASTEWATER SYSTEM CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER WHEN DISPOSAL BED IS PREPARED, CHAMBER UNITS ARE IN PLACE AND PRESSURE DISTRIBUTION SYSTEM IS INSTALLED, AND WHEN PIPING, PLUMBING AND PUMPS ARE READY FOR OPERATION AND A "SQUIRT" TEST CAN BE PERFORMED. 36 HOUR NOTICE IS REQUIRED FOR EACH OF THESE INSPECTION ITEMS.
- 7) DUE TO HIGH GROUNDWATER CONDITIONS, THE INLETS, OUTLETS AND ALL JOINTS OF THE SEPTIC TANK AND PUMP CHAMBER, MUST BE SEALED WITH BITUMINOUS MASTIC SEALER OR APPROVED EQUAL. DEPENDING ON GROUNDWATER CONDITIONS AT THE TIME OF CONSTRUCTION, ALL TANKS SHOULD BE FILLED WITH WATER UPON INSTALLATION.
- 8) THE SYSTEM DESIGN IS BASED ON AN ASSUMED PERCOLATION RATE OF 10 MIN/INCH FOR BORROW FILL MATERIAL. CONTRACTOR TO SUBMIT FILL MATERIAL FOR ENGINEER APPROVAL TO VERIFY PERCOLATION RATE PRIOR TO INSTALLATION OF SYSTEM.

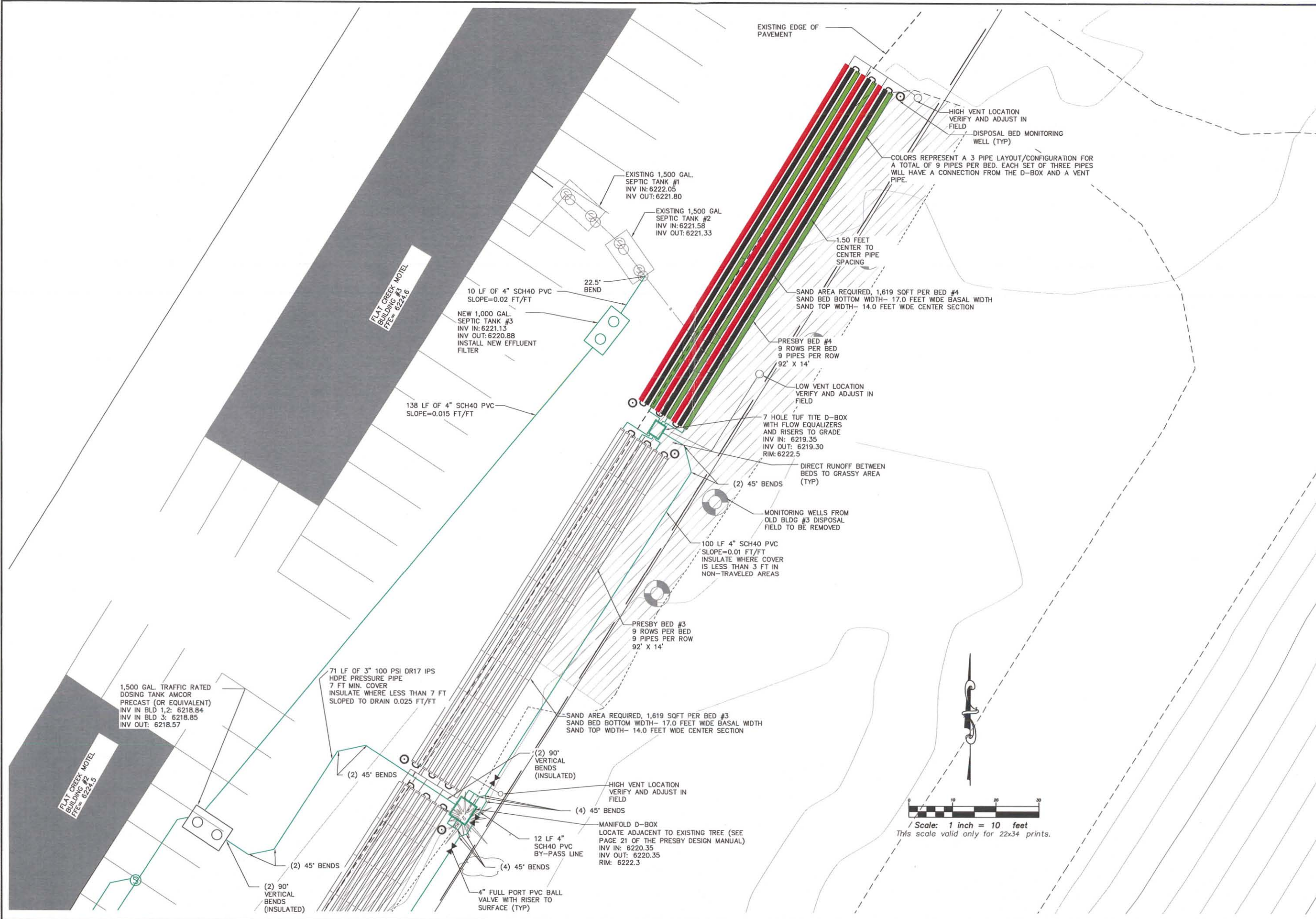
SYSTEM DESIGN CRITERIA

LIVING SPACE:	BLD 1 = 5,742, BLD 2 = 5,240, BLD 3 = 5,140
NUMBER OF BEDROOMS:	BLD 1 = 25, BLD 2 = 25, BLD 3 = 25
NUMBER OF BATHROOMS:	BLD 1 = 25, BLD 2 = 25, BLD 3 = 25
DESIGN DAILY FLOW:	100 GAL/BDRM/DAY (BASED ON WATER MONITORING DATA AND DEQ STANDARDS)
DESIGN MAX. DAY SYSTEM FLOW:	7,500 GAL/DAY (DESIGN SYSTEM FLOW DETERMINED FROM ALL 3 BUILDINGS)
PERCOLATION RATE:	
NATIVE MATERIAL:	15 MIN/INCH, ASSUMED FROM SOIL TYPES
FILL MATERIAL:	10 MIN/INCH
DESIGN LOADING RATE:	0.53 GAL/SQ-FT/DAY
CONVENTIONAL ABSORPTION BED AREA REQUIRED:	14,151 SQ-FT
USE ADVANCED TREATMENT, PRESBY BEDS; REDUCE AREA BY 50%:	7,075 SQ-FT
LEACHFIELD ABSORPTION AREA PROVIDED:	7,100 SQ-FT
DESIGN SEASONAL HIGH GROUND WATER:	6212.8

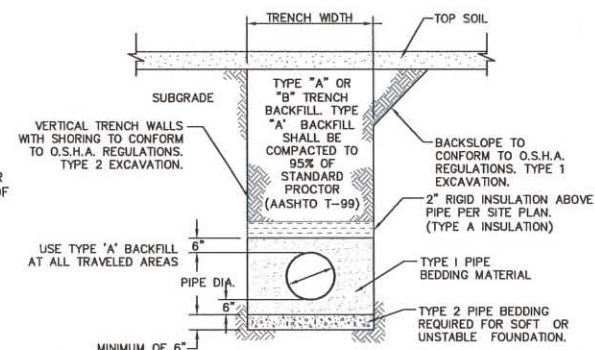
PROJECT TITLE:		FLAT CREEK MOTEL 1935 N. HWY 89 JACKSON, WYOMING	
PROJECT NUMBER		04066.01	
SHEET		C1.2	
JORGENSEN ASSOCIATES, P.C. Engineers • Land Surveying • Planning 1000 Broadway • Suite 200 • Jackson, Wyoming 83002 (307) 733-5130 • FAX (307) 733-5187 E-mail: jae@jorgensenassociates.com		FLAT CREEK MOTEL WASTEWATER PLAN PRESBY SYSTEM OVERVIEW	
DEQ SUBMITTAL		DEQ	
		07/26/2013	
		SP	
		TK	



PROJECT NUMBER	04066.01	PROJECT TITLE: FLAT CREEK MOTEL 1935 N. HWY 89 JACKSON, WYOMING	SHEET TITLE: FLAT CREEK MOTEL WASTEWATER PLAN PRESBY SYSTEM BEDS 1 & 2	PLAN VERSION	DATE	DRAFTER	APPROVED
				DRQ	03/26/13	SP	TK
SHEET	C13	PROJECT TITLE: FLAT CREEK MOTEL 1935 N. HWY 89 JACKSON, WYOMING	SHEET TITLE: FLAT CREEK MOTEL WASTEWATER PLAN PRESBY SYSTEM BEDS 1 & 2				

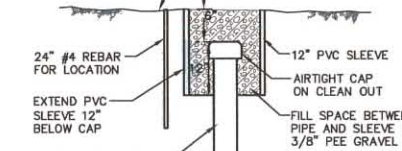


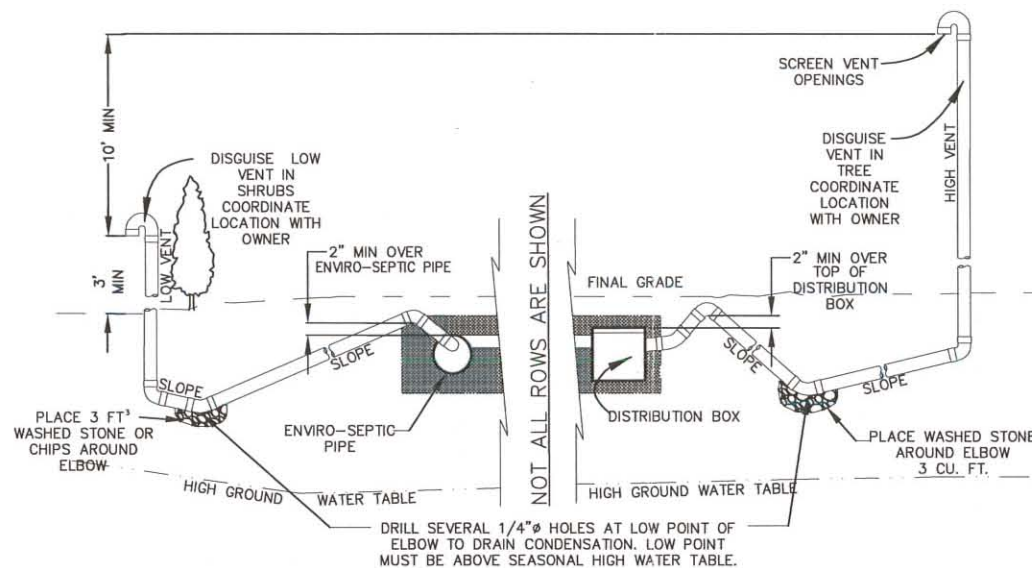
SHEET TITLE:	PLAN VERSION	DATE	DRAFTER	APPROVED
	DEQ	03/23/2013	SP	TK
PROJECT TITLE:				
FLAT CREEK MOTEL WASTEWATER PLAN				
PRESBY SYSTEM				
BEDS 3 & 4				
PROJECT NUMBER				
04066.01				
SHEET				
C1.4				
PROJECT TITLE:				
FLAT CREEK MOTEL				
1935 N. HWY 89				
JACKSON, WYOMING				
DEQ SUBMITTAL				
JORGENSEN ASSOCIATES, P.C.				
P.O. Box 9550, 270 East Simpson Ave, Jackson, Wyoming 83002				
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E-mail: jorg@jorgensenassociates.com				



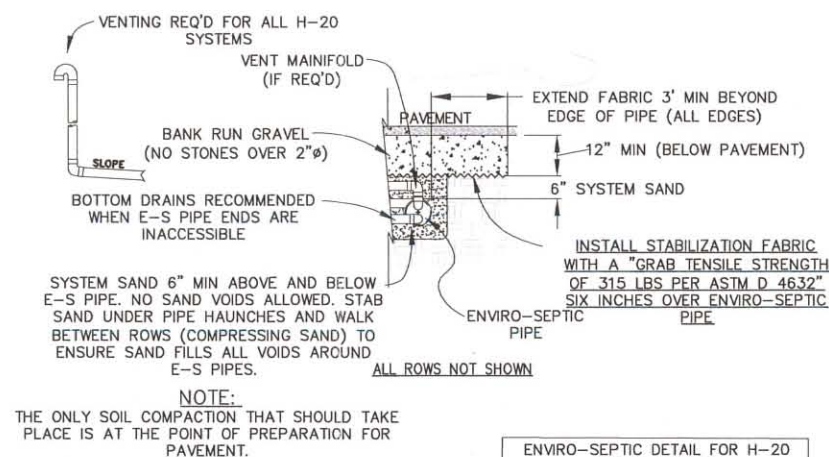
3-SIDED INSULATION DETAIL

NO SCALE

- 
- The diagram illustrates the installation of a gravity sewer cleanout. It shows a cross-section of the ground with an existing sewer line. A 12-inch PVC sleeve is installed vertically through the ground, capped with an airtight cap on the surface. The sleeve is surrounded by 3/8-inch PEE gravel. A 24-inch #4 rebar is used for location. The cleanout is to be the same diameter as the sewer main. The flow direction is indicated from the residence to the septic tank. The cleanout is to be compacted bedding around the bend for support and to prevent breakage. The cleanout is to be used with a wye connection and a 45-degree bend.
- EXISTING GROUND
- 24" #4 REBAR FOR LOCATION
- 12" PVC SLEEVE
- AIRTIGHT CAP ON CLEAN OUT
- EXTEND PVC SLEEVE 12" BELOW CAP
- FILL SPACE BETWEEN PIPE AND SLEEVE WITH 3/8" PEE GRAVEL
- CLEANOUT TO BE SAME DIAMETER AS SEWER MAIN
- COMPACT BEDDING AROUND BEND FOR SUPPORT AND TO PREVENT BREAKAGE
- TO SEPTIC TANK ← DIRECTION OF FLOW
- FROM RESIDENCE
- USE WYE CONNECTION AND 45° BEND
- SEWER LINE CLEANOUT FOR NON-TRAFFIC OR NON-ROAD AREAS
- GRAVITY SEWER
CLEANOUT
NO SCALE**



REMOTE VENTING
DETAIL-PG 30 OF THE
PRESBY MANUAL
NO SCALE



SECTION DETAIL FOR
H-20 WHEEL LOADING
NO SCALE



NO SCALE

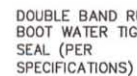


- NOTE:

NO SCALE



- NOTES:



NO SCALE

SHEET TITLE:
FLAT CREEK MOTEL
WASTEWATER PROFILE
PRESBY SYSTEM

IDEQ SUBMITTAL

270 East Simpson Ave., Jackson, Wyoming 83002
(307) 733-5150 FAX (307) 733-5187
E-mail: ja@jorgensenassociates.com

C1.6



FLAT CREEK MOTEL

ON-SITE WASTEWATER DISPOSAL SYSTEM

WYDEQ PERMIT TO CONSTRUCT CIVIL SPECIFICATIONS

Owner:

**Flat Creek Motel
Mr. Leon Nelson
P.O. Box 12710
Jackson, Wyoming 83002**

Engineer:

**Jorgensen Associates, P.C.
P.O. Box 9550
270 E. Simpson Avenue
Jackson, WY 83002**

JA Project No. 04066.01
March 2013

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FLAT CREEK MOTEL

ON-SITE WASTEWATER DISPOSAL SYSTEM

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PUMP CHAMBER SPECIFICATIONS

SEPTIC TANK SPECIFICATIONS

PRESBY SPECIFICATIONS

EXISTING SEPTIC SYSTEM PERMITS

SOILS ANALYSIS

I. DESCRIPTION OF FACILITIES

BACKGROUND

Flat Creek Motel is located about one mile north of the Town of Jackson on U.S. Highway 89. The existing motel is bordered to the east by U.S. Highway 89; and to the north, south, and west by private properties: Wilcox, James & Narda; Hansen, Lucille B. Trustee; and Wilcox, Jeffrey & Bonnie, respectively.

The motel has three on-site wastewater disposal systems on the property of which none are currently permitted by the DEQ. Of the three systems only one is functioning properly. The motel has been operating below capacity and it is suspected that if this disposal field is stressed it could fail. Due to the condition of the existing fields and the required permitting, a new system has been designed in the same location and is being used for this permit application.

The new on-site wastewater treatment and disposal system from the motel is projected to serve the 75 double-bed rooms and gas station that currently exist. The gas station, future sandwich shop, and future employee housing units are also included. Any future food service waste will be routed through a grease interceptor prior to entering the building sewer. Other than the future sandwich shop only normal domestic waste will be treated in the system. The system uses Presby Tubes (Advanced Enviro-Septic Treatment System – AES) and pumped dosing with distribution boxes to regulate even flow throughout the disposal fields. The D-Box discharge lines are valved to allow the ability to rest disposal fields during low use periods. The added aeration from pumping and discharging the effluent to the D-Boxes will help with the high ammonia concentrations from the existing system that are now being found in the adjacent monitoring wells. The Presby system also incorporates venting to the beds to allow for aerobic conditions to exist in the Tubes.

II. SYSTEM OVERVIEW

SEWER COLLECTION AND PRIMARY TREATMENT

The building sewers from the three buildings to the existing septic tanks will not be reconstructed. New 1000 gallon septic tanks will be added in series with the existing tanks at each building for a total of three tanks. Effluent filters will be fitted to the outlets of each set of septic tanks coming from the three buildings. The new tanks will bring the effective primary liquid treatment capacity to at least 36 hours of retention time for each building. Currently, the effluent from the gas station and Building 1 septic tanks are temporarily pumped into the cleanout of Building 2. The pump discharge will be rerouted to the outlet of the Building 2 septic tanks at a new manhole on the Building 2 septic tank discharge line. No septic tanks are expected to be replaced. All effluent lines from the three sets of serial septic tanks to the dosing chamber will be new gravity lines with a minimum slope of 0.015 ft./ft. (1.5%).

PUMP COMPONENTS

The single proposed pump chamber will house a duplex pump system. The pumps are designed to pump the maximum daily flow, 7,500 gal/day, into 4 Presby Bed Systems. The dosing volume is sufficient to saturate all four beds and will provide about three doses on the average day. With typical motel use patterns the beds will likely see two doses in the morning and one or two doses in the evening.

The duplex pumping system will be set up to alternate pumps. Each pump will have a cycle counter and run time clock. The float system to operate the pumps will incorporate off, lead pump on, alarm, and lag pump on floats. The alarm float located between the lead pump on and lag pump on to alert the operator of a pump problem before the lag pump is initiated.

DRAINFIELD COMPONENTS

Four drainfields are proposed to connect to one pump chamber that will service all three buildings. The beds are arranged in two sets of two. Each bed consists of three sets of Presby Tubes. The total drainfield area will be about 7,500 square feet. Each set of two fields will have a distribution box that will be used to distribute the flow evenly between the sets of Presby Tubes. The fields will be on the east side of the property and outside of the U.S. Highway 89 Right of Way. In accordance with DEQ standards, a 10 ft setback from the ROW will be maintained.

The Presby Tubes are set in a sand bed and are vented to promote aerobic conditions inside the Tubes. The venting will allow for the beds to be covered with pavement if necessary. In this design, little or none of the bed area will be covered. Monitoring ports will be set in the sand beds to allow for the monitoring of the effluent depth and to be able to track the operation of the beds.

With the valving provided at the initial D-Box the two sets of beds can be isolated and rested. Once the 'shoulder season' arrives and occupancy at the motel consistently drops below 50% the operator can direct all the flow from the dosing chamber to either the north set of beds or the south set of beds.

As noted on the plans, a 100 feet separation distance from wells has been used. This is the required separation for systems with flows less than 2,000 gpd. These were the parameters accepted by DEQ with the original permit and were used again for this permit. In addition, no replacement fields are shown in this design. The old replacement fields were above the motel. This location threatens the drinking water source for the motel and is not considered as a viable location. Instead, the configuration of the system allows for the routing of effluent to various beds. If one or more beds show signs of failure the system can be adjusted and effluent routed to the working beds. This will require the operator to limit occupancy at the motel until the system can be repaired.

The construction of the system utilizes imported material to construct the receiving soils for the effluent. The sand bed envelope around the Presby Tubes is the likely area of clogging or failure. If these soils fail to receive effluent they can be excavated, removed, and replaced. If the Tubes become clogged they can similarly be excavated, removed, and replaced. The monitoring ports in each bed will allow the operator the ability to gage the health of each of the beds and create an operating scheme that best suits the use of the system. Resting beds during the year and proper maintenance will prolong the life of the system and limit the risk of bed failure.

OPERATION AND MAINTENANCE

All components of the pumping station, force main, and sewer collection upgrades will be maintained and operated by the Flat Creek Motel. The Flat Creek Motel will be responsible for appropriate DEQ testing and reporting the results. Four monitoring wells installed as part of a DEQ LAUST project at the site have been used for many years as the UIC monitoring wells. It is proposed these wells be used as the UIC monitoring wells for this permit. At this time Flat Creek Motel has contracted with Jorgensen Associates to perform routine future UIC monitoring and EPA Water System monitoring.

Groundwater Monitoring samples and measurements will be taken from existing monitoring wells along Highway 89. These wells have been used in the past for monitoring previous UIC permits on the property. The groundwater from the monitoring wells will be tested quarterly. The analytical method to be used will be outlined by the DEQ and all methods and parameters will be followed and reported. It is suggested by the DEQ that the following parameters be monitored and analyzed; Ammonia as N, Nitrate as N, and Phenol. Annually, bacteriological and nitrate testing is typically required of the domestic water system as part of the UIC monitoring parameters. If any additional parameters are required, adequate testing will be performed and reported. The permitted limits will be established by the DEQ.

The layout of the system has taken in to account the future connection of an advanced treatment system. An Advantex system has been preliminarily sized and sited behind the motel buildings. The Advantex treatment pods need to be exposed at the surface and the rear of the motel buildings is the only area on the site where there is space. They are sealed vessels and proximity to the wells

RECORDS AND REPORTS

The Flat Creek Motel shall prepare records of all monitoring information and retain them for a period of at least three years after closing the facility. The Flat Creek Motel records will meet all DEQ permit standards and any noncompliance which may endanger health or the environment will be reported to the DEQ orally within 24 hours from the time the operator becomes aware of the circumstances.

WY Commercial Presby AES Design



Flat Creek Motel 200163
02/13/2013



www.rockvalesystems.com

406-861-2683 or 406-860-0000

System Designer	Jim Stevenson RockVale Systems, LLC 81 River Road Silesia MT 59041 406-281-2683 jim@rockvalesystems.com	
System Owner	Flat Creek Motel Jackson WY	
System Installer	WY	
Permitting Authority	WDEQ NW Region Lander WY	
Site Identification	Motel replacement system with total of 7,000 gpd split into 4 beds with alternating dose from lift station. Each bed will receive a design flow of 1,700 gpd.	
Site Description:	Less than 5% slope	Flat site, bordering highway with potential for paving over top. Existing drainfield has failed and this will be installed in same location.
	(Installation manual section B)	
Soil Classification & Dispersion Field Siting	Undisturbed native is 15 mpi alluvial silt/sand and gravel. Pipe burial depth will be 6.5 to 7.5 ft from ground surface to top of AES pipe. All contaminated material must be removed. 30" reqrd between AES pipe & SHGW.	
	15 mpi Percolation rate.	
	The system will be installed with separation from bottom of AES pipe to SHGW according to state specific criteria.	
Wastewater Source	Wastewater source is motel with small convenience store without a kitchen. Combined flows will exhibit	
	(Installation manual section B)	
Critical System Elev.	(Installation manual section B)	
Run-on/Run-off Control	All surface run-on and run-off shall be diverted with ditching that is a minimum of 10' horizontal away from system sand perimeter.	
Vented D-box Required	None	Number Required: 0
	(Installation manual section G)	
Bottom Drain required	None	Number Required: 0
Inspection port required	None	Number Required: 0
AES Required	855	Feet @ 10' per unit
	1700	GPD flow
	1.05	SLR
System Configuration	Serial	(Note: 600 gpd max per single section)
Multiple Bed Layout		
Bed Placement	In Ground, Less than 5%	
Number of Beds	1 Bed(s)	
Number of Rows/Bed	9 Rows/bed	
Row Spacing	1.50 feet center-to-center pipe spacing	
Sand Area Required	1619 square feet	
Sand Bed Length	96 feet (system sand extends a minimum of .5' beyond pipe end)	
Sand Bed Bottom Width	16.9 feet wide basal width	
Sand Top Width	14.0 feet wide center section	



www.rockvalesystems.com

406-861-2683 or 406-860-0000

System Sand Required			Washed sand less than 2% passing 200 mesh.	
Center section	100	cubic yards @ 2' high	14.0	foot wide center section
Outboard section	3	cubic yards @ .5' high	1.4	foot wide outboard section
Outboard section	3	cubic yards @ .5' high	1.4	foot wide outboard section
Total sand required	126	cubic yards (increased approx. 20%)		
If level placement, outboard sections are equal. If sloped placement, there is no up hill extension, down hill extension is bottom width minus center width and a minimum of 3 feet.				

AES System Supply & Construction Summary

Design Criteria & Type	Quantity	Supplier
Number of Beds	1	Contact RockVale Systems, LLC for Dealer Information
Rows per Bed	9	
Center-Center Spacing in Feet	1.50	
Length of Rows/Sand Bed Length	96	N/A
Sand Bed Bottom Width	17	N/A
Sand Bed Center Width @ 2' High	14	N/A
Sand Outboard Section @ .5' High	3	N/A
Sand Outboard Section @ .5' High	3	N/A
Total linear feet of AES Pipe	855	N/A
Number of ASE Units @ 10' per Unit	86	Local Presby Dealer
Couplings	77	Local Presby Dealer
Offset Adapters	18	Local Presby Dealer
Double Offset Adapters	0	Local Presby Dealer
D-box	0	Owner or Installer
Bottom Drain	0	Owner or Installer
Splitting Tee	0	Owner or Installer
Inspection Port	0	Owner or Installer
Sampling Device	0	Local Presby Dealer
System sand per bed in cubic yards (meeting ASTM C-33)	126 Cu Yds	Owner or Installer
Total system sand required	126 Cu Yds	Owner or Installer
4" Diam PVC DWV Pipe (Estimate, vent lines & inter-ties between rows)	45 Feet	Owner or Installer
4" PVC DWV 90 degree elbows (Estimate)	22	Owner or Installer



Diagram References in Installation Manual

Multiple bed configuration		
	In Ground, Less than 5%	Installation manual figure 5
		Installation manual figure 1
System venting	Installation manual section D	
Final grading	Installation manual section H	

Installation Notes

The installation must meet Presby AASHTO H-20 wheel loading specifications and all applicable sections of AES Installation Manual. Contaminated material from old drainfield can be used for fill over top of AES.



Submersible Effluent Pump

MODEL 3885

WE Series

PROSURANCE AVAILABLE FOR RESIDENTIAL APPLICATIONS.

APPLICATIONS

Specifically designed for the following uses:

- Homes
- Farms
- Trailer courts
- Motels
- Schools
- Hospitals
- Industry
- Effluent systems

SPECIFICATIONS

Pump

- Solids handling capabilities: $\frac{3}{4}$ " maximum.
- Discharge size: 2" NPT.
- Capacities: up to 140 GPM.
- Total heads: up to 128 feet TDH.
- Temperature: 104°F (40°C) continuous 140°F (60°C) intermittent.
- See order numbers on reverse side for specific HP, voltage, phase and RPM's available.

FEATURES

- **Impeller:** Cast iron, semi-open, non-clog with pump-out vanes for mechanical seal protection. Balanced for smooth operation. Silicon bronze impeller available as an option.
- **Casing:** Cast iron volute type for maximum efficiency. 2" NPT discharge.
- **Mechanical Seal:** SILICON CARBIDE VS. SILICON CARBIDE sealing faces. Stainless steel metal parts, BUNA-N elastomers.

■ **Shaft:** Corrosion-resistant, stainless steel. Threaded design. Locknut on all models to guard against component damage on accidental reverse rotation.

■ **Fasteners:** 300 series stainless steel.

■ Capable of running dry without damage to components.

■ Designed for continuous operation when fully submerged.

MOTORS

■ Fully submerged in high-grade turbine oil for lubrication and efficient heat transfer.

■ Class B insulation on $\frac{1}{3}$ -1 $\frac{1}{2}$ HP models.

■ Class F insulation on 2 HP models.

Single phase (60 Hz):

- Capacitor start motors for maximum starting torque.
- Built-in overload with automatic reset.
- SJTOW or STOW severe duty oil and water resistant power cords.
- $\frac{1}{3}$ and $\frac{1}{2}$ HP models have NEMA three prong grounding plugs.
- $\frac{3}{4}$ HP and larger units have bare lead cord ends.

Three phase (60 Hz):

- Class 10 overload protection must be provided in separately ordered starter unit.
- STOW power cords all have bare lead cord ends.

■ **Designed for Continuous Operation:** Pump ratings are within the motor manufacturer's recommended working limits,

can be operated continuously without damage when fully submerged.

■ **Bearings:** Upper and lower heavy duty ball bearing construction.

■ **Power Cable:** Severe duty rated, oil and water resistant. Epoxy seal on motor end provides secondary moisture barrier in case of outer jacket damage and to prevent oil wicking. Standard cord is 20'. Optional lengths are available.

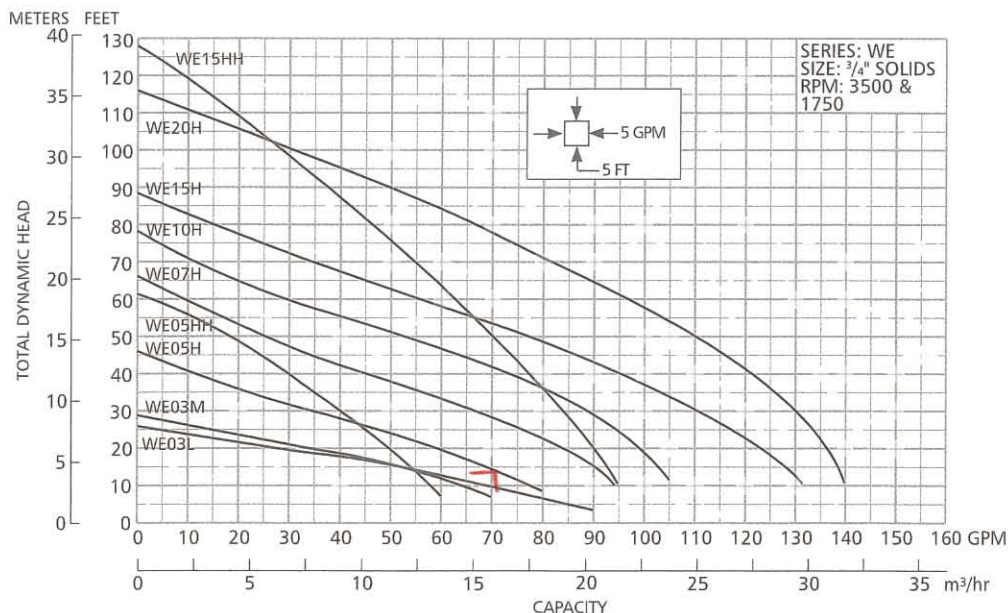
■ **O-ring:** Assures positive sealing against contaminants and oil leakage.

AGENCY LISTINGS



Tested to UL 778 and CSA 22.2 108 Standards By Canadian Standards Association File #LR38549

Goulds Pumps is ISO 9001 Registered.



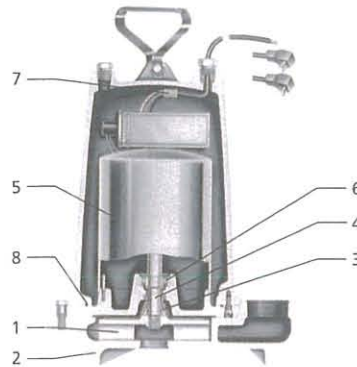
Submersible Effluent Pump

MODEL 3885

WE Series

COMPONENTS

Item No.	Description
1	Impeller
2	Casing
3	Mechanical Seal
4	Motor Shaft
5	Motor
6	Ball Bearings
7	Power Cable
8	Casing O-Ring



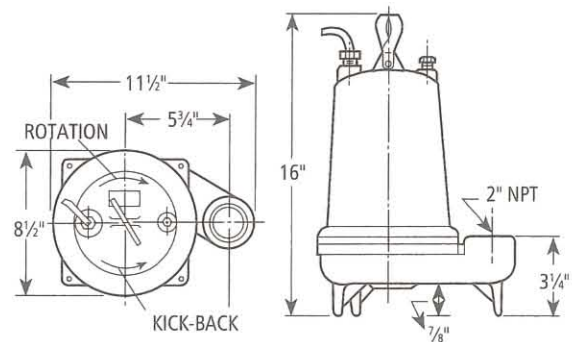
MODELS

Order No.	HP	Volts	Phase	Max. Amp.	RPM	Solids	Wt. (lbs.)
WE0311L	1/3	115	1	10.7	1750	3/4"	56
WE0318L		208		6.8			
WE0312L		230		4.9			
WE0311M		115		10.7			
WE0318M		208		6.8			
WE0312M	1/2	230	3	4.9	1750	3/4"	60
WE0511H		115		14.5			
WE0518H		208		8.1			
WE0512H		230		7.3			
WE0538H		200		4.9			
WE0532H	3/4	230	1	3.3	3500	3/4"	70
WE0534H		460		1.7			
WE0537H		575		1.4			
WE0511HH		115		14.5			
WE0518HH		208		8.1			
WE0512HH	1	230	3	7.3		3/4"	80
WE0538HH		200		4.9			
WE0532HH		230		3.6			
WE0534HH		460		1.8			
WE0537HH		575		1.5			
WE0718H	1 1/2	208	1	11.0	3500	3/4"	83
WE0712H		230		10.0			
WE0738H		200		6.2			
WE0732H		230		5.4			
WE0734H		460		2.7			
WE0737H	2	575	3	2.2	3500	3/4"	83
WE1018H		208		14.0			
WE1012H		230		12.5			
WE1038H		200		8.1			
WE1032H		230		7.0			
WE1034H	2	460	1	3.5	3500	3/4"	83
WE1037H		575		2.8			
WE1518H		208		17.5			
WE1512H		230		15.7			
WE1538H		200		10.6			
WE1532H	2	230	3	9.2	3500	3/4"	83
WE1534H		460		4.6			
WE1537H		575		3.7			
WE1518HH		208		17.5			
WE1512HH		230		15.7			
WE1538HH	2	200	1	10.6	3500	3/4"	83
WE1532HH		230		9.2			
WE1534HH		460		4.6			
WE1537HH		575		3.7			
WE2012H		230		18.0			
WE2038H	2	200	3	12.0	3500	3/4"	83
WE2032H		230		11.6			
WE2034H		460		5.8			
WE2037H		575		4.7			

PERFORMANCE RATINGS (gallons per minute)

Order No.	WE03L	WE03M	WE05H	WE07H	WE10H	WE15H	WE05HH	WE15HH	WE20H
HP	1/3	1/3	1/2	3/4	1	1 1/2	1/2	1 1/2	2
RPM	1750	1750	3500	3500	3500	3500	3500	3500	3500
5	86	—	—	—	—	—	—	—	—
10	70	63	78	—	—	—	58	—	—
15	52	50	70	90	—	—	53	—	—
20	27	35	60	83	98	123	49	90	136
25	—	—	48	76	94	117	45	87	133
30	—	—	35	67	88	110	40	83	130
35	—	—	20	57	82	103	35	80	126
40	—	—	—	45	74	95	30	77	121
45	—	—	—	35	64	86	25	74	116
50	—	—	—	25	53	77	—	70	110
55	—	—	—	—	40	67	—	66	103
60	—	—	—	—	30	56	—	63	96
65	—	—	—	—	20	45	—	58	89
70	—	—	—	—	—	35	—	55	81
75	—	—	—	—	—	25	—	51	74
80	—	—	—	—	—	—	—	47	66
90	—	—	—	—	—	—	—	37	49
100	—	—	—	—	—	—	—	28	30

Dwight's email on 2013/10/30
Indicates that they used the 230V
model WE0512H



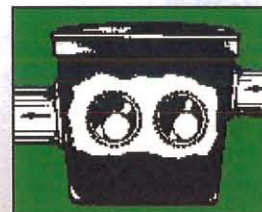


7-Hole Distribution Box



Tough Problem

Providing a simple, reliable, and permanent means for dividing septic tank effluent flow.



TUF-TITE Solution

A strong, stable, permanent, non-corrosive Tuf-Tite Distribution Box, with a Tuf-Tite Speed Leveler in each outlet.

Tuf-Tite® Distribution Box. THE TOUGH ONE!

- Injection molded HDPE
- Non-corrosive
- Simple to install
- Easy to level

In a septic environment, no other material can match High Density Polyethylene in delivering a lifetime of trouble-free service. Tuf-Tite Distribution Boxes are injection molded, using only premium HDPE which contains no fillers or foam.



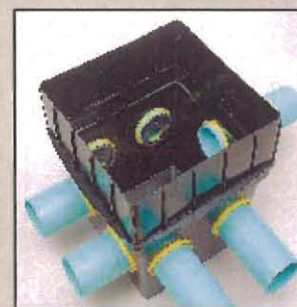
Snap-in pipe seals

They're patented. Simply insert your PVC pipe and push it through the flexible, polyethylene Tuf-Tite seal. Pipes fit watertight. Installation couldn't be easier.



They're permanent

Unlike cement-based pipe grout, Tuf-Tite seals will not crack or corrode in septic conditions. They stay pliable and watertight permanently.



Stackable Riser

Easily extend the top of the box to grade, in 6" increments. Stackable HDPE Risers interlock firmly and accept a screw-on lid and grate.

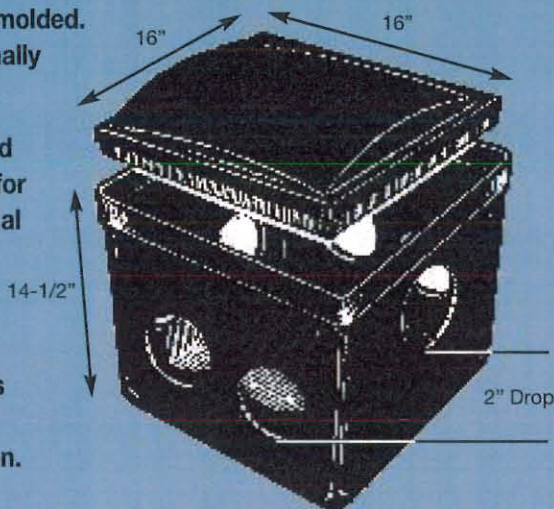


7-Hole Distribution Box 7HD2

■ Injection molded.
Exceptionally strong.

■ Domed Lid is ribbed for exceptional strength.

■ Patented snap-in pipe seals simplify installation.



Domed Lid Can be anchored to box or Riser with 4 stainless screws.

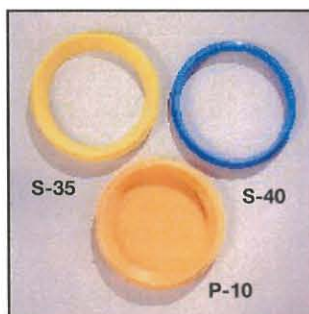
Optional Risers. They stack, in 6" increments, to extend Box to grade.

6"
6"

Fittings included. The 7HD2 comes complete with a Domed Lid and 9 snap-in fittings of your choice.

INSTALLATION IS JUST THIS SIMPLE

1. Position the Distribution Box on level virgin soil. **Do not place box on a concrete slab.**
2. Install the inlet pipe and outlet pipes. Be sure the bottoms of all pipes rest on virgin soil.
3. Level the Distribution Box and all pipes as needed.
4. Backfill the pipes to within two feet of the Distribution Box. Recheck the level of the box, then backfill up to the top lid ridge.
5. Install and adjust Tuf-Tite Speed Levelers.
6. Place lid on the Distribution Box and finish backfilling.



Choice of Fittings

S-35 Pipe Seal, for:

- Sewer and Drain
- SDR 35 ■ ASTM 3034
- Thin Wall ■ 1500 Lb. Crush

S-40 Pipe Seal, for:

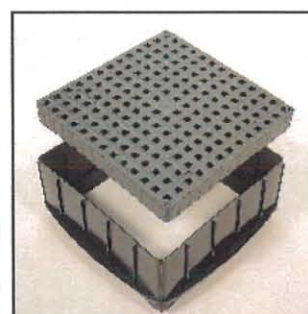
- Schedule 40
- 4" Corrugated

P-10 Plug, for unused holes



Tuf-Tite Speed Leveler™

Control the flow of effluent from the Distribution Box. Simply insert a Speed Leveler into each outlet pipe. Rotate each Speed Leveler so the flow is distributed as desired. Available for 3" or 4" PVC pipe.



Versatile Options

Drain Grate Black 16" x 16" HDPE grate. ADA compliant. Can be affixed to Box or Riser with 4 stainless corner screws.
6" Riser Stackable 16" x 16" HDPE Riser provides 6" elevation to the Box or Riser. Ribbed for added rigidity.



Drainage and Septic Products

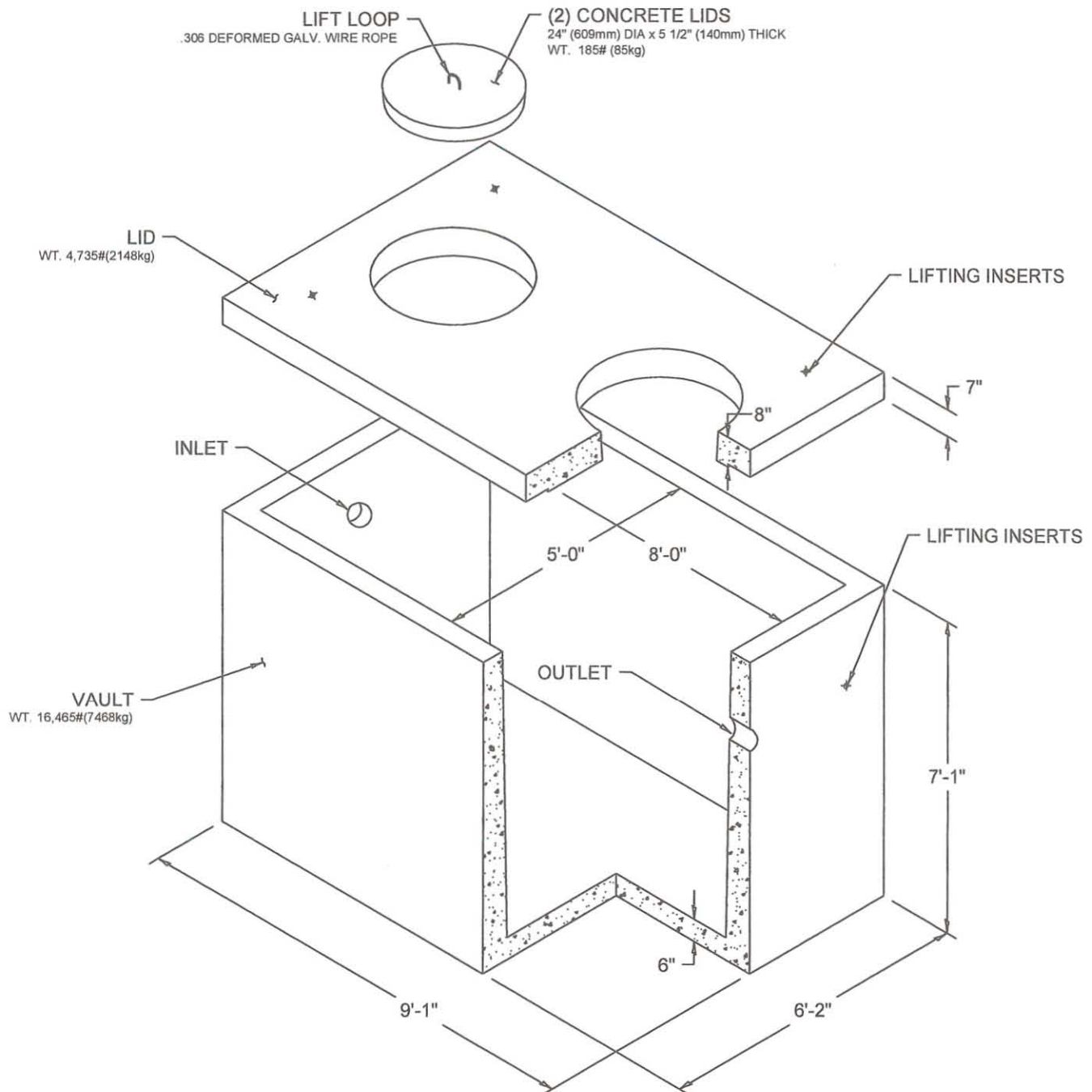
Tuf-Tite® Corporation

1200 Flex Court
Lake Zurich, Illinois 60047



Water-tight
Lids and Risers
by Tuf-Tite®





NOTES:

1. INLET & OUTLET ARE IDENTIFIED.
2. TANK IS MARKED 1,500 GALLON.
3. ACTUAL TANK CAPACITY IS 1,500 GALLONS (5,678L) AT A LIQUID DEPTH OF 5'-0" (1524mm).
4. INLET & OUTLET BAFFLES WILL ACCEPT A NOM. 4" SCH. 40 PVC PIPE.
5. IT IS RECOMMENDED THAT BITUMINOUS MASTIC BE USED AT JOINT.
6. OPENINGS MAY BE SIZED & LOCATED AS SPECIFIED WITHIN STRUCTURAL LIMITATIONS.
7. BAFFLES ARE TO BE INSTALLED BY OTHERS.
8. DESIGNED FOR 8'-0" MAX. BURY.

Pump Chamber w/ Center Baffle



2240 S. Yellowstone Hwy, Idaho Falls, Idaho 83402
Phone: 208-522-6150 Fax: 208-522-9701

Septic Tank

FILE NAME: 230TBST05

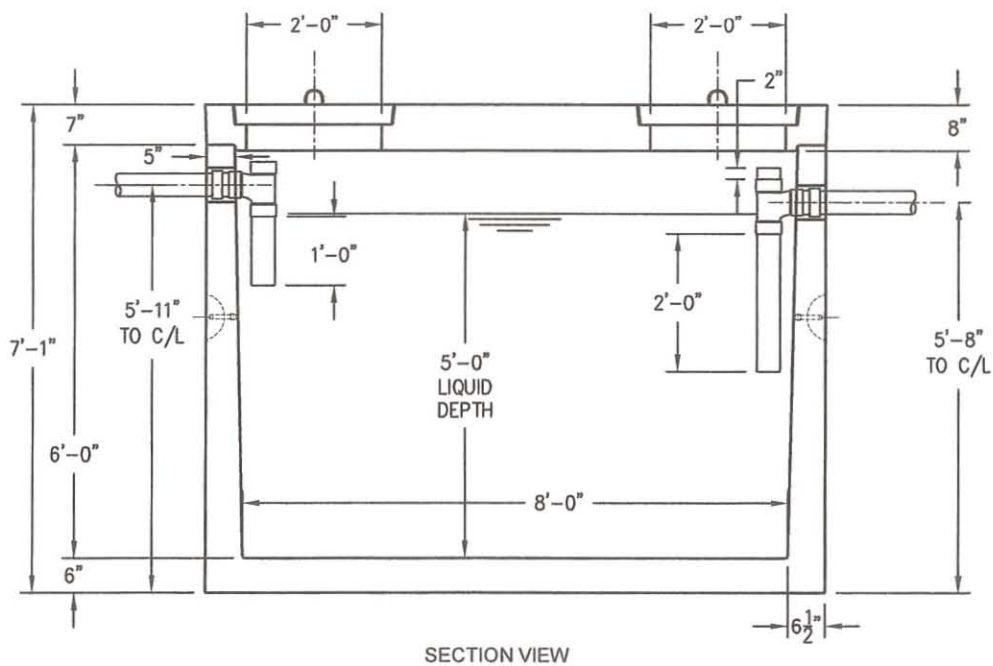
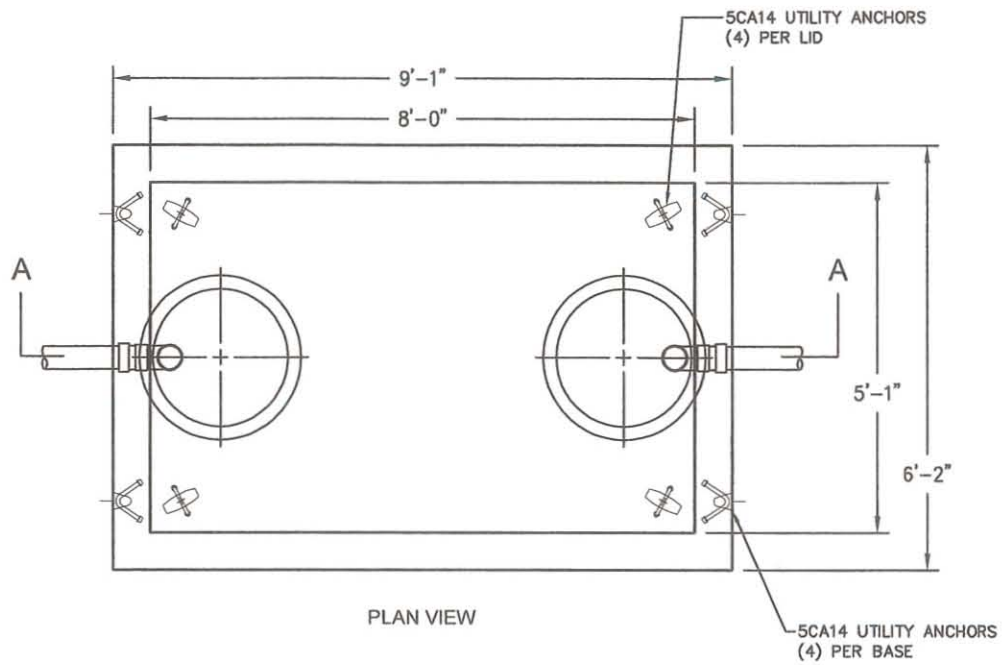
ISSUE DATE: 1/2011

www.oldcastleprecast.com

1500 Gal 5' X 8'
(HS-20 Traffic Rated)

ISO View

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Phone: 208-522-6150 Fax: 208-522-9701

Septic Tank

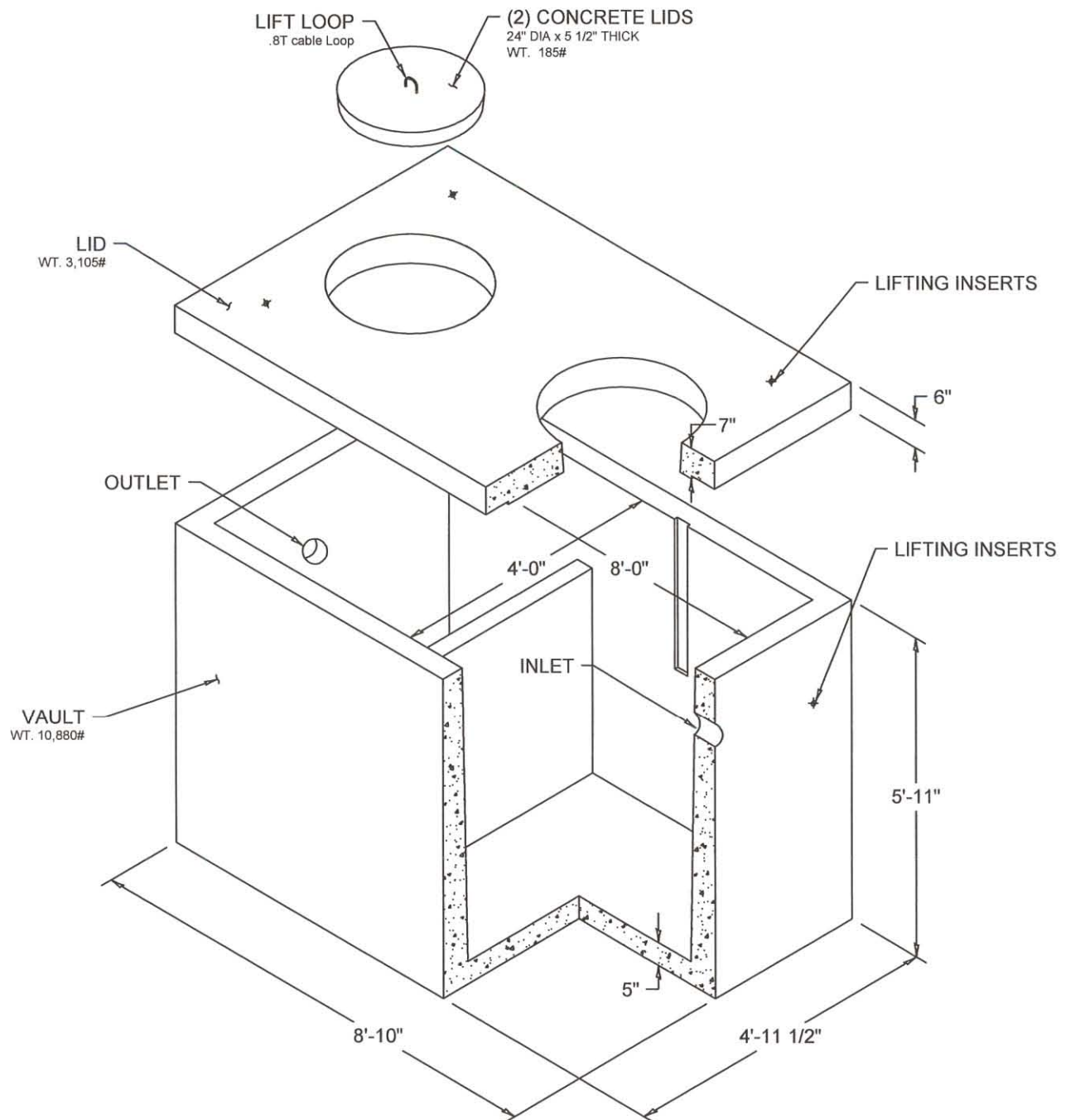
FILE NAME: 230TBST05

ISSUE DATE: 1/2011

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1500 Gal 5' X 8'
(HS-20 Traffic Rated)

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NOTES:

1. INLET & OUTLET ARE IDENTIFIED.
2. TANK IS MARKED 1,000 GALLON.
3. ACTUAL TANK CAPACITY IS 1,000 GALLONS (3,785L) AT A LIQUID DEPTH OF 4'-6" (1372mm).
4. INLET & OUTLET BAFFLES WILL ACCEPT A NOM. 4" SCH. 40 PVC PIPE.
5. IT IS RECOMMENDED THAT BITUMINOUS MASTIC BE USED AT JOINT.
6. OPENINGS MAY BE SIZED & LOCATED AS SPECIFIED WITHIN STRUCTURAL LIMITATIONS.
7. BAFFLES ARE TO BE INSTALLED BY OTHERS.
8. DESIGNED FOR 8'-0" MAX. BURY.



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Septic Tank

FILE NAME: 230TBST03

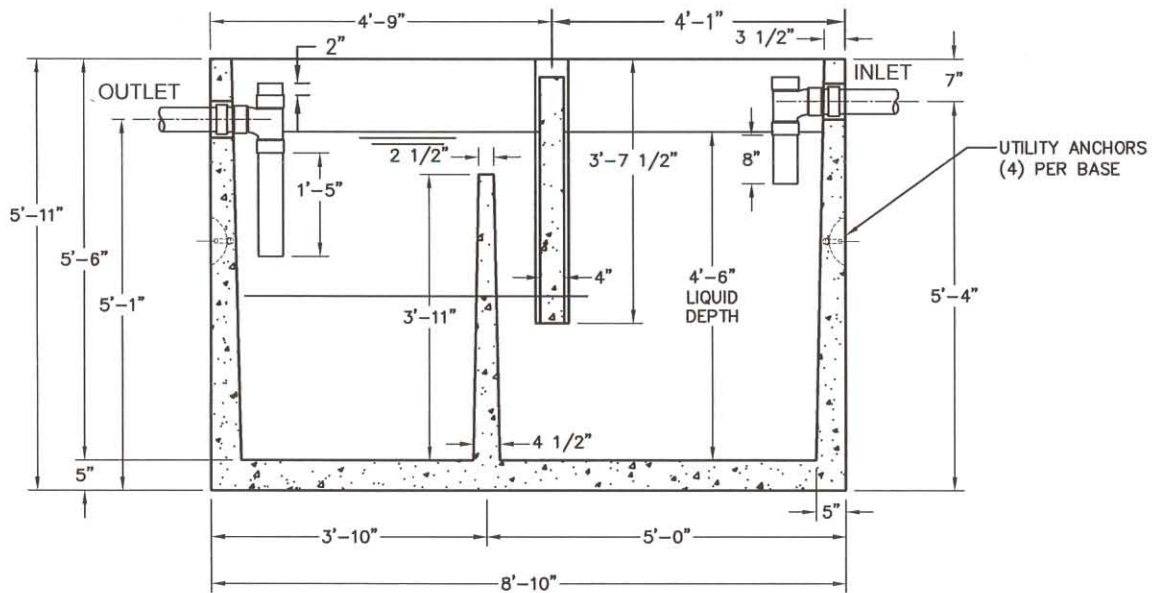
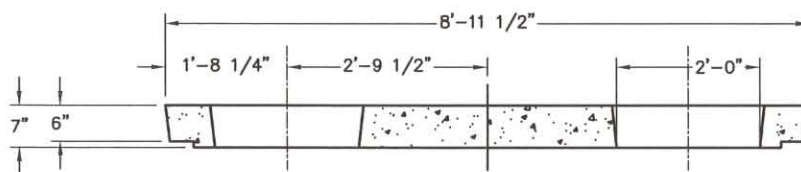
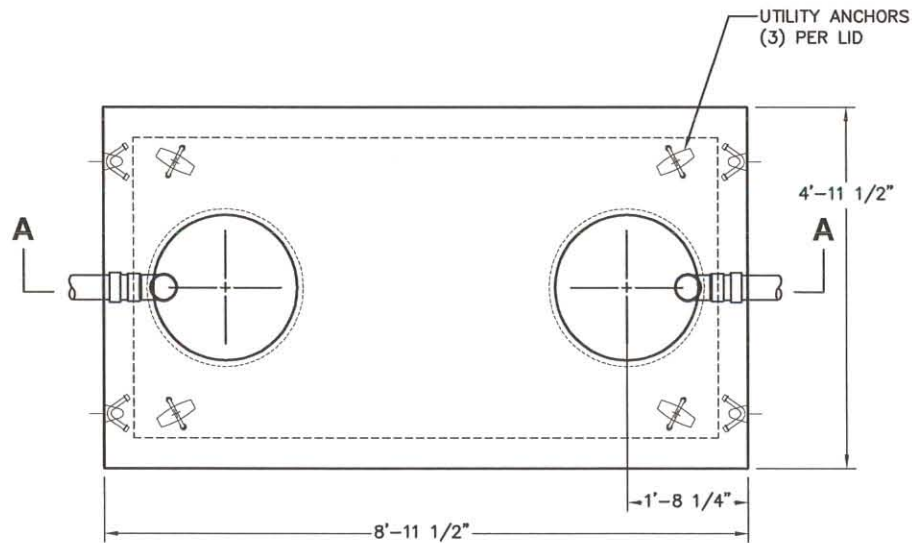
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ISO View

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Septic Tank

FILE NAME: 230TBST03

ISSUE DATE: 1/2011

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1000 Gal 4' X 8'
(hs-20 Traffic Rated)

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Advanced Enviro-Septic®(AES) Treatment System

Wyoming

Design and Installation Manual



Made in USA

✓ Minimizes the Expense ✓ Protects the Environment ✓ Preserves the Site



Presby Environmental, Inc.
The Next Generation of Wastewater Treatment Technology

143 Airport Rd., Whitefield, NH 03598

Tel: 800-473-5298 Fax: (603) 837-9864

Email: info@presbyeco.com

www.PresbyEnvironmental.com

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The information in this manual is subject to change without notice. We make a continual effort to improve our Manuals in order to ensure they are as complete, accurate and helpful as possible. Please confirm that this is the most recent and up-to-date version of this Manual by contacting us at (800) 473-5298 or visiting our website, www.presbyenvironmental.com

Your questions, suggestions and comments are welcome. Please contact us at:

Presby Environmental, Inc.
143 Airport Road
Whitefield, NH 03598
Phone: 1-800-473-5298 Fax: (603) 837-9864
Website: www.PresbyEnvironmental.com

IMPORTANT NOTICES: This Manual is intended ONLY for use in designing and installing Presby Environmental's Advanced Enviro-Septic® Wastewater Treatment System.

The use of this Manual with any other product is prohibited.

The processes and design criteria contained herein are based solely on our experience with and testing of Advanced Enviro-Septic®.

Substitution of any other large diameter gravelless pipe will result in compromised treatment of wastewater and other adverse effects.

This Manual sets forth the Manufacturer's recommendations and requirements; designers and installers are responsible for determining and complying with applicable State and/or Local regulations.

Advanced Enviro-Septic® U.S. Patent Nos. 6,461,078; 5,954,451; 5,606,786; 6,899,359; 6,792,977 and 7,270,532 with other patents pending.

Canadian Patent Nos. 2,300,535; 2,185,087; 2,187,126 with other patents pending.

Multi-Level™ Advanced Enviro-Septic® U.S. Patent No. 6,290,429 with other patents pending.

**Enviro-Septic® is a registered trademark of Presby Environmental Inc.
Advanced Enviro-Septic® is a pending trademark of Presby Environmental, Inc.**

MEMORANDUM

TO: Wyoming County Septic System Regulators, DEQ Water & Wastewater Section

FROM: James Brough, Northwest District Engineer

THROUGH: Lou Harmon, Water & Wastewater Section Manager 

DATE: June 23, 2011

SUBJECT: Policy 13.41.8 - Wyoming Department of Environmental Quality's Review of Presby's Advanced Enviro-Septic ("AES") systems

This memorandum has been prepared to inform county septic system regulators that the Wyoming Department of Environmental Quality (WDEQ) will allow the permitting and installation of Presby AES systems which can be described as a 10-inch diameter perforated, multi-layer fabric-wrapped pipe that is installed in a bed of specified sand. DEQ must be involved in the permitting process initially, the counties are still authorized to proceed with their routine permitting. When a delegated county receives an application to install a Presby AES system, the county must submit a written request to DEQ to facilitate a joint review between the delegated county and DEQ. This joint review and permitting process will be in effect for five years from the date of this policy.

DEQ has reviewed the reliability and performance test reports for the Presby AES systems. Both laboratory test results and field grab samples have demonstrated that the Presby AES system can consistently reduce biological oxygen demand (BOD) and total suspended solids (TSS) to less than 30 mg/L each. Presby's design and installation manual requests that the soil loading rate of the AES technology system sand bed will be equivalent to a 50% reduction of a traditional pipe and stone dispersion field. This concurs with EPA's Onsite Wastewater Treatment Systems Manual wherein the loading rate for various soils for treated water meeting 30/30 was increased by two. Wyoming DEQ concurs with 50% reduction of a traditional pipe and stone dispersion field (i.e., area of leach field at the sand and native soil interface) based upon BOD and TSS reductions achieved with the Presby AES systems.

Presby Environmental has requested a variance from Wyoming DEQ's required 4-foot vertical separation between the bottom of the leach field and the seasonal high groundwater level. This variance may be requested on an individual basis with each permit. With the permits that this variance may be granted, DEQ will require the installation of an inspection port to enable the monitoring of the seasonal groundwater level. DEQ wants to emphasize that any leach field that becomes submerged fails to protect groundwater and will likely cease to function properly. When a variance is granted to 4-foot vertical separation, the minimum separation distance between the sand/native soil interface and seasonal high groundwater level must not be less than two (2) feet.

DEQ is aware that the Presby AES system is proposed within at least one subdivision where the subdivision was required to have "enhanced treatment" based upon Chapter 23 Subdivision requirement. Where a DEQ Chapter 23 subdivision review required 'enhanced treatment', a variance to the 4-foot vertical separation requirement is not permissible. Also, in the event that 'enhanced treatment' was required due to nitrate overloading, the land owner will be required to have at least two shallow groundwater monitoring wells, one up-gradient and the other within 10 feet down gradient of the leach field. Annual sampling for nitrates must be collected and reported for at least three years after the installation of the septic system.

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**Advanced Enviro-Septic® Treatment System
Wyoming Design and Installation Manual**

Section A, Introduction

What is Advanced Enviro-Septic®?	Advanced Enviro-Septic® ("AES") is an innovative onsite wastewater treatment system that is passive, non-mechanical and does not use pressure distribution. The primary component is a large diameter perforated, multi-layer fabric-wrapped pipe that is installed in a bed of specified System Sand. The Advanced Enviro-Septic® System is designed to purify wastewater that has received primary treatment in a septic tank and to disperse the treated wastewater into the underlying soils. The system is extremely versatile and can be designed in a variety of shapes and sizes, making it adaptable to virtually any residential or commercial application. The amount of pipe required and the size of the System Sand bed adjust in relation to the amount of daily design flow, the soil's characteristics and site constraints, ensuring effective treatment and adequate absorption into underlying soils.
How Does Advanced Enviro-Septic® work?	By utilizing simple yet effective natural processes, the Advanced Enviro-Septic® Treatment System treats septic tank effluent in a manner that prevents suspended solids from sealing the underlying soil, increases system aeration, and provides a greater bacterial area ("biomat") than conventional septic systems.
Why is Advanced Enviro-Septic® Better?	The Advanced Enviro-Septic® Treatment System retains solids in its pipe and provides multiple bacterial surfaces to treat effluent prior to its release into the soil. The continual cycling of effluent (the rising and falling of liquid inside the pipe) enhances bacterial activity. No other passive wastewater treatment system design offers this functionality. Our systems excel because they are more efficient, last longer, and have a minimal environmental impact.
System Advantages	• Provides superior treatment • Thoroughly tested to prove it works • Preserves the natural terrain • Cost-effective to construct and operate • Completely passive, requires no mechanical devices or electricity • Design versatility to adapt to virtually any site, any flow, any application • Quicker and easier to install • Enhanced function and longevity • Requires no special maintenance • Superior track record of reliability • Made using recycled plastic

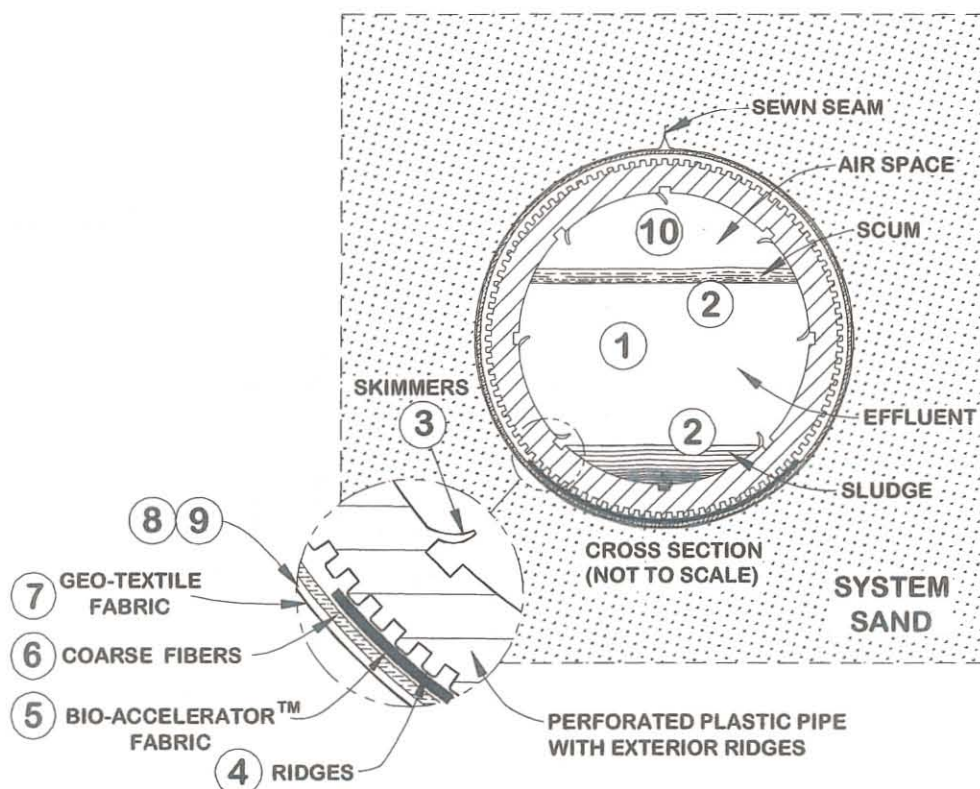
Introduction, continued

Purpose	The purpose of this Manual is to provide general information regarding the design criteria, installation procedures and use and care instructions for the Advanced Enviro-Septic® Treatment System. The Advanced Enviro-Septic® System is extremely versatile and, as a result, this Manual cannot possibly set forth every conceivable system configuration. We encourage you to contact our Technical Advisors, who will be happy to address any questions or concerns unique to your project or assist you in designing a system for special applications.
Presby Environmental Standards	All systems using the Advanced Enviro-Septic Treatment™ System must be designed and installed in compliance with the procedures and specifications described in this Manual. Exceptions to any requirements in this Manual require Presby Environmental, Inc. (PEI) approval.
Conflicts Between Wyoming Rules & this Manual	In the event of contradictions between this Manual and Wyoming and/or local rules, PEI should be contacted for technical assistance.
Certification Required	PEI requires all designers and installers to be certified. Certification is obtained by completing the "Advanced Enviro-Septic® Certification Course" presented by PEI or its sanctioned representative. We offer a variety of certification training options, including online webinars and DVDs. Please visit our website, www.PresbyEnvironmental.com. Special note: PEI highly recommends that all individuals involved in the approval, permitting or inspection process also complete a certification course.
Technical Support	PEI provides technical support free of charge to all individuals using our products or involved in the permitting process. For any questions about our products or the information contained in this Manual, please contact us at (800) 473-5298, send an email to info@presbyeco.com or visit our website, www.PresbyEnvironmental.com.
Disclaimer	The technical support staff at Presby Environmental, Inc. is committed to providing comprehensive product information and support via telephone, website and email at no cost to our customers. The assistance we are able to provide in this way is based on limited information and therefore should be considered general in nature. Accordingly, Presby Environmental, Inc. disclaims any liability whatsoever in connection with providing technical support.

ADVANCED ENVIRO-SEPTIC™ WASTEWATER TREATMENT SYSTEM

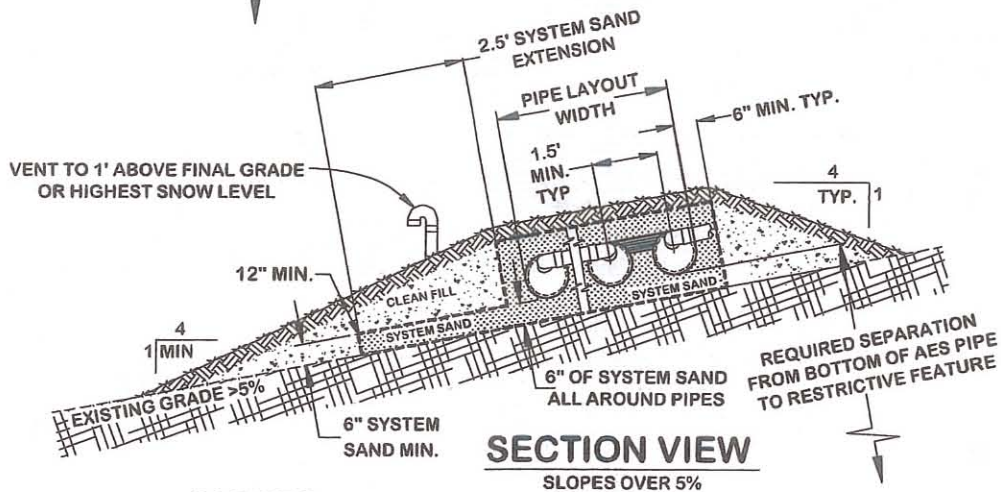
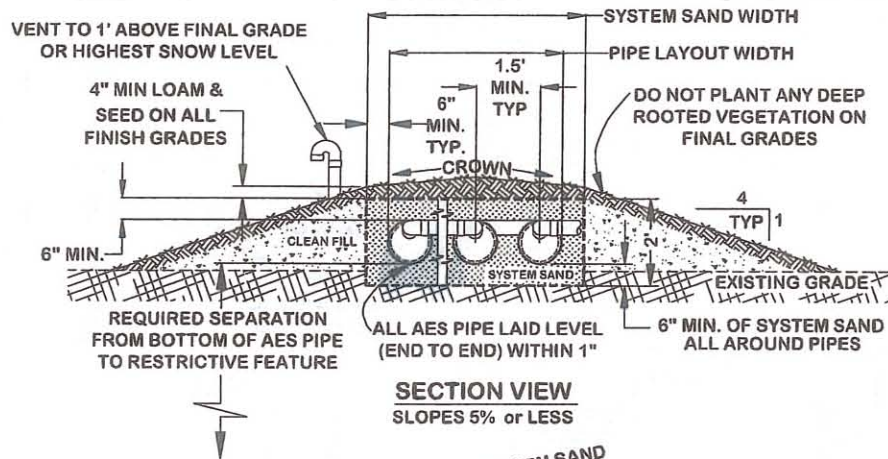
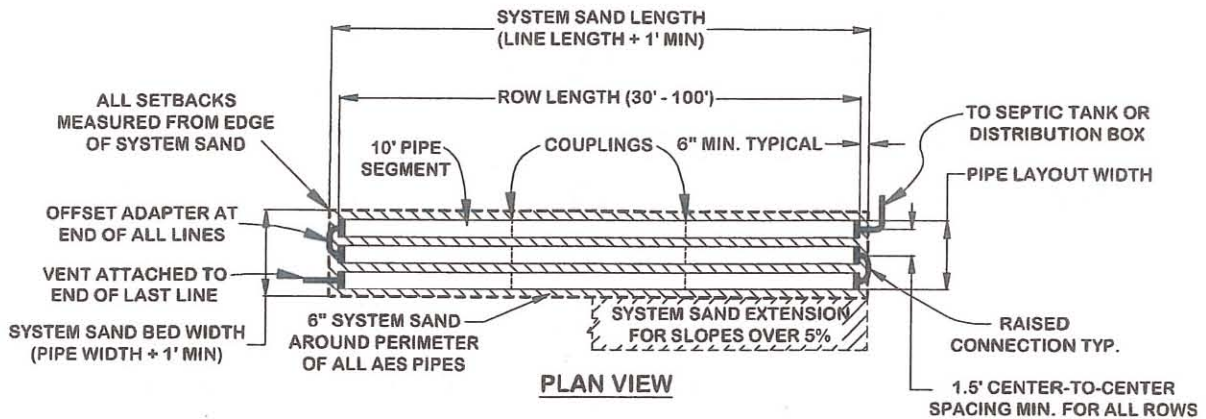
WITH BIO-ACCELERATOR™

**TEN STEPS OF WASTEWATER TREATMENT: ADVANCED ENVIRO-SEPTIC™
TREATS EFFLUENT MORE EFFICIENTLY TO PROVIDE LONGER SYSTEM LIFE
AND TO PROTECT THE ENVIRONMENT.**



Stage 1	Warm effluent enters the pipe and is cooled to ground temperature.
Stage 2	Suspended solids separate from the cooled liquid effluent.
Stage 3	Skimmers further capture grease and suspended solids from the existing effluent.
Stage 4	Pipe ridges allow the effluent to flow uninterrupted around the circumference of the pipe and aid in cooling.
Stage 5	Bio-Accelerator™ geo-textile fabric filters additional solids from the effluent, enhances and accelerates treatment, facilitates quick start-up after periods of non-use, provides additional surface area for bacterial growth, promotes even distribution, and further protects outer layers and the receiving surfaces so they remain permeable.
Stage 6	A mat of coarse random fibers separates more suspended solids from the effluent.
Stage 7	Effluent passes into the geo-textile fabric and grows a protective bacterial surface.
Stage 8	Sand wicks liquid from the geo-textile fabric and enables air to transfer to the bacterial surface.
Stage 9	The fabric and fibers provide a large bacterial surface to break down solids.
Stage 10	An ample air supply and fluctuating liquid levels increase bacterial efficiency.

SYSTEM DIAGRAM



NOTES:

- ALL ROWS 1.5' SPACING MINIMUM.
- ROWS CENTERED IN SYSTEM SAND IF SLOPE IS 5% OR LESS.
- ROWS GROUPED TO UPSLOPE SIDE OF SYSTEM SAND IF SLOPE > 5%.
- VENTING REQUIRED FOR ALL CONFIGURATIONS.
- DIFFERENTIAL VENTING REQUIRED FOR ALL PUMP SYSTEMS.

Section B

Advanced Enviro-Septic® System Components

**Advanced
Enviro-Septic®
pipe**



- Plastic pipe made with a significant percentage of recycled material
 - 10 ft. units (can be cut to any length)
 - Ridged and perforated with skimmer tabs on interior
 - Bio-Accelerator™ layer aligned along bottom of pipe exterior
 - Covered with a mat of randomly-oriented plastic fibers
 - Surrounded by a non-woven geo-textile fabric stitched in place
 - Exterior diameter of 12 in.
 - Each 10 ft. unit has a liquid holding capacity of approx. 58 gallons
 - Flexible enough to bend up to 90°
-

Offset adapter



An offset adapter is a plastic fitting with a 12 in. diameter and a hole designed to accept a 4 in. inlet pipe, raised connection, or vent pipe. The hole is to be in the twelve o'clock position.

Note: The hole in the offset adapter will accommodate Schedule 20 to 40 PVC.

**Double offset
adapter**



A double offset adapter is a plastic fitting with a 12 in. diameter and two holes designed to accept a 4 in. inlet pipe, raised connection, vent or vent manifold, and/or bottom drain piping (see illustration on p. 6), depending upon the particular requirements of the design configuration.

The two 4 in. holes are to be aligned in the 12 o'clock and 6 o'clock positions. The holes are positioned 1 in. from the outside edge of the double offset adaptor and 2 in. from each other.

Note: The holes in the double offset adapter will accommodate Schedule 20 to 40 PVC.

Coupling



A coupling is a plastic fitting used to create a connection between two pieces of Advanced Enviro-Septic® pipe. The coupling features a snap-together locking device and ridges that are designed to fit over the ridges of the Advanced Enviro-Septic® pipe, creating a quick and easy way to join pipe sections together easily and securely.

Advanced Enviro-Septic® System Components, continued

Distribution Box A Distribution Box, also called a "D-box," is a device used to distribute effluent coming from the septic tank in a system that contains more than one section or more than one bed. D-boxes are also sometimes used for velocity reduction (see p. 26). D-boxes come in various sizes and with a varying number of outlets. Concrete D-boxes are preferred, some are made of plastic.

Flow equalizers (see below) are installed in the D-box openings to equalize distribution; they help ensure equal distribution in the event that the D-box settles or otherwise becomes out of level. Unused openings in D-boxes are to be covered, plugged or mortared.

Flow Equalizers A flow equalizer is an adjustable plastic insert installed in the outlet holes of a distribution box to equalize effluent distribution to each outlet whenever flow is divided.

Raised Connection A raised connection is a PVC pipe configuration that is used to connect Advanced Enviro-Septic® rows. We recommend using sewer and drain pipe for raised connections, Schedule 20 to 40 PVC can also be used. See illustration in Section K, Installation & Construction Procedures, p. 36-38.

Component Handling & Storage

- Keep mud, grease, oil, etc. away from all components.
- Avoid dragging pipe through wet or muddy areas.
- Store pipe on high and dry areas to prevent surface water and soil from entering the pipes or contaminating the fabric prior to installation.
- The outer fabric of the Advanced Enviro-Septic® pipe is ultra-violet stabilized; however, this protection breaks down after a period of time in direct sunlight. To prevent damage to the fabric, cover the pipe with an opaque tarp.

Advanced Enviro-Septic® System Components, continued

Septic Tank

- The Advanced Enviro-Septic® System is designed to treat effluent that has received "primary treatment" in a standard septic tank.
 - Unless specified by state/local regulations, the septic tank capacity should be:
 - No less than 1,000 gallons
 - 2.5 times Daily Design Flow for systems up to 5,000 gpd (gallons per day)
 - 2.0 times the Daily Design Flow for systems 5,001 to 10,000 gpd
 - 1.75 times the Daily Design Flow for systems over 10,000 gpd.
 - Septic tank capacity should be increased by 50% if a garbage disposal is used.
 - Commercial Systems in Wyoming require septic tanks sized to provide a minimum of 36 hours retention time.
 - Septic tanks used with the Advanced Enviro-Septic® System must be fitted with inlet and outlet baffles in order to retain solids in the septic tank and to prevent them from entering the Advanced Enviro-Septic® System.
 - Effluent filters are not recommended by Presby Environmental, Inc. due to their tendency to clog, which cuts off the oxygen supply that is essential to the functioning of the Advanced Enviro-Septic® System.
 - If you are required to use an effluent filter in a gravity fed system due to state or local requirements, the effluent filter selected must allow the free passage of air to ensure the proper functioning of the system.
-

System Sand

The System Sand that surrounds the Advanced Enviro-Septic® pipes is an **essential** component of the system. It is **critical** that the correct type and amount of System Sand is used when constructing the system. System Sand must be coarse to very coarse, clean, granular sand, free of organic matter. It must adhere to **all** of the following percentage and quality restrictions:

- No stones over ¾ in. in diameter
- Percentage Restrictions (by total weight):
 - 35% maximum retained by a #10 sieve
 - 40-90% retained by a #35 sieve
 - Fines Quality Restrictions: A maximum of 2% of total sand may pass through a #200 sieve
- ASTM C-33 sand may be acceptable for use as System Sand providing that no more than 2% can pass a #200 sieve.

System Sand is placed a minimum of 6 in. in all directions from the Advanced Enviro-Septic® pipes (below pipes, between rows, above pipes and around outer perimeter).

Section C
System Sizing, AES Pipe Requirements & Design Example

Table A – Bed Sizing & AES Pipe Requirements
(Note: Table A Loading Rates reflect 50% Bed Size Reduction per Approval)

Perc Rate Minutes per Inch (mpi)	Loading Rate (LR) Gallons/Day/Sq.Ft (gpd/ft. ²)	Minimum AES Pipe Req'd. per Bedroom	Perc Rate Minutes per Inch (mpi)	Loading Rate (LR) Gallons/Day/Sq.Ft (gpd/ft. ²)	Minimum AES Pipe Req'd. per Bedroom
5	1.60	50 ft. (5 units)	34	0.74	70 ft. (7 units)
6	1.50		35	0.74	
7	1.42		36	0.73	
8	1.36		37	0.72	
9	1.30		38	0.71	
10	1.25		39	0.70	
11	1.19		40	0.70	
12	1.15		41	0.69	
13	1.11		42	0.68	
14	1.07		43	0.68	
15	1.05		44	0.67	
16	1.01		45	0.66	
17	0.99	60 ft. (6 units)	46	0.66	
18	0.96		47	0.66	
19	0.94		48	0.65	
20	0.92		49	0.64	
21	0.90		50	0.64	
22	0.88		51	0.64	
23	0.87		52	0.63	
24	0.86		53	0.62	
25	0.84		54	0.62	
26	0.83		55	0.62	
27	0.82		56	0.62	
28	0.80		57	0.61	
29	0.79		58	0.60	
30	0.78		59	0.60	
31	0.77	70 ft. (7 units)	60	0.60	
32	0.76		61 – 90	0.40	
33	0.75		91 – 120	0.30	

Table B – System Limitations

Percolation Rate Minutes per Inch (mpi)	% System Slope Max	% Site Slope Max	Configurations to be used
15 or less	25	25	All standard and Unique Site Solutions
16-30	20	25	All standard configurations
31-60	15	20	
61-120	Level	10	Basic Serial and D-Box

System Sizing, AES Pipe Requirements & Design Example, continued

Calculating the Amount of AES pipe required

- Residential systems require a minimum of 5, 6 or 7 AES pipes (10 ft. units) per bedroom depending on soil's perc rate. Refer to Table A, p. 8.
- Minimum size for any system is two bedrooms (300 gallons per day).
- Commercial system pipe requirements are calculated at 1 ft. of AES pipe per 2 gallons per day of design flow.

Requirements Assume Normal Domestic Strength Effluent

System Sand bed sizing and minimum AES pipe requirements presented here were developed assuming normal, domestic strength effluent which has received primary treatment in a septic tank.

When designing a system that will treat unusual or high strength wastes, using additional AES pipe is recommended. Please consult our Technical Staff at (800) 473-5298 for guidance.

Design Example

Design a four bedroom residential AES System in soils with a perc rate of 10 mpi, with a site slope of 3% and system slope of 0% (level bed):

- 10 mpi perc rate = System Loading Rate 1.25 gpd/sq.ft. (Table A, p. 8.)
- Daily design flow (residential) is calculated at 150 gpd per bedroom
- 4 bedrooms @ 150 gpd = 600 gpd daily design flow
- $600 \text{ gpd} \div 1.25 \text{ LR} = 480 \text{ sq.ft.}$ System Sand bed area (minimum)
- Minimum AES pipe from Table A, p. 8, 4 bedrooms x 5 units x 10 ft. = 200 ft.

AES Pipe Layout Examples (a few of the many possible configurations):

- 4 rows of pipe 50 ft. long or
- 5 rows of pipe 40 ft. long
- Both use minimum required amount of pipe, 20 units (200 ft.)

System Sand Bed Dimensions - Example:

- Assume 4 rows of pipe, 50 ft. long
- Bed length: 50 ft. row length + 1 ft. System Sand (6 in. each end) = 51 ft. bed length
- Minimum bed width: $480 \text{ sq. ft.} \div 51 \text{ ft. length} = 9.41 \text{ ft. bed width.}$ Round up to 9.5 ft.

Confirm Bed Width above will accommodate number of rows:

- Minimum System Sand bed width for 4 rows using 1.5 ft. center-to-center spacing is 6.5 ft. Use minimum bed width 9.5 ft. from calculation above.
- Bed length 51 ft. x bed width 9.5 ft. = 484.5 sq.ft. System Sand bed area. These dimensions meet the minimum System Sand bed area requirement of 480 sq. ft.

Position AES Pipes on System Sand Bed:

- Since the system slopes less than 5%, the AES pipes are positioned in the center of the System Sand bed.

Section D System Configurations

Introduction

This section presents the various design configurations of the Advanced Enviro-Septic® System. The system configuration to be used is determined by:

- Characteristics of the naturally-occurring soils (percolation rate or "perc rate" in minutes per inch). Refer to Table A, p. 8.
- Slope of the site
- Other characteristics specific to the particular site
- The daily design flow

System Configurations

The following Advanced Enviro-Septic® System configurations are presented in this Section:

- Basic Serial (pp. 11-12)
- End-to-end ("Butterfly") and D-box configurations (p. 12)
- Combination Serial (pp. 13-14)
- Multiple Bed (pp. 15-16)
- Unique Site Solutions for any soil type (p.17)
- Unique Site Solutions with restrictions (p. 18)

Also in this Section:

- Vertical placement of the System (p. 19)
 - Orientation of the Pipes on the System Sand Bed (p. 20)
-

Basic Serial Distribution

Introduction

- Basic Serial distribution interconnects Advanced Enviro-Septic® rows in serial distribution.
- Basic Serial distribution is preferred for single beds of 600 gpd or less and multiple beds where each bed receives 600 gpd or less.
- Basic Serial distribution may be used in all soil types.
- All beds must have a minimum of two rows.
- When the system slope is 5% or less, the rows are centered on the System Sand bed; when the slope is greater than 5%, rows are grouped upslope 6 in. from the edge of the System Sand as shown in illustrations below.

Note: Basic Serial distribution is installed with a series of Advanced Enviro-Septic® rows connected at the ends with raised connections, using offset adapters and Schedule 20 to 40 PVC pipe.

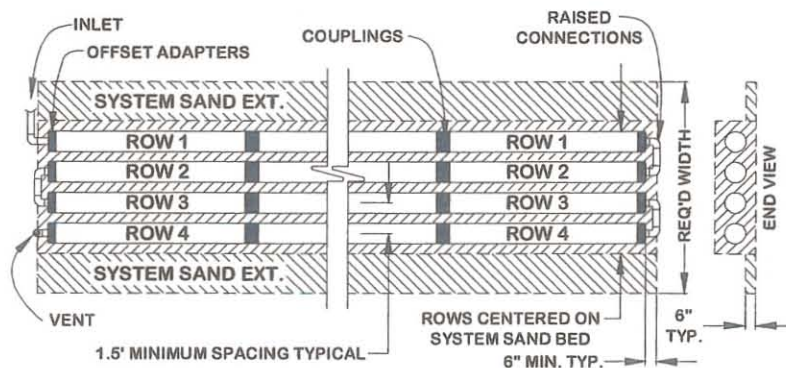
D-box

A D-box is not required for gravity systems in Basic Serial configuration (unless D-box is needed for velocity reduction. Refer to p. 26.)

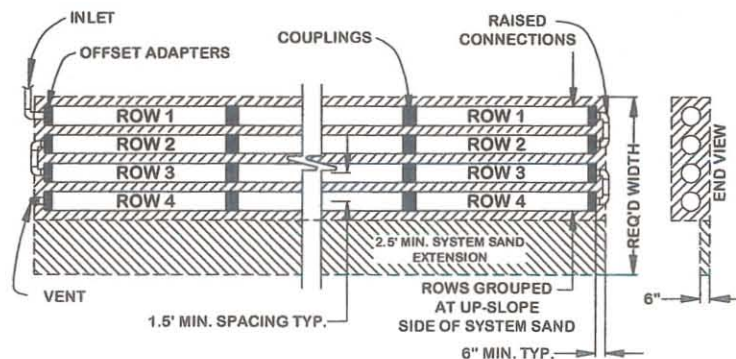
Flow Equalizers

Flow equalizers are not required when pumping to a D-box for a Basic Serial system.

Centered Bed Configuration – System Slopes 5% and less:



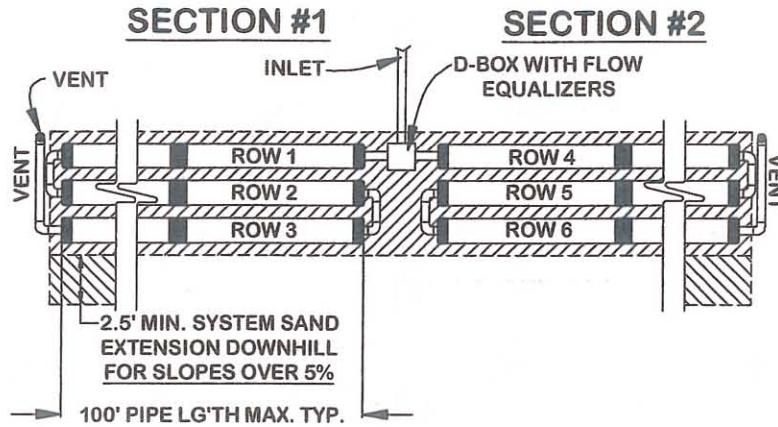
Grouped Upslope Configuration – System Slopes greater than 5%



Basic Serial Configuration, continued

End-to-End Configuration – Basic Serial Distribution (“Butterfly” Configuration)

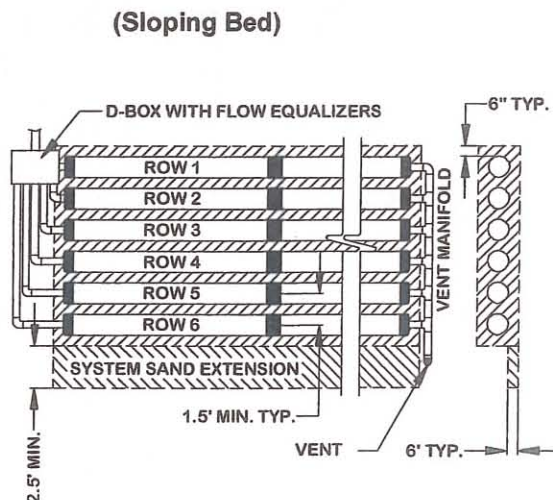
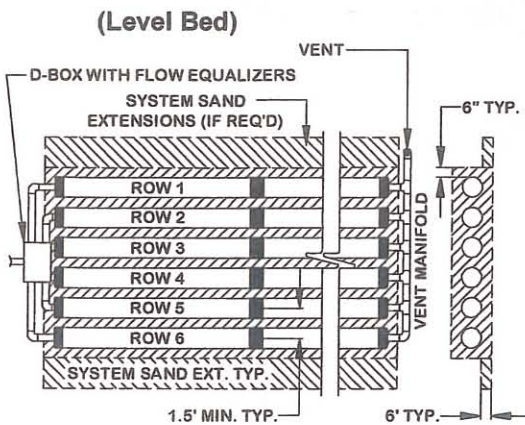
(Each section must contain at least the minimum ft. of Advanced Enviro-Septic® pipe required)



D-Box Distribution Configuration (a.k.a. “Parallel” or “Finger” configuration)

- All rows in a D-box configuration must be the same length and utilize flow equalizers to ensure effluent is distributed equally to each row in the system.
- Use a vent manifold to ensure adequate air flow through each row.
- Row lengths less than 30 ft. using this configuration are limited to use in soils with perc rates 1-60 mpi .

D-Box Distribution Configuration



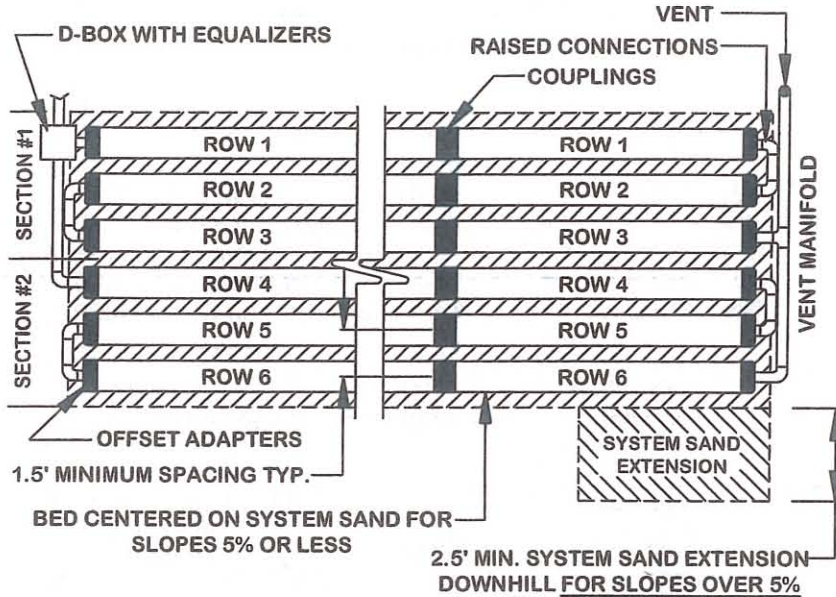
Combination Serial Distribution

Introduction	• Combination Serial distribution incorporates two or more Sections in a single bed, each Section receiving an equal amount of effluent from a D-box with flow equalizers. • Combination Serial distribution is required for systems with daily design flows greater than 600 gallons per day (gpd) in a single bed. • Combination Serial distribution is restricted to use in soils with perc rates 1-60 mpi. • All beds must have at least two rows. Note: Combination Serial distribution is installed in a bed of two or more Sections. Each Section of Combination Serial distribution is a series of Advanced Enviro-Septic® rows connected at the ends with raised connections, using offset adapters and PVC pipe. An offset adapter is used at the end of each Section to enable the installation of required venting. Refer to Section G, Venting Requirements, pp. 28-31.
When to Use Combination Serial Distribution	• Soils with perc rates 1-60 mpi. • Daily design flow is greater than 600 gpd/bed
Flow Equalizers Required	All D-boxes used to divide effluent flow require flow equalizers in their outlets. Flow equalizers are limited to a maximum of 20 gallons per minute (gpm) per equalizer.
Section Loading	Each Section in a Combination Serial system has a maximum daily design flow of 600 gpd. To determine the number of sections required, divide the daily design flow in gpd by 600 and round up to the nearest whole number. <u>Example:</u> Daily design flow of 750 gpd ÷ 600 = 1.25, round up to 2 sections.
Section Length Requirement	• Each Section must have the same minimum linear feet of pipe. • The <u>minimum</u> linear feet of pipe per Section is determined by dividing the total linear feet required in the Advanced Enviro-Septic® System by the number of Sections required. (Note: This is a minimum, individual Section lengths can be longer but cannot be shorter.) • Rows may vary in length to accommodate site constraints (See Unique Site Solutions, p. 18).
Combination Serial Distribution Illustration	The following illustration shows a plan view of multiple Sections in a single bed. Each Section contains the same minimum feet of pipe, and each receives an equal amount of effluent from a D-box with flow equalizers.

Combination Serial Distribution, continued

Combination Serial Distribution –

(equal linear footage of Advanced Enviro-Septic® pipe in each section)



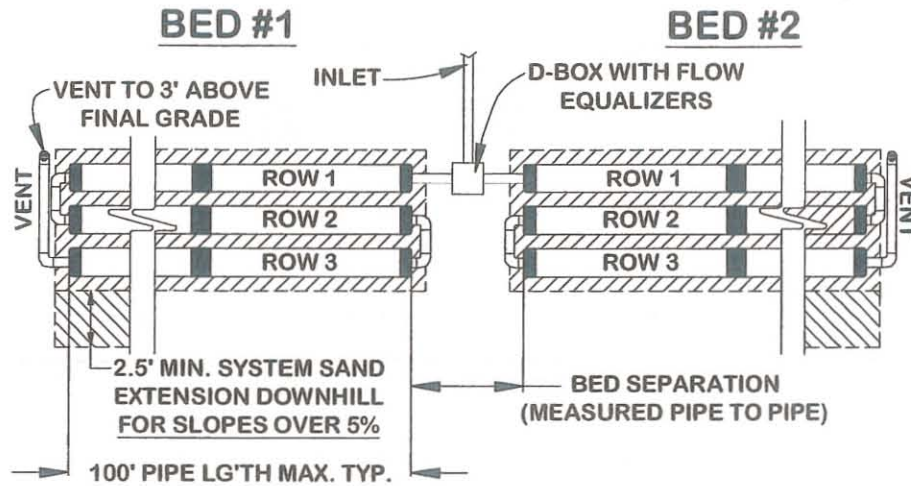
End-to-End Combination Serial Distribution

End-to-end Combination systems are configured the same as Basic Serial "Butterfly systems" (see illustration on p. 12).

- This configuration would be considered a single bed with multiple serial sections.
- There is only one System Sand Bed under all the sections.
- Each serial section must contain the minimum required Advanced Enviro-Septic® pipe. Divide the amount of pipe required by the number of serial sections to determine the minimum pipe needed in each section.
- Row lengths can vary within a serial section.
- Flow equalizers are required on all used D-box outlets.

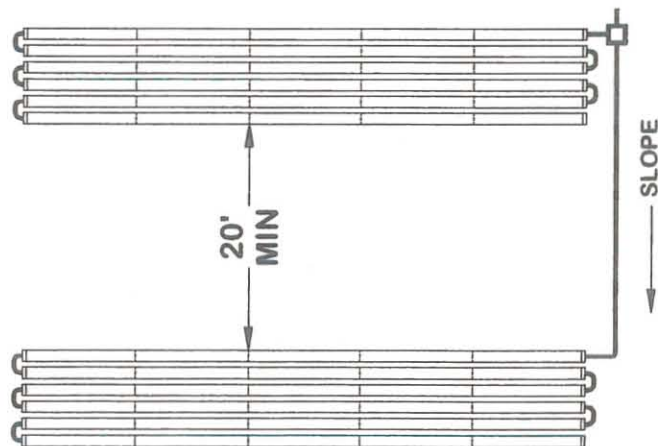
Multiple Bed Distribution, continued

Multiple Bed Basic Serial Distribution – equal linear footage of Advanced Enviro-Septic® pipe in each bed



Note: This Multiple Bed Basic Serial distribution configuration may be used in all soil types. See previous page for Minimum Bed Separation distances.

Bed separation for Side-to-Side layout



Multiple Bed Distribution

Introduction

Multiple Bed distribution may be used to accommodate site constraints or to handle large daily design flows. It incorporates:

- Two or more beds
- Each bed with Basic Serial or Combination Serial distribution
- Each bed receives an equal amount of effluent from a D-box with equalizers.
- In soils with perc rates 61-120 mpi, multiple beds must use Basic Serial Distribution for daily design flows greater than 600 gpd.

When to use Multiple Bed Distribution

- Daily design flow is greater than 600 gpd
- Required in perc rates 61-120 mpi when daily design flow exceeds 600 gpd

Flow Equalizers Required

All D-boxes used to divide effluent flow require flow equalizers in their outlets. Each flow equalizer is limited to a maximum of 20 gpm in both gravity and pumped systems.

Bed Requirements

- Each bed must have the same minimum total feet of pipe
- Each bed must have at least two rows
- The minimum linear feet of pipe per bed is determined by dividing the total linear feet required in the Advanced Enviro-Septic® System by the number of beds.
- Beds may be of different dimensions, provided that rows are not more than 100 ft. long. Longer, more narrow beds work best.
- Recommended minimum row length is 30 ft.
- Rows within a bed may vary in length to accommodate site constraints.

Multiple Bed Orientation

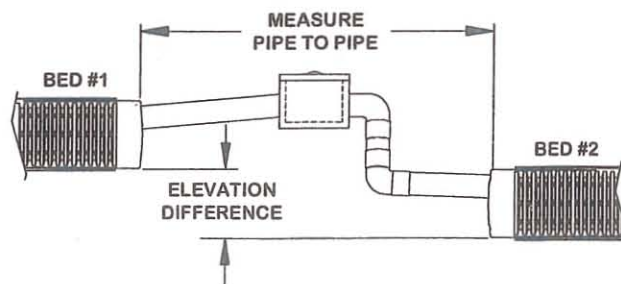
Multiple beds may be oriented along the contour of the site or along the slope of the site. End-to-end configurations are preferred; however, side-to-side configurations may be allowed with sufficient separation distance (see Bed Separation Distances, below).

Bed Separation Distances

Minimum bed separation distances:

- 5 ft. separation for end-to-end system beds (measured pipe to pipe) if elevation difference is 1 ft. or less.
- 10 ft. separation for end-to-end system beds (measured pipe to pipe) if elevation difference is greater than 1 ft. but less than 3 ft.
- 20 ft. separation for end-to-end beds if elevation difference is greater than 3 ft.
- 20 ft. separation for side-to-side beds regardless of elevation difference.

Minimum Bed Separation	
Elevation Differential	Required Bed Separation
12 in. or less	5 ft.
12 in. – 36 in.	10 ft.
> 36 in.	20 ft.
Side-to-Side	20 ft.



Unique Site Solutions for any soil type

Introduction

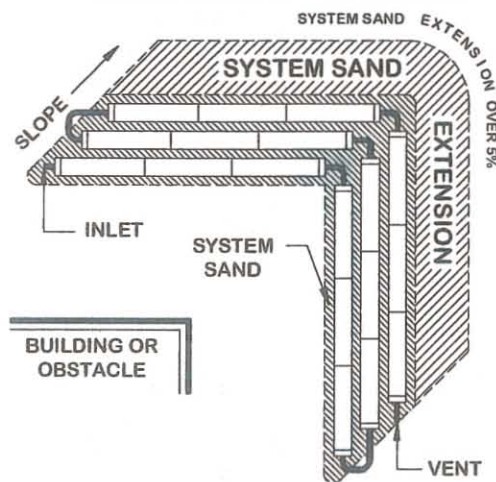
The configurations described in this Section may be used to accommodate site constraints. These configurations may be used in any soil type (perc rates 1-120 mpi).

Angles

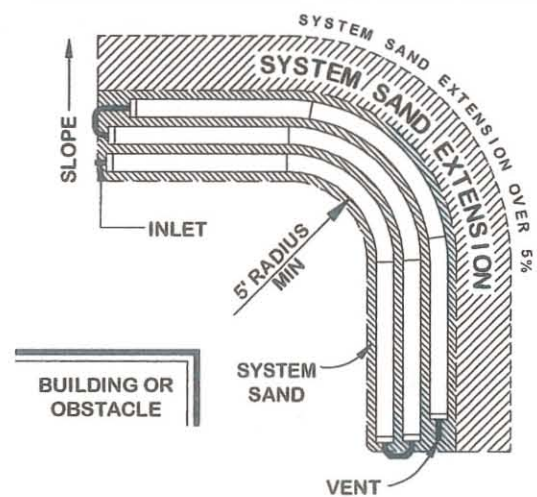
Angled configurations generally have one or more specific bends, but the rows should follow the contour of the site. Rows are angled by bending pipes or through the use of offset adapters. The following layouts may be used in any soil type.

Note: A 10 ft. length of Advanced Enviro-Septic® pipe may be bent up to 90°.

SYSTEM LAYOUT AT 90°

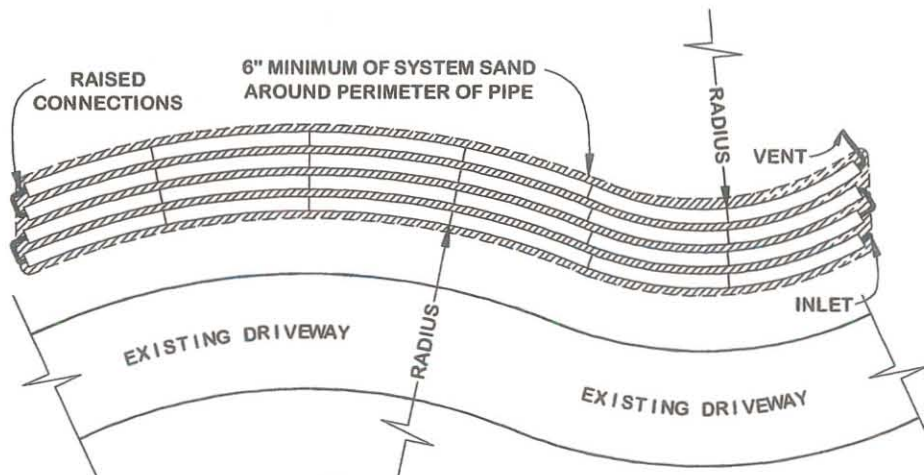


SYSTEM CURVED ABOUT RADIUS



Curves

Curved configurations work well around structures, setbacks, and slopes. Multiple curves can be used if dictated by the contour of the site.



Unique Site Solutions Restricted to use in Perc Rates 1-60 MPI

Introduction

The configurations described in this Section may be used to accommodate site constraints. The use of the configurations described on this page is restricted to perc rates 1-60 mpi.

Total Linear Feet Requirement

- Each Section or bed must have at least the minimum linear feet of pipe.
- A Section or bed may exceed the minimum linear length.
- Rows within a Section or bed may vary in length to accommodate site constraints.
- All beds must contain at least two rows.

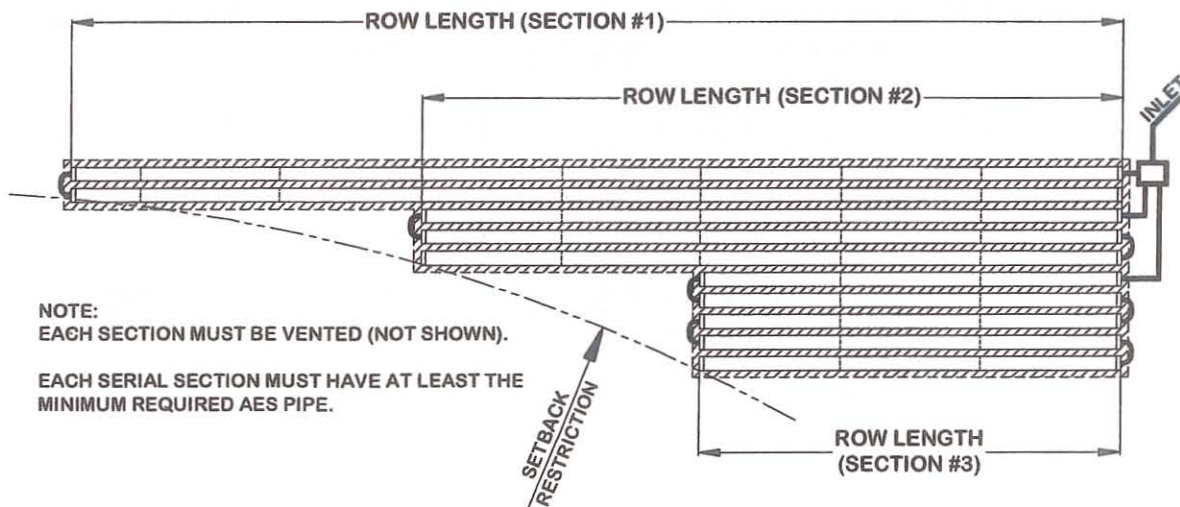
Row Lengths Less than 30 ft.

In general, we recommend that all Advanced Enviro-Septic® rows are from 30 ft. to 100 ft. in length. However, if site constraints require a system design with ANY row shorter than 30 ft., the design must be a D-Box or Combination Serial Configuration. Row lengths less than 30 ft. require a D-box and at least two serial Sections. Use of a design with any row with a length less than 30 ft. can only be used in soils with perc rates 1-60 mpi.

Shortest Pipe Row Length (ft.)	Minimum Sections Req'd.
10	3
15-25	2

Trapezoids & Irregular Shapes

The system shown below has a unique shape in order to meet horizontal setbacks or adapt to site constraints such as buildings, lot lines, wooded areas or surface waters. The use of the "trapezoidal," "trapezoidal combination" and "wedge-shaped" configurations is limited to soils with perc rates 1-60 mpi.



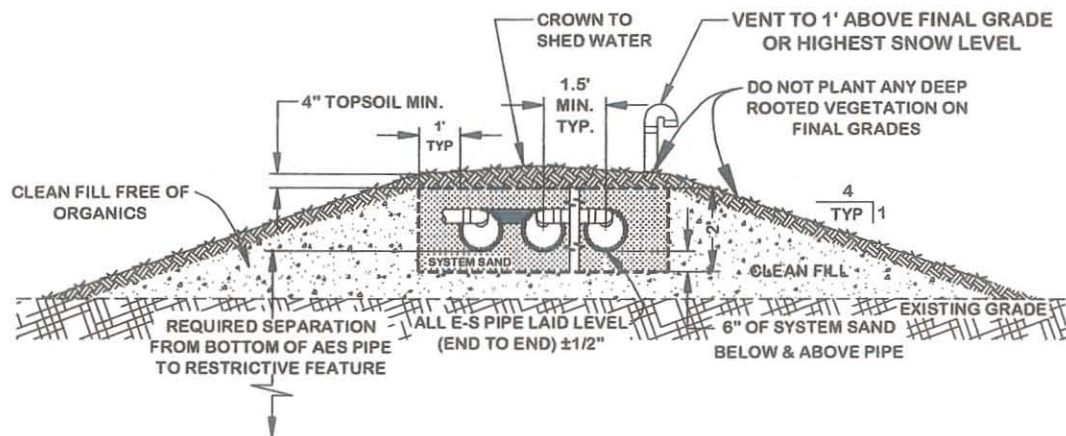
Vertical Placement of the System

Configuration Not Requiring Side-Slope Tapering

If all parts of the system, including cover material, are at or below original grade, the system will not require side-slope tapering.

Configuration Requiring Side-Slope Tapering

- If any part of the system (including soil cover) is above original grade, the system will require side-slope tapering as illustrated below.
- Side-slope tapering is used to blend the system into the terrain, making it both less susceptible to erosion and less noticeable.
- Side-slope tapering is to be a minimum of 4:1 slope.
- Refer to Section I, System Sand and Fill Material Specifications, p. 33 for more information about the specifications for the soil material to be used to construct side-slopes.
- Also refer to Section L, Final Grading, pp. 39-40.



Site Preparation Refer to Section K, Installation & Construction Procedures, pp. 36-38 for instructions regarding site preparation for systems requiring side-slopes.

System Slope and Site Slope The percentage of slope in all illustrations refers to the slope of the Advanced Enviro-Septic® System, not the existing terrain. The slope of the Advanced Enviro-Septic® System and the existing terrain are not required to be equal. Refer to Table B, p. 8 for maximum system and site slopes for various soil types.

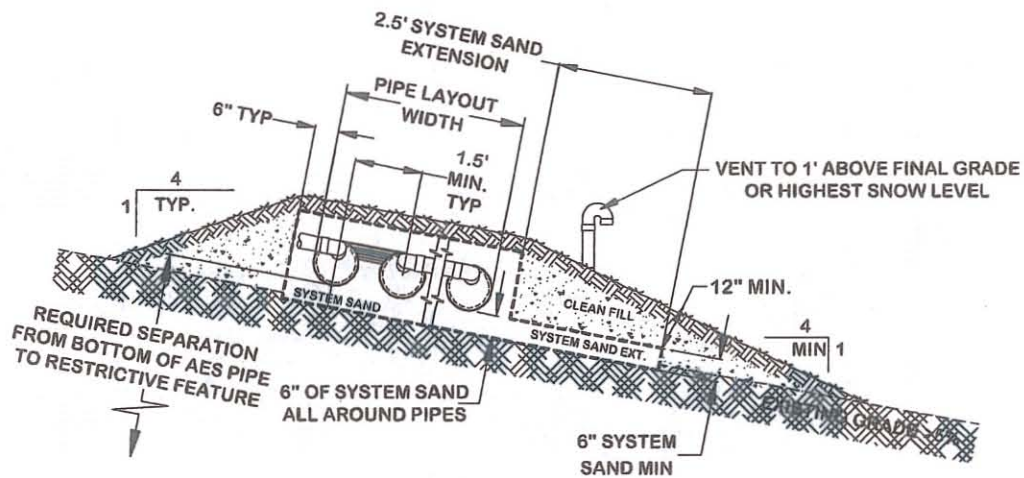
Systems Sloping 5% or less In a system sloping 5% or less, the Advanced Enviro-Septic® rows are centered on the System Sand bed as shown in the illustration on p. 11.

Orientation of the Pipes on the System Sand Bed, System Slope > 5%

Systems Sloping more than 5%

In a system sloping greater than 5%, the Advanced Enviro-Septic® rows are positioned with 6 in. of System Sand on the up-slope side with the remaining System Sand extending beyond the pipe on the down-slope side. In systems sloping greater than 5%, there must be a minimum of 3 ft. of System Sand beyond the last down-slope row of pipe. Any part of the System Sand bed that is more than 6 in. away from the Advanced Enviro-Septic® pipe, called "System Sand Extension" needs to be a minimum of 6 in. deep, as shown in the illustration below. A minimum of 12 in. total cover material (sand fill plus 4 in. topsoil) is required above System Sand Extensions.

Section view of grouped upslope orientation for a system sloping over 5%:



Multiple slopes in one bed

Multiple slopes within a single Advanced Enviro-Septic® System are easily accommodated. If any portion of the system slopes greater than 5%, pipes are grouped on the up-slope side of the System Sand bed, and there must be at least 3 ft. of System Sand beyond the last Advanced Enviro-Septic® pipe row on the down-slope side. This configuration is limited to use in soils with perc rates of 1 – 60 mpi.

Section E Design Criteria for Wyoming

Wyoming Approval

Designers and installers are expected to familiarize themselves with the specific terms of the AES Approval and Wyoming state and local rules. Please refer to the June 23, 2011 Memorandum provided in the front of this manual.

Note: Waivers are required for some design configurations presented in this manual.

Center-to- Center Spacing of Rows

- Center-to-center spacing of Advanced Enviro-Septic® rows is a minimum of 1.5 ft.
- Center-to-center spacing is measured from the center of one pipe to the center of the pipe in the next row.
- Center-to-center spacing of 1.5 ft. results in the minimum of 6 in. of System Sand between each row of Advanced Enviro-Septic® pipe.

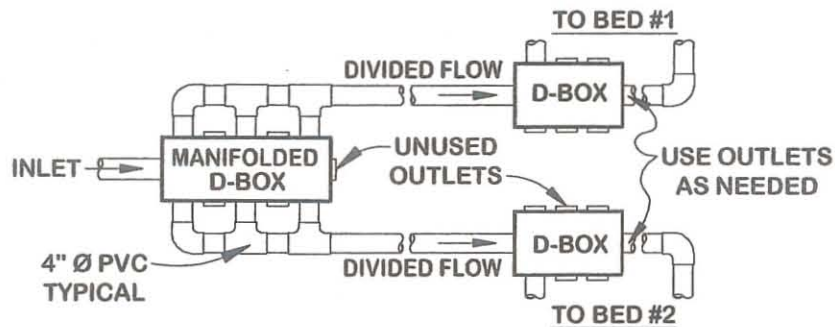
Daily Design Flow Calculations

- Residential Daily Design Flows are calculated at 150 gallons per day per bedroom.
- Minimum system size is two bedrooms (300 gallons per day)
- Non-residential Systems will use 1 ft. of AES pipe for every 2 gpd of daily design flow: $\text{Daily Design Flow (gal/day)} \div 2 = \text{Minimum AES pipe (ft.)}$

D-Box Manifold

- A D-box manifold is utilized to equalize flow.
- Flow equalizers should be used on all D-box outlets.
- Unused D-box outlets must be covered, plugged or mortared.
- This configuration is especially useful when designing for large daily design flows. See "Velocity Reduction," this Section, p. 26.

Distribution box manifold is used to divide flow evenly to multiple beds or sections:



Note: Utilizing every other outlet will provide room for required piping and allow for easier installation. Install flow equalizers on all used outlets.

Design Criteria for Wyoming, continued

End-to-End Preferred Over Side-to-side	If site conditions permit, end-to-end system bed configurations are preferable to side-to-side system bed configurations. See illustrations on p. 16.
Filters	• All septic tanks must be equipped with baffles to reduce the amount of solids exiting the tank and entering the Advanced Enviro-Septic® System. • Effluent filters are not recommended by Presby Environmental, Inc. due to their tendency to clog, which cuts off the oxygen supply that is essential to the functioning of the Advanced Enviro-Septic® System. • If you are required to use an effluent filter in a gravity fed system due to state or local requirements, the effluent filter selected must allow the free passage of air to ensure the proper functioning of the system.
Garbage Disposals	• If a garbage disposal is utilized, we recommend that the required liquid capacity of the septic tank be increased by 50%. • Multiple compartment septic tanks or multiple tanks are preferred. • If a garbage disposal is used, the septic tank will likely require more frequent pumping (see Operation & Maintenance, Section M, p. 41).
Horizontal Separation Distances	Minimum horizontal separation distances (also called "set-backs") must comply with state and/or local requirements. Horizontal separation distances are measured from the outermost edge of the System Sand.
Interceptor Drains	• Interceptor Drains, if used, must be upslope of the AES System and a minimum of 10 ft. away from all AES pipe. • Advanced Enviro-Septic® pipe is excellent for use in constructing interceptor drains.
Longer Advanced Enviro-Septic® Systems Recommended	All Advanced Enviro-Septic® Systems are recommended to be designed and installed as long and narrow as practical for the site. This is especially important in soils with perc rates greater than 60 mpi.
Minimum Rows	All beds must have at least 2 parallel rows.
Minimum and Maximum Row Lengths	To maintain efficient effluent cycling within the Advanced Enviro-Septic® pipe, the maximum row length is 100 ft. and the minimum row length is 30 ft. (For acceptable designs with row lengths shorter than 30 ft., refer to Section D, System Configurations, p. 18.)
Minimum System Size	Minimum system size is two bedrooms (300 gallons per day).

Design Criteria for Wyoming, continued

Orientation of Pipes on System Sand Bed

For Advanced Enviro-Septic® Systems sloping less than or equal to 5%, the System Sand extends horizontally a minimum of 6 in. beyond the outer perimeter of the Advanced Enviro-Septic® pipes, with the pipes centered on the System Sand bed.

For systems sloping from over 5% up to 25%, the Advanced Enviro-Septic® rows are positioned (grouped) 6 in. from the up-slope edge of the System Sand bed. A minimum of 3 ft. of System Sand is required beyond the last down-slope row. Any part of the System Sand bed more than 6 in. away from the Advanced Enviro-Septic® pipe needs to be a minimum of 6 in. deep.

Refer to Table B, p. 8 for slope limitations

See illustrations on p.11.

Pipe Length (Minimum) Required

- Residential Systems: Total minimum length of Advanced Enviro-Septic® pipe is 50, 60 or 70 ft. per bedroom depending on the soil's perc rate. Refer to Table A, p. 8.
 - Commercial Systems: A minimum of 1 ft. of AES pipe is required per every 2 gallons of design daily flow. Contact Presby Environmental for high strength effluent recommendations.
-

Pressure Distribution Prohibited

Pressure Distribution may not be used with an AES System. Siphon Dosing is permitted; adequate venting is required in a siphon-dosed system or pumped system, which may require an additional high vent (referred to as "differential venting"). Refer to Section G, Venting Requirements, pp. 28-31.

Pumped System Requirements

- Pumped systems to gain elevation are allowed with the Advanced Enviro-Septic® System.
- The use of pressure distribution with the Advanced Enviro-Septic® System is **not** permitted. Siphon-dosed systems are permitted providing adequate differential venting is utilized. See Section G, Venting Requirements, pp. 28-31.
- Systems incorporating pumps to gain elevation must use differential venting (see Section G, Venting Requirements, pp. 28-31) and velocity reduction (see p. 26) to control liquid flow.
- Pump dose volume is limited to 40 gpm for Basic Serial Systems.
- When flow is divided by a D-box, equalizers are required and dose volume is limited to 20 gpm per flow equalizer.

Reference: See Section F, Pumped System Requirements, p. 27.

Design Criteria for Wyoming, continued

Repair/ Replacement System in Same Location	If an Advanced Enviro-Septic® System is being installed in the same location where another onsite system has previously been installed: • Remove the existing components and contaminated sand and soil. • If the soils under and around the system have not been compromised, it is permissible to install the AES System in the same excavated location using new System Sand.
Replacement Area Not Required	In the unlikely event that an Advanced Enviro-Septic® System needs to be replaced... • It can be reinstalled in the same location, eliminating the need for a replacement system reserve area. • All unsuitable material must be removed prior to replacement system construction. • Dispose of hazardous materials properly. • Permits are sometimes required for system replacement; contact the appropriate approving authority to determine if a permit is required. Note: Attempt Rejuvenation procedures before replacing the system. This simple process can often restore normal system function in a matter of days. Refer to Section N, Rejuvenation and Expansion, p. 42 and call PEI for technical assistance.
Required Depth Vertical Separation Distances	• In order for a site to be acceptable for an onsite system, Wyoming requires there must be at least 24 in. of in situ unsaturated soil. (See Water Quality Rules and Regulations, Chapter 11, Part D, p. 95). • The minimum separation distance between the Advanced Enviro-Septic® System and the Seasonal High Ground Water (SHGW) is 30 in. (with waiver) or 54 in. (without waiver). • The minimum separation distance between the AES System and ledge, bedrock or impermeable soils (perc rates greater than 120 mpi) is 30 in. (with waiver) or 54 in. (without waiver). • The required depth to meet vertical separation distances is measured from the bottom of the Advanced Enviro-Septic® pipe. • Systems utilizing reduced 30 in. separation distance per waiver are required to have an inspection port to monitor seasonal high groundwater.
Row Elevations	For sloping sites, elevations must be provided on the construction plan for each Advanced Enviro-Septic® row in the system. This is referred to as an "elevation table."
Row Orientation	Advanced Enviro-Septic® rows must be laid level to within 1 in. end-to-end and preferably will be approximately parallel to the contour of the site.
Septic Tank and D-Box Elevations	The outlet of a septic tank or D-box must be set at least 2 in. above the highest inlet to the first Advanced Enviro-Septic® row, with the connecting pipe slope not less than 1% (approximately 1/8 in. per foot.)

Design Criteria for Wyoming, continued

Side-slope Tapering	Side-slope tapering is to be a minimum of 4:1.
Sloping Sites	• The percentage of slope in all system illustrations refers to the slope of the Advanced Enviro-Septic® System, <u>not</u> the existing terrain. • The system slope and the site slope do not have to be the same. • Maximum site slope is 25% and maximum system slope is 25%; permissible slope varies depending on the soil's perc rate (see Table B, p. 8). • The site and/or the system may contain more than one slope, provided the maximum allowed site and system slopes not exceeded. If any portion of the system slopes more than 5%, the use of this configuration is limited to use in perc rates 1-60 mpi. • If the system slopes more than 5%, the Advanced Enviro-Septic® pipes will be placed 6 in. from the up-slope edge of the System Sand bed. The System Sand bed will extend a minimum of 3 ft. past the last row on the down-slope side. • The width of the System Sand bed will sometimes need to be increased in order to achieve the minimum required 3 ft. past the most down-slope row of pipe. This is referred to as a "System Sand Extension." • Remember that any portion of the System Sand bed that is more than 6 in. away from the Advanced Enviro-Septic® pipes only needs to be a minimum of 6 in. deep.
System Sand Bed Area (Minimum)	For Residential and Commercial Systems, refer to Loading Rate (LR) from Table A on p. 8. $\text{Daily design flow (gpd)} \div \text{LR} = \text{Minimum System Sand bed area (sq. ft.)}$.
System Sand Bed Vertical Dimensions	The overall height of an Advanced Enviro-Septic® System measures 24 in. (including System Sand, not including fill or cover materials): • 6 in. of System Sand below the Advanced Enviro-Septic® pipe; • 12 in. diameter of the Advanced Enviro-Septic® pipe; and • 6 in. of System Sand above the Advanced Enviro-Septic® pipe. • The System Sand Extension is any portion of the System Sand bed that is more than 6 in. from the outermost perimeter of any Advanced Enviro-Septic® pipe; this portion of the System Sand bed only needs to be a minimum of 6 in. deep. (See illustrations on p. 11 and p. 20.)
System Sand Specifications	It is critical to the proper functioning of the Advanced Enviro-Septic® System that the proper amount and type of System Sand be installed. Refer to Section I, System Sand and Fill Material Specifications, p. 33.

Design Criteria for Wyoming, continued

Ten Foot Increments Work Best	It is easier if row lengths are designed in 10 ft. increments since Advanced Enviro-Septic® pipe comes in 10 ft. units. However, if necessary, the pipe is easily cut to any length to meet site constraints. Using 10 ft. or 5 ft. increments for row length minimizes waste of pipe material.
Topographic Position Requirement	The topographic position of the site must be convex, hill slope, or flat. No onsite system may be located on concave slopes that concentrate surface or ground water flows unless up-slope terrain is sufficiently altered or interceptor drains are used to redirect water away from the system. Refer to Section H, Site Selection, p. 32 for additional information and tips about selecting the right location for an Advanced Enviro-Septic® System.
Velocity Reduction	• Velocity reducers are needed when there is excessive slope between the septic tank and the Advanced Enviro-Septic® System. • A velocity reducer at the system inlet is required if the velocity of the fluid entering the Advanced Enviro-Septic® pipes would create enough turbulence to disrupt the natural settling of suspended solids within the Advanced Enviro-Septic® pipes. • D-boxes with baffles or a velocity reducing tee are commonly used for velocity reduction. • Velocity reduction is required in pumped systems. Refer to Section F, Pumped System Requirements, p. 27.
Venting Requirements	All Advanced Enviro-Septic® Systems require venting. Pumped systems require differential venting. Refer to Section G, Venting Requirements, pp. 28-31.
Wastewater Strength	All design criteria in this Manual assume "usual" or "typical" domestic wastewater strength. Designers should take any unusual wastewater characteristics into consideration when designing a system. Where wastewater strength is high or wastes are unusual, additional Advanced Enviro-Septic® pipe is recommended. Please contact us for technical assistance.
Water Purification Systems	• Water purification systems and water softeners should not discharge into an Advanced Enviro-Septic® System. • This "backwash" does not require treatment and the additional flow may overload the system. Designs should include an alternative means of dispersal. • If there is no alternative means of disposing of this backwash, then the system will need to be "oversized." Calculate the total amount of backwash in gpd, multiply by 2, and add this amount to the daily design flow and increase septic tank size accordingly. • Water purification systems and water softeners require regular routine maintenance; consult and follow the manufacturer's recommendations.

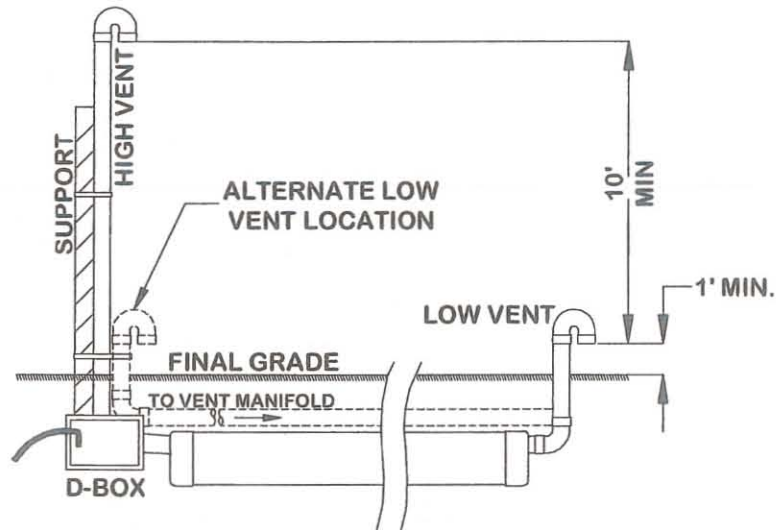
Section F
Pumped System Requirements

Introduction	Pumped systems supply effluent to the Advanced Enviro-Septic® System using a pump and D-box when site conditions do not allow for a gravity system.
Differential Venting	All pumped systems must use differential venting. <u>Reference:</u> See Section G, Venting Requirements, pp. 28-31.
D-Box	All pumped systems require a D-box. See "Velocity Reduction," below.
Velocity Control	The rate at which effluent enters Advanced Enviro-Septic® pipe must be controlled. Excessive effluent velocity can disrupt solids that settle in the Advanced Enviro-Septic® pipes.
Velocity Reduction	• Effluent must never be pumped directly into Advanced Enviro-Septic® pipe. • A D-box or tank must be installed between the dose tank (sometimes called a "pump chamber") and Advanced Enviro-Septic® pipe to reduce effluent velocity. • Force mains must discharge into a D-box with a velocity reducer such as a baffle or tee.
Dose Volume	• Pump volume per dose must be no greater than 1 gallon times the total length of all rows. • Pump dosing must be a minimum of 4 times per day; 6-8 cycles per day are recommended. • The dosing cycle should provide at least one hour between doses. • Pump dose volume is limited to 20 gpm per equalizer.
Basic Serial Distribution Limit	Systems with Basic Serial distribution are limited to a maximum dose rate of 40 gallons per minute when no flow equalizers are used. Never pump directly into AES pipe. Pump to distribution box and gravity feed to first row of AES pipe.
Combination and Multiple-Bed Distribution Limit	• All Advanced Enviro-Septic® Systems with Combination Serial distribution or Multiple Bed distribution must use flow equalizers in D-box outlets. • Since most flow equalizers are limited to a maximum of 20 gpm, each bed or Section of Combination Serial distribution is limited to a maximum of 20 gallons per minute (gpm) per flow equalizer. • Do not place a flow equalizer on the D-box outlet to the vent.

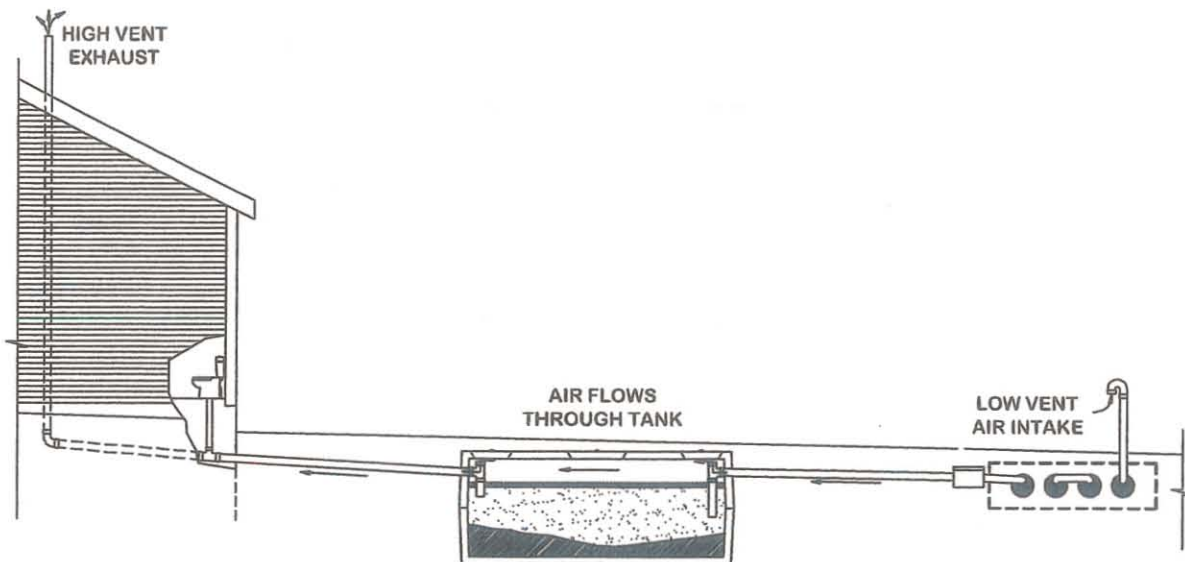
Section G Venting Requirements

General Rule	• Adequate ventilation is essential to the proper functioning of the Advanced Enviro-Septic® System. • Vent openings must be located to ensure the unobstructed flow of air through the entire Advanced Enviro-Septic® System. • The low vent inlet must be a minimum of 1 ft. above final grade, or above elevation of expected snow accumulation, whichever is greater.
When to Vent	• High and low vents are required for all systems. • The roof (house) vent is the "high vent" in gravity systems. • One 4 in. diameter low vent is required for every 1,000 ft. of Advanced Enviro-Septic® pipe. • A single 6 in. diameter low vent may be installed instead of three 4 in. diameter vents. • The diameter of the vent manifold must match the vent stack diameter.
Differential Venting	• Differential venting is the use of high and low vents in a system. • High and low vent openings must be separated by a minimum of 10 vertical ft. • The high and low vents should be of the same capacity. • Roof vent diameter must be a minimum of 3 in., 4 in. diameter is recommended. If the roof vent is less than 3 in., an additional high vent is recommended. • Sch. 40 PVC or equivalent should be used for all high vents. • Vents extending more than 3 ft. above grade must be anchored.
Vent Locations	Vent locations depend upon the type of system. For ease of illustration, most illustrations show high and low vents on opposite ends of the field; however, high and low vents may be installed on the same end of the field as long as the 10 ft. differential between high and low vents are maintained. Refer to illustrations on next page. <u>Gravity Systems:</u> • A low vent through an offset adapter is installed at the end of each row, Section or Basic Serial bed. A vent manifold may be used to connect the ends of multiple Sections or rows. • The house (roof) vent functions as the high vent as long as there are no restrictions or other vents between the low vent and the house (roof) vent. <u>Pumped Systems:</u> • A low vent is installed through an offset adapter at the end of each row, Section or Basic Serial bed. • A high vent is installed through an unused D-box outlet. • Alternatively, the low vent may be attached to the D-box and the high vent may be attached to the end of the last Advanced Enviro-Septic® row. If this configuration is used in cold climates, the D-box must be insulated to prevent it from freezing.

Differential Venting for Pumped Systems



Proper gravity system vent configuration



Air flow is established by the High Vent's chimney effect, which draws air into the Low Vent, through the Advanced Enviro-Septic® pipes, through the septic tank and exhausting through the roof vent.

Venting Requirements, continued

Vent Manifolds A vent manifold may be incorporated to connect the ends of a number of Sections or rows of Advanced Enviro-Septic® pipe to a single vent opening. See illustration on p. 21.

Vent Piping Slope Vent piping should slope downward toward the system to prevent moisture from collecting in the pipe and blocking the passage of air.

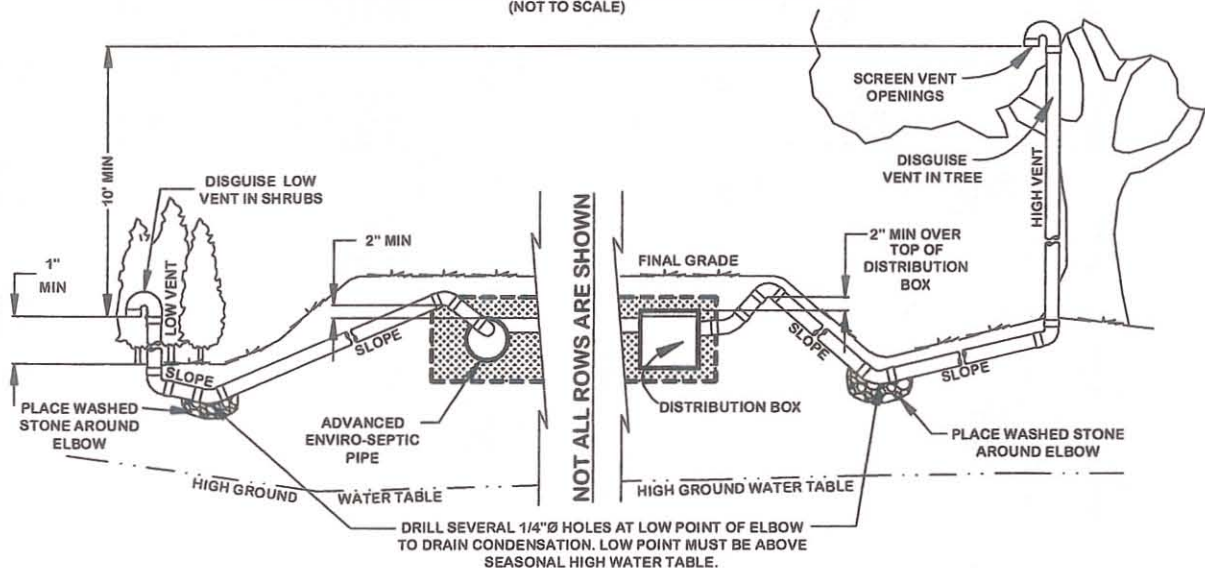
Remote Venting If site conditions do not allow the vent pipe to slope toward the system, or the owner chooses to utilize remote venting for aesthetic reasons (causing the vent pipe not to slope toward the system), the low point in the vent line must be drilled creating several $\frac{1}{4}$ in. holes to allow drainage. This procedure may **only** be used if the vent pipe connecting to the system has:

- A **high point** that is above the highest point of the Advanced Enviro-Septic® row or D-box that it is connected to; and,
- A **low point** opened for drainage which is above the SHGW.

(See illustration below.)

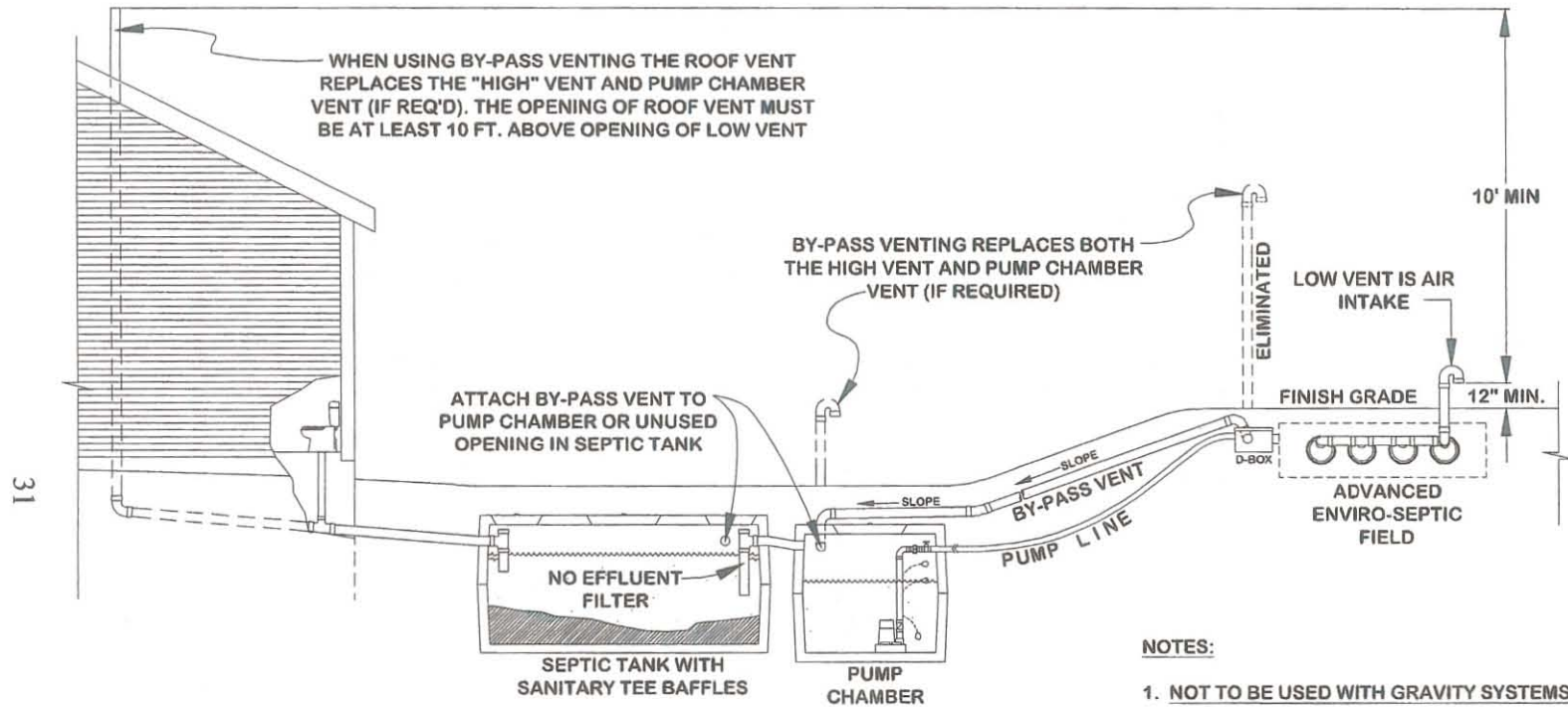
REMOTE DIFFERENTIAL VENTING

(NOT TO SCALE)



By-Pass Venting By-Pass Venting is an alternative method of venting for use with pumped systems only, see illustration on the following page.

BY-PASS VENTING



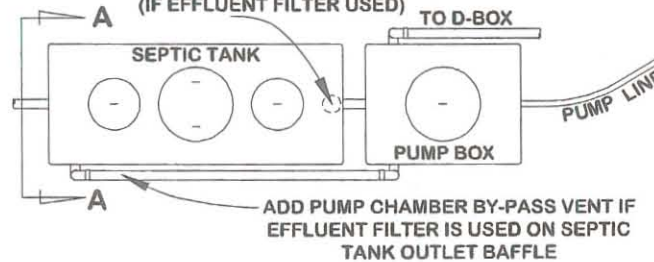
OPTIONAL CONFIGURATION

(IF EFFLUENT FILTER USED)

PUMP CHAMBER BY-PASS VENT HIGHER THAN INLET & ABOVE TOP OF TANK

SEPTIC TANK

VIEW A-A
(ROTATED 90°)



NOTES:

1. NOT TO BE USED WITH GRAVITY SYSTEMS.
2. INVERT OF PIPE EXITING D-BOX MUST BE 2" MINIMUM ABOVE D-BOX.
3. USE 4" SCH. 40 PVC OR EQUAL FOR BY-PASS VENTING.
4. GLUE ALL PVC JOINTS OR EQUAL.

Section H Site Selection

Determining Site Suitability	In order to decide if a particular site is suitable for an Advanced Enviro-Septic® System, measure the distance down from existing grade to the highest layer of SHGW, ledge, bedrock or impermeable soil in the soil horizon in the proposed system site and a 50 ft. perimeter. Per Wyoming rules, there must be a minimum of 24 in. of unsaturated in situ soil in order to install an Advanced Enviro-Septic® System.
Topography	Locate systems on convex, hill slope or level locations that do not concentrate surface flows. Avoid swales, low areas, or toe-of-slope areas that may not provide sufficient drainage away from the system.
Surface Water Diversions	Surface water runoff must be diverted away from the system. Diversions must be provided up-slope of the system and designed to avoid ponding. Systems must not be located in areas where surface or groundwater flows are concentrated.
Dispersal Area	Systems must be located where adjacent soils in the proposed system location and a 50 ft. perimeter are suitable for dispersing water away from the system.
Containment	Systems should not be located where structures such as curbs, walls or foundations might adversely restrict the soil's ability to transport water away from the system.
Hydraulic Loading	Systems should not be located where lawn irrigation, roof drains, or natural flows increase water loading to the soils around the system.
Access	Systems should be located to allow access for septic tank maintenance and to at least one end of all Advanced Enviro-Septic® rows in case Rejuvenation is needed.
Rocky or Wooded Areas	Use caution when preparing a rocky or wooded site, since removal of trees, stumps, roots, rocks, etc. may alter the soil's ability to accept water. No trees or shrubs should be located within 10 ft. of the system to prevent root infiltration.
Repair/ Replacement	If an Advanced Enviro-Septic® System is being installed in the same location where another onsite system has previously been installed: • Remove the existing components and contaminated sand and soil. • If the soils under and around the system have not been compromised, it is permissible to install the AES System in the same excavated location using new System Sand. Note: Permits may be required for system replacement.
Reserve Area	Since Advanced Enviro-Septic® preserves the characteristics of the underlying soils, it is not necessary to designate a reserve area for a replacement system.

Section I System Sand & Fill Material Specifications

System Sand

The System Sand that surrounds the Advanced Enviro-Septic® pipes is an **essential** component of the system. It is **critical** that the correct type and amount of System Sand is used when constructing the system. System Sand must be coarse to very coarse, clean, granular sand, free of organic matter. It must adhere to **all** of the following percentage and quality restrictions:

- No stones over ¾ in. in diameter
- Percentage Restrictions (by total weight):
 - 35% maximum retained by a #10 sieve
 - 40-90% retained by a #35 sieve
 - Fines Quality Restrictions: A maximum of 2% of total sand may pass through a #200 sieve
- ASTM C-33 sand may be acceptable for use as System Sand providing that no more than 2% can pass a #200 sieve.

System Sand is placed a minimum of 6 in. below all Advanced Enviro-Septic® pipes, a minimum of 6 in. above the Advanced Enviro-Septic® pipes, a minimum of 6 in. between Advanced Enviro-Septic® rows, and a minimum of 6 in. horizontally around the perimeter of the Advanced Enviro-Septic® pipes.

Sand fill or Fill Material

Sand fill is to be used to raise the elevation of the system in order to meet the required separation distance from the SHGW or other restrictive feature. It is also used in constructing side-slope tapering. This sand shall be clean, bank run sand, free of topsoil, organic matter or debris and containing no stones larger than 6 in.. No more than 15% by weight of this sand shall pass through a #100 sieve and no more than 5% shall pass through a #200 sieve.

Naturally-occurring soils removed when excavating the site may be used for constructing side-slope tapering, provided the soil contains no organics, stones larger than 6 in., stumps or other debris.

Note: System Sand may be used in place of sand fill.

Topsoil (a.k.a. "Loam")

Suitable earth cover, similar to the naturally occurring soil at the site and capable of sustaining plant growth, is required as the uppermost layer over the entire system (and side-slope tapering). The topsoil layer should be a minimum of 4 in. deep and should be immediately seeded or mulched in order to prevent erosion.

Section J Preparing for Installation

Avoid compaction	Avoid compaction of the soils in the area receiving System Sand, the side-slope tapering and the area down-slope of the proposed system. Materials and equipment must not be stored or transported over the receiving soils.
Excavation Procedures	• Locate machinery up-grade or alongside of the proposed system area when excavating, avoiding the system area. • Excavate the receiving area with a toothed bucket only. Do not excavate the receiving area with a finish bucket because this will compact or smear the soil. • A minimum of 6 in. of System Sand or sand fill must be installed prior to equipment traveling above the system to avoid compaction and destruction of soil structure.
Avoid Drying Soil	Dispersal area soils must not be allowed to dry. Sun or extended dry air conditions may alter soil structure. System Sand must be installed immediately following excavation of the receiving area.
Avoid Precipitation and Erosion	• Do not excavate the system receiving area immediately after, during or prior to precipitation. • Install sediment/erosion control barriers prior to beginning excavation to protect the system from possible surface water flows during construction. • Warm, dry weather conditions are ideal for system installation. Check the weather forecast and schedule installation accordingly.
Avoid Frozen Soil Conditions	If possible, do not excavate the soils in the system area during frozen conditions. If you have no alternative but to install the system in cold weather, be prepared to work quickly, do not allow excavated soil to cool, and install System Sand immediately. Cover the System Sand with a protective layer of insulation or hay/straw and canvas if overnight temperatures may be below freezing during the installation process.
Avoid Wet Soil Conditions	Do not excavate in and around the system area when the soil is wet. If soil forms a rod 1/8 in. or less in diameter when rolled with the fingers, or if it does not crumble easily, it contains too much moisture to be worked.
Install Sand	System Sand or sand fill must be installed immediately following excavation of the system area. If it is not, repeat the "Excavation Procedures" above.
Construction Equipment	Construction equipment may travel across the system area only after the installation of a minimum of 6 in. of sand fill or System Sand. If at all possible, keep equipment off the System Sand.

Preparing for Installation, continued

Component Handling

- Keep mud, grease, oil, etc. away from all components.
 - Avoid dragging pipe through wet or muddy areas.
 - Store pipe on high and dry areas to prevent surface water and soil from entering the pipes or contaminating the fabric prior to installation.
 - The outer fabric of the Advanced Enviro-Septic® pipe is ultra-violet stabilized; however, this protection breaks down after a period of time in direct sunlight. To prevent damage to the fabric, cover the pipe with an opaque tarp or store indoors.
-

Stake Out System Location

- Locate and stake out the System Sand bed (including System Sand extension area if needed), and areas impacted by side-slope tapering on the site according to the approved plan.
 - Double-check that all set-back requirements are met. Horizontal set-backs are measured from the outermost edge of the System Sand bed.
 - Confirm that the site complies with the parameters in Section H, Site Selection, p. 32.
-

Section K
Installation & Construction Procedures

**Critical
Reminder
Prevent
Soil
Compaction**

It is critical to keep excavators, backhoes, and other equipment off the excavated or tilled surface under and around where the treatment system will be located. Before installing the System Sand, excavation equipment should be operated around the bed perimeter and not on the bed itself. During all stages of installation, avoid compacting soil adjacent to the bed as much as possible.

**Tree Stump
Removal**

- Remove all tree stumps and the central root system below grade by using a backhoe or excavator with a mechanical "thumb" or similar extrication equipment, lifting or leveraging stump in a manner that minimizes soil disturbance.
 - Do not locate equipment within the limits of the system area.
 - Avoid soil disturbance, relocation, or compaction.
 - Avoid mechanical leveling or tamping of dislodged soil.
 - Fill all voids created by stump or root removal with System Sand.
-

**Raking and
Tilling
Procedures**

All areas receiving System Sand and side-slope tapering **must** have the organic layer (grass, leaves, forest litter, etc.) removed. If a backhoe/excavator is used to till the site, fit it with chisel teeth and till the site. The backhoe/excavator must remain outside of the proposed system location, including the entire System Sand bed area and all areas that will be impacted by side-slope tapering.

- For systems installed in soils with perc rates from 1 to 60 mpi, remove all organics and topsoil (O & A soil horizons) in the footprint of the dispersal area prior to installing System Sand.
 - For systems installed in soils with perc rates from 61-120 mpi with the bottom of the System Sand bed at the same approximate elevation as original grade, remove the organics, leave the topsoil in place and till it. Mix 6 in. of System Sand with the tilled topsoil to create a transition layer. This will prevent ponding at the interface of System Sand and underlying soil.
-

**Stone and
Organic Material
Removal**

While tilling, remove all stones larger than 6 in., stumps, roots, grass, brush and other organic matter or debris from the excavated system site. Refer to Tree Stump Removal, above, for proper procedures for removing stumps.

Note: It is not necessary for the soil of the system site to be smooth when the site is prepared.

Installation Procedures, continued

Install System Sand and/or Fill Immediately After Excavation

- To protect the tilled area (System Sand bed area and area impacted by side-slope tapering) from damage by precipitation, System Sand or sand fill should be installed immediately after tilling.
 - When installing the System Sand, work off either end or the uphill side of the system to avoid compacting soil (see "**Critical Reminder**" at the beginning of this section).
 - When installing sand, keep at least 6 in. of sand between the vehicle tracks and the tilled soil of the site.
 - Tracked construction equipment should not travel over the installed system area until at least 1 ft. of cover material is placed over the Advanced Enviro-Septic® pipes.
 - Construction equipment with wheels/tires should not travel over the installed system area until at least 18 in. of cover material is placed over the Advanced Enviro-Septic® pipes.
-

Row installation sequence

1. Install a minimum of 6 in. of System Sand to the elevation where the bottom of Advanced Enviro-Septic® pipes will be, and install the sand on side-slope tapering to allow machinery movement around the perimeter of the system. Rake the System Sand where the Advanced Enviro-Septic® pipes will be installed so it is as level as possible before placing pipes on the System Sand. This will make it easier to level the pipe rows.
 2. Locate Advanced Enviro-Septic® rows horizontally to tie points on site.
 3. Locate Advanced Enviro-Septic® rows vertically using a laser level or transit. Lift or lower the pipes at couplings using a hand shovel and adding or removing System Sand as necessary.
 4. Drop System Sand along each row of couplings being careful to avoid moving the rows.
 5. Add or remove System Sand along rows to level. The rows may be raised by straddling them and pushing additional System Sand below the pipes with your feet. A hand shovel may be scraped along the System Sand below the pipes to remove a small amount if needed.
 6. Re-check horizontal and vertical locations. Re-check that pipes are level to within 1 in. end-to-end.
 7. Add System Sand between and around the Advanced Enviro-Septic® pipes, leaving the uppermost surface of the pipe exposed to allow for system inspection (if required by local approving authority).
-

D-Box Installation

It is essential that the D-box remain level after installation in order to ensure even distribution to the all pipes within the system. Be sure D-boxes are placed level on undisturbed soil, compacted sand, pea gravel base, or concrete pad. Take care when backfilling that the D-box remains level.

Level Tolerances

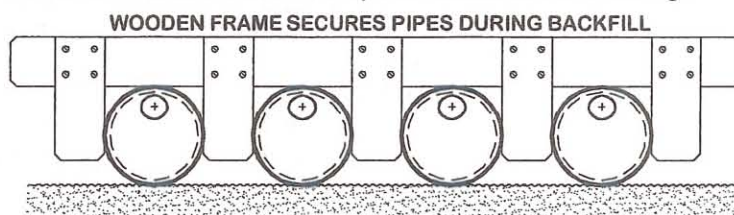
Use a laser level or transit to install the pipes level within 1 in. end-to-end. Out-of-level pipe installation may affect system performance. Variations beyond a total of 1 in. are **not acceptable**.

Installation Procedures, continued

Row Spacers

Sand may be used to keep pipe in place while covering, but simple tools may also be constructed for this purpose. An example is shown below.

Caution: Remove all tools used as row spacers before final covering.



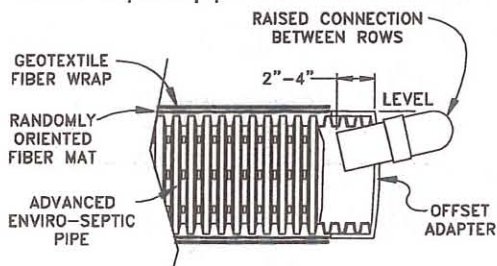
Connect Rows Using Raised Connections

Raised connections consist of offset adapters, PVC pipe, and 90° elbows. They enable greater liquid storage capacity within the pipes and increase the bacterial surfaces being developed. Use raised connections to connect the rows of the Advanced Enviro-Septic® System.

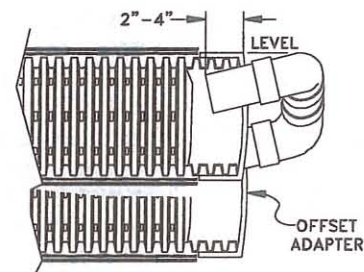
Correct Placement of Raised Connections

It is essential to the proper functioning of the system that the ends of the Raised Connections extend 2 in. to 4 in. into the Advanced Enviro-Septic® pipe. If the ends are not at least 2 in. into the pipe, they may become dislodged during backfilling. If the ends extend more than 4 in. into the pipe, this may cut off the flow of oxygen to the system. Refer to illustration below.

The top of the Raised Connections should be level with the top of the Advanced Enviro-Septic® pipe as shown below.



RAISED CONNECTION LEVEL BED



RAISED CONNECTION SLOPING BED

Install System Sand

- Spread System Sand between the rows.
- Straddle each row of pipe and walk heel-to-toe its entire length, ensuring that System Sand fills all void spaces beneath the Advanced Enviro-Septic® pipe.
- Finish spreading System Sand to the top of the pipes for inspection purposes (if required in your area).
- Confirm that all rows of pipe are level to within 1 in. end-to-end.
- After inspection (if required) proceed to backfilling and final grading.

Section L Final Grading

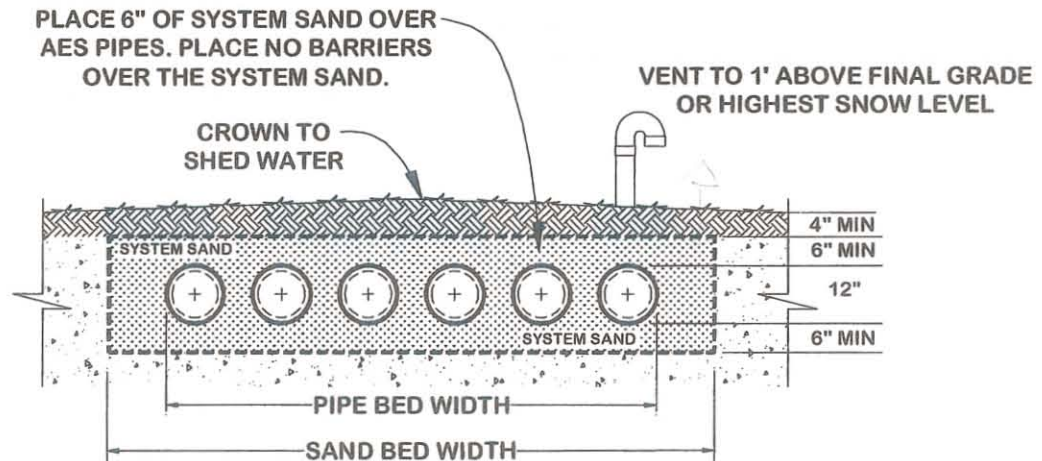
Side-Slope Tapering

To prevent erosion, all Advanced Enviro-Septic® Systems with any part of the system (including cover material) above original grade require side-slope tapering on each side beyond the outer edge of the System Sand bed, tapering to a 4:1 slope.

See Section I, p. 33 for fill material specifications.

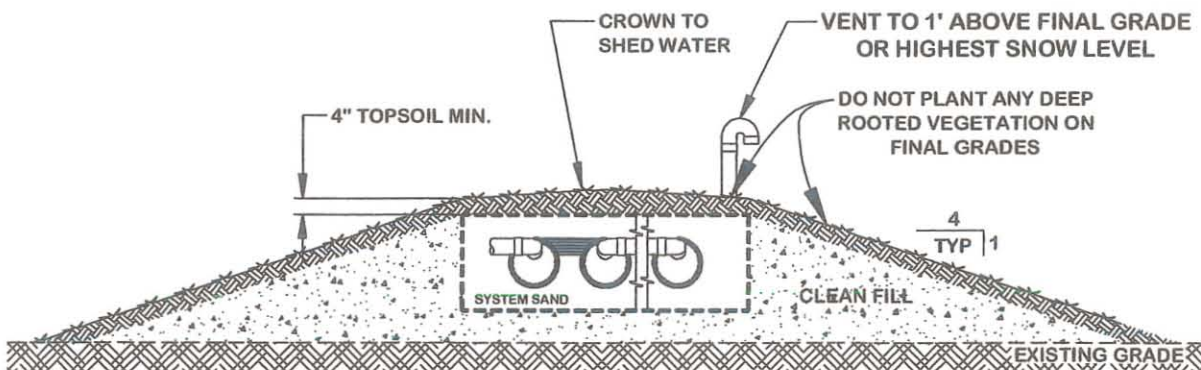
Install Remaining 6 in. of System Sand

After the installed system has been inspected (if required by local approving authority), install 6 in. of System Sand above the pipes. **DO NOT** install any barrier materials on top of the System Sand.



Final Grading

Final grading of the entire site should redirect surface water flows so that they do not collect in the system bed area. The system bed must slope or have a crown to ensure that surface water runoffs do not collect on the system. Systems should not be located where lawn irrigation, roof drains, or natural flows increase water loading to the soils around the system.



Final Grading, continued

Erosion control	Construct and maintain surface diversions, grading, silt fence, seeding and mulching to minimize concentration of surface water flows and erosion.
Cover requirements	A minimum of 4 in. of topsoil (loam) capable of supporting plant growth is required over the System Sand or sand fill, including System Sand extensions.
Mulch or Seed	Immediately apply mulch or seed with grass, wildflowers or other shallow-rooted native vegetation to prevent erosion of the system bed.
What not to Plant	No trees or shrubs should be located on or within 10 ft. of the system perimeter (including side-slope tapering) to prevent roots from growing into and damaging the system. If the system includes a perimeter drain, there should be no trees or shrubs planted closer than 10 ft. from the location of the perimeter drain. Do not plant gardens for human consumption in the vicinity of the wastewater treatment system.

Section M Operation & Maintenance

Proper use

The Advanced Enviro-Septic® Wastewater Treatment System requires minimal maintenance provided the system is not subjected to abuse. An awareness of proper use and routine maintenance will guarantee system longevity. All system owners are encouraged to obtain a copy of our Owner's Manual, which is available from our website, www.PresbyEnvironmental.com.

System abuse conditions

The following conditions constitute system abuse:

- Liquid in high volume (excessive number of occupants, excessive use of water in a short period of time, leaking fixtures, whirlpool tubs, hot tubs, water softening equipment or additional water discharging fixtures if not specified in system design).
- Solids in high volume (excessive number of occupants, paper products, personal hygiene products, garbage disposals or water softening equipment if not specified in system design)
- Antibiotic medicines in high concentrations
- Cleaning products in high concentrations
- Fertilizers or other caustic chemicals in any amount
- Petroleum products in any amount
- Latex and oil paints
- System suffocation (compacted soils, barrier materials, etc.)

Special Note: Presby Environmental, Inc., and most regulatory agencies do not recommend the use of septic system additives.

System maintenance/ Pumping of the Septic Tank

- Inspect the septic tank at least once every two years under normal usage.
 - Pump the tank when surface scum and bottom sludge occupy one-fourth or more of the liquid depth of the tank.
 - If a garbage disposal is used, the septic tank will likely require more frequent pumping.
 - After pumping, inspect the septic tank for integrity to ensure that no groundwater is entering it. Also check the integrity of the tank inlet and outlet baffles and repair if needed.
 - Inspect the system to ensure that vents are in place and free of obstructions.
 - Effluent filters are not recommended because of their tendency to clog and cut off oxygen to the system. If a filter is used, it will require diligent maintenance and cleaning to prevent it from becoming clogged. Follow filter manufacturer's maintenance instructions and inspect filters frequently.
-

Site maintenance

It is important that the system site remain free of shrubs, trees, and other woody vegetation to within a minimum of 10 ft. of the system, including the entire System Sand bed area, and areas impacted by side-slope tapering and perimeter drains (if used). Roots can infiltrate and cause damage or clogging of system components.

If a perimeter drain is used, it is important to make sure that the outfall pipes are screened to prevent animal activity. Also check outfall pipes regularly to ensure that they are not obstructed in any way.

Section N

Rejuvenation and Expansion of Advanced Enviro-Septic® Systems

Introduction	This section provides an overview of bacteria rejuvenation and explains how to expand existing systems. These procedures may only be used with Advanced Enviro-Septic® Systems; it is difficult or impossible to rejuvenate other systems. The local approving authority must be contacted and permits obtained if required prior to Advanced Enviro-Septic® System rejuvenation, expansion, or replacement. Please contact PEI at 800-473-5298 for technical assistance <u>before</u> attempting rejuvenation procedures.
What is Bacteria Rejuvenation?	Bacteria rejuvenation is the return of bacteria to an aerobic state. Flooding, improper venting, alteration or improper depth of soil material cover, use of improper sand instead of System Sand, introduction of chemicals or medicines, and a variety of other conditions can contribute to converting bacteria in the Advanced Enviro-Septic® pipe from an aerobic to an anaerobic state. This conversion severely limits the bacteria's ability to effectively treat effluent, as well as making it more difficult for wastewater to pass through.
How to Rejuvenate Bacteria	System bacteria are "rejuvenated" when they return to an aerobic state. By using the following procedure, this can be accomplished in most systems without costly removal and replacement. 1. Determine and correct the problem causing the bacteria conversion. 2. Drain the system by excavating one end of each row and removing the offset adapters. 3. If foreign matter has entered the system, flush the pipes. 4. Safeguard the open excavation. 5. Guarantee a passage of air through the system. 6. Allow pipes to dry for a minimum of 72 hours. When the System Sand around the pipes returns to its natural color, this is an indication that the conversion to aerobic conditions has taken place. 7. Re-assemble the system to its original design configuration. As long as there is no damage to the Advanced Enviro-Septic components, the original components may be reused. <u>Note:</u> Contact Presby Environmental, Inc., for more detailed instructions before attempting to rejuvenate an Advanced Enviro-Septic® System.
System Expansion	Advanced Enviro-Septic® Systems are easily expanded by adding equal lengths of pipe to each row of the original design, or by adding additional equal Sections, or by adding additional beds. Check with the appropriate approving authority to determine if a permit is required.
Reusable Components	Advanced Enviro-Septic® components are not biodegradable and may be reused. In cases of improper installation it may be possible to excavate, clean, and reinstall all system components.
System Replacement	If an Advanced Enviro-Septic® System requires replacement... • Remove the existing components and contaminated sand • If the soils under and around the system have not been compromised, replace in the same excavated location with new System Sand. • If components are not damaged, they may be cleaned and reused. Note: Permits may be required for system replacement.

TETON COUNTY INDIVIDUAL WASTEWATER SYSTEM APPLICATION

Submit To

Teton County Sanitarian
P.O. Box 1727
(155 E. Pearl)
Jackson, WY 83001

Phone # 307-733-7030

REPAIR

- I. Property Owner JAMES F. WILCOX Phone # HM. 733-1460
Mailing Address Box 712 WK. 733-6450
City JACKSON State WY Zip 83001
- II. Contractor/Builder (SELF) Phone # 733-1460
Address Box 712 City JACKSON Zip 83001
- III. Septic System Installer DOUG NAEF Phone # 733-4050
Address 2150 DAKSH LANE JACKSON WY 83001

IV. Property Information

Legal Description: Subdivision _____ Lot _____
Metes & Bounds: NW 1/4 NE 1/4 Section 22 Township 41N Range 116W
Street Address 1975 NO. HOOK, 89.
Acreage/Lot Size 1 ac. Type of Building COMMERCIAL/HOME
Bedrooms 6 # Baths 3 1/2 Basement Drain X
Sq. Ft. Finished 9300 ± Unfinished _____

V. Water Information

Proposed Water Source WELL

VI. Soil Information

Ground slope/grade _____ % or ONE ft. drop per 100 feet
Percolation (Minutes per inch) 10/MIN/IN Conducted By/Date JIM WILCOX 6-14-94
Results of Profile Hole (8' Depth) _____

Depth of Highest Seasonal Groundwater _____ Date of Test 6-94

Soil Type: X Coarse sandy pit run _____ Loam to sandy clay loam
_____ Fine to sandy loam _____ Clay loam to silty loam
_____ Sandy loam to loam _____ Other _____

THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND THAT FALSE INFORMATION WILL NEGATE AND INVALIDATE THE APPLICATION AND/OR THE SUBSEQUENT PERMIT.

Owner signature James Wilcox Date 6-17-94

OWNER'S SIGNATURE REQUIRED. IF SIGNED BY OWNER'S REPRESENTATIVE AN AUTHORIZATION LETTER MUST BE ATTACHED.

Office use only: Fee Paid PA 6-17-94 ~~100.00~~ 50.00Site Visit 26 MAY 94Date issued 6-22-94Name Wilcox, JamesDate 6-17-94Permit # 94-101Map # D-1Parcel # 5

PROPOSED SEPTIC SYSTEM DESIGN

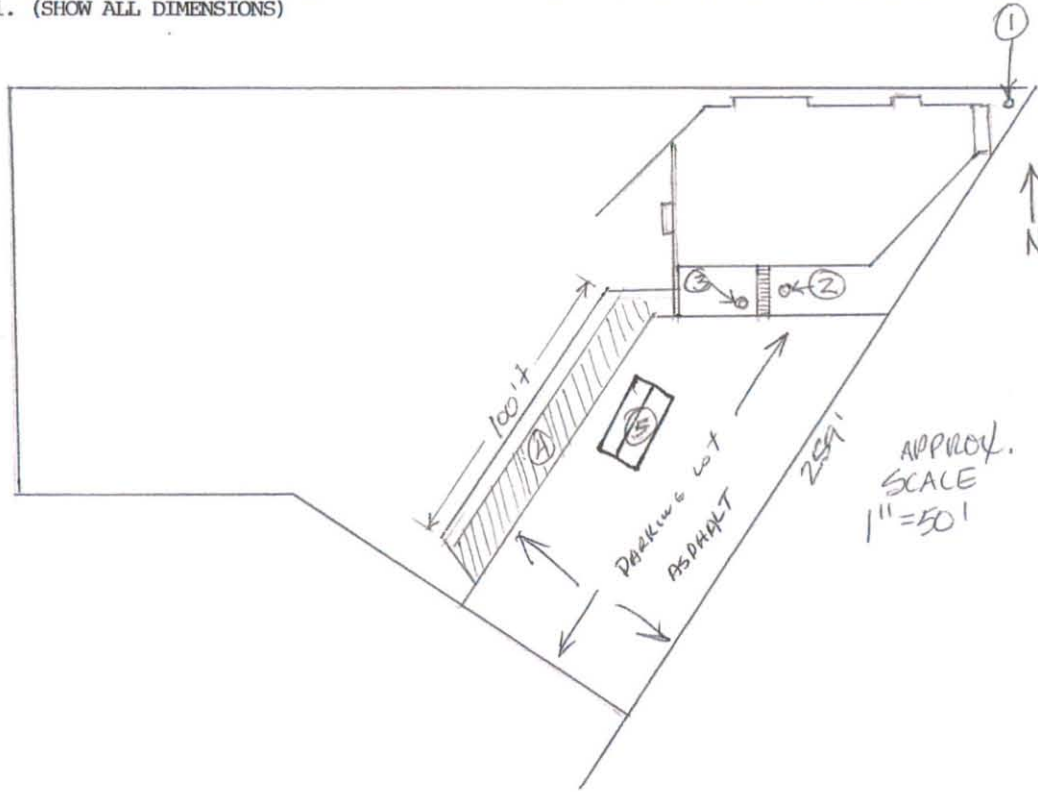
- VI. Septic Tank
2 TANKS 1000 FIBERGLASS FIBERGLASS
Liquid Capacity 1000 Manufacturer AMCOR Material CONCRETE
Baffles YES Access Size 24" 20 inches minimum
- VII. Disposal Field (INFILTRATOR)
Trenches _____ Bed X Side Hill _____
Elevated Field _____ Elevated Field With Pump _____
Gravel Under Pipes N.A. (12 inches minimum)
Gravel Over Pipes N.A. (recommend 2 inches)
Elevated Field Specifications *See Attached Sheet*

OFFICE USE ONLY FOR FINAL INSPECTION INFORMATION AND APPROVAL:

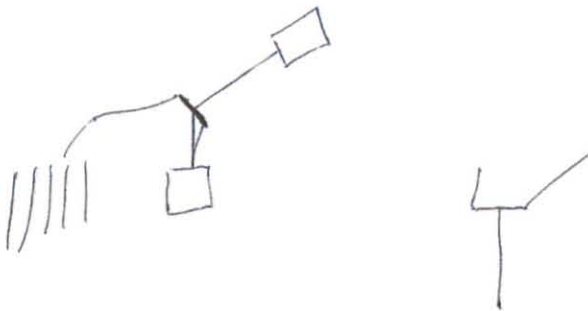
Tank Capacity: EXISTING TANKS
Absorption Area 4814FILT. Dimensions 4w x 12121175 L040
System Installed By DOUG KLAFF
Approved X Sanitarian R. SHRIVER Date 7/15/94
Comments REFER TO ATTACHED DWG. FOR
"AS-BUILT" CONFL. (RJ)

SITE PLAN

Indicate the proposed or existing items: Buildings, septic tank, disposal field, lot slope or contour lines, wells, springs, water supply lines, property lines, road and utility easements, access roads, and surface waters including irrigation ditches. Also show any wells, septic tanks, disposal fields, springs and water supply lines on neighboring properties if they are within 100 feet of your septic tank, leach field or well. (SHOW ALL DIMENSIONS)



- ① WELL
- ② 1,000 gal. fiberglass septic tank
- ③ 1,000 gal. Amcor concrete tank
- ④ LEACH FIELD ADDED
- ⑤ EXISTING LEACH FIELD (APPROXIMATE POSITION)



WARRANTY DEED

GERALD C. BAGLEY and PATRICIA J. BAGLEY, husband and wife, grantors, of Teton County, Wyoming, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt whereof is hereby acknowledged, CONVEY and WARRANT to JAMES F. WILCOX and NARDA L. WILCOX, husband and wife, by the entireties, grantees, of Teton County, Wyoming, the following described real estate, situate in Teton County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

A portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, T 41 N, R 116 W, Teton County, Wyoming, described as follows:

Beginning at the intersection of the North boundary line of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 22, T 41 N, R 116 W, 6th P.M., Wyoming, with the West right-of-way boundary of U.S. Highway 26-89, and running thence N 90°0' W, 348.97 feet, along the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, thence S 0°0' E, 137.80 feet, parallel to the West line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, thence N 90°0' E, 259.49 feet, parallel to the North line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$, more or less, to the West right-of-way boundary of said U.S. Highway 26-89, thence N 33°22' E, 164.3 feet, more or less, to the point of beginning.

WITNESS our hands this 31st day of October, 1973.

Recorded 12-20 1973 at 10:05 o'clock A.M.
in Book 29 of Photo Page 507
to 136124 2.00 pd
D. Stephen Coe County Clerk

Gerald C. Bagley

Patricia J. Bagley

STATE OF WYOMING:
COUNTY OF TETON : ss.

The foregoing instrument was acknowledged by Gerald C. Bagley and Patricia J. Bagley, husband and wife, before me this 14 day of Nov, 1973. Witness my hand and official seal.

NOTARY-PUBLIC

My commission expires 11/1/75

TETON COUNTY NON-MUNICIPAL WASTE DISPOSAL PERMIT

Teton County Sanitarian
P.O. Box 1727
Jackson, WY 83001
(307) 733-7030

Date June 22, 1994 Permit# 94-101 REPAIR

To construct, install, repair or modify an individual sewage disposal system in Teton County, Wyoming.

ISSUED TO (owner) James F. Wilcox

Address: P.O. Box 712 Jackson, WY 83001

PROPERTY LEGAL DESCRIPTION:

Subdivision _____ Lot # _____ Unit _____

NW $\frac{1}{4}$, NE $\frac{1}{4}$ Meets and Bounds: Section 22 Township 41N. Range 116W.

Street Address: 1975 N. Highway 89

System Installer/Contractor Doug Naef

Address P.O. Box 8201 Jackson, WY 83001 Phone # 733-4050

The system installer shall conduct all construction, installation or modification of any facility permitted consistent with the terms and conditions of the permit. Permit is for current owner only, but may be transferred to a new owner within 60 days after sale only if written request from new owner is submitted to this office

Permit Expiration Date 1 Aug. 94 Richard Z. Wolf
Teton County Sanitarian

SEPTIC SYSTEM SPECIFICATIONS:

Tank Use existing 2, 1,000 gal. septic tanks on site.

Absorption Area Install a new leach bed consisting of 4 rows of infiltrator
sections approximately 75' long. Actual bed 12' x 75' using 48 infiltrator
sections. Place infiltrators 4 wide and 12 long as per attached drawing and
specifications. Make sure bottom of bed is level and scarified prior to installing
infiltrator units.

The County Sanitarian shall assume no responsibility in case of failure or inadequacy of a sewage disposal system, beyond consulting in good faith with the property owner or representative. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE ACCURATE LOCATION OF ALL PROPERTY LINES. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with the requirements of this regulation.

NOTE: LEAVE ENTIRE SEWAGE DISPOSAL SYSTEM UNCOVERED FOR FINAL
INSPECTION; 24-48 HOUR FINAL INSPECTION NOTICE REQUIRED.

SEPTIC SYSTEM LAYOUT

**4 ROWS INFILTRATORS
SLOPING GROUND**

OWNER: JAMES WILCOX

LOCATION: NW $\frac{1}{4}$ NE $\frac{1}{4}$ 22-41N.-116W (1975 N. HWY 89)

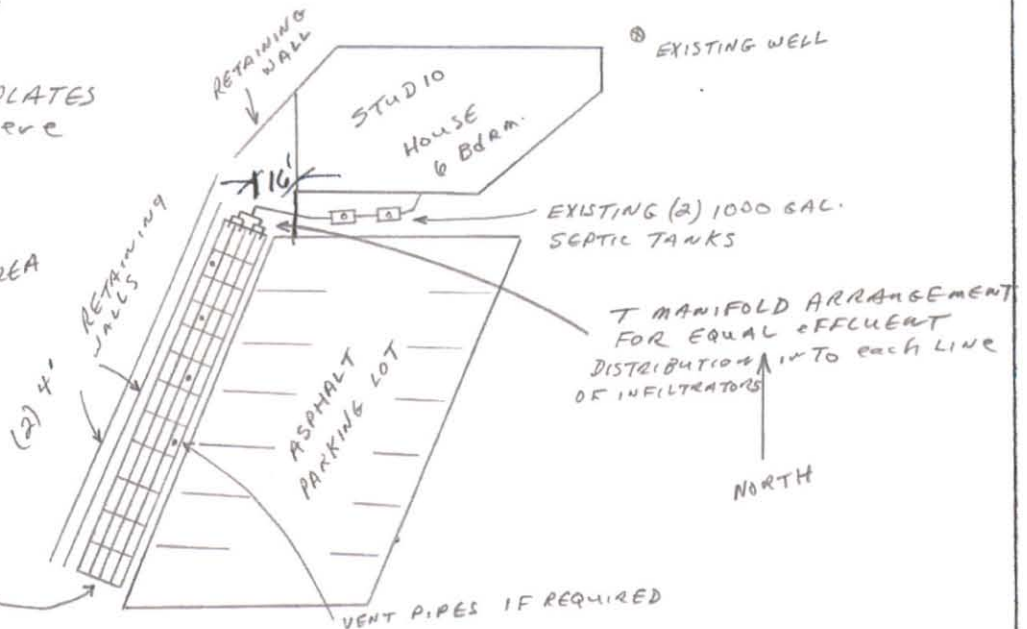
CONTRACTOR: DOUG NAEF

DATE: June 22, 1994

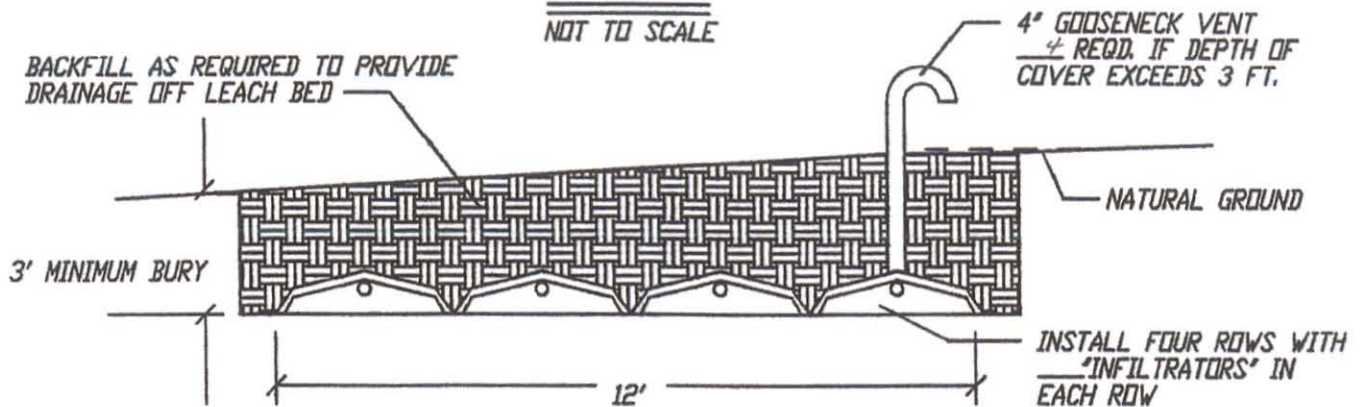
PERMIT NO. 94-101

* INSTALL SPLASH PLATES
ON END UNITS WHERE
EFFLUENT ENTERS

75'X12' LEACH AREA
USING (48) (3'x6')
INFILTRATOR UNITS
4 units wide
12 units long



PLAN VIEW
NOT TO SCALE



(MAY REQUIRE ADDITIONAL HORIZ. AREA TO CONVENIENTLY PLACE UNITS)

LEACH BED CROSS SECTION
NOT TO SCALE

NOTES:

1. USE SCH. 40, 4" DIA. PVC PIPE - 5' EACH SIDE OF SEPTIC TANK.
2. SCARIFY BOTTOM OF LEACH BED PRIOR TO PLACING INFILTRATOR UNITS. BED BOTTOM MUST BE LEVEL. DIG LEACH BED FROM NATURAL GRADE SO AS NOT TO COMPACT THE BED BOTTOM WHILE EXCAVATING.
3. MINIMUM PIPE GRADES: 1/4" PER FT. - BLDG. TO SEPTIC TANK.
1/8" PER FT. - SEPTIC TANK TO LEACH BED.
4. MINIMUM DISTANCES: 5' - BLDG. TO SEPTIC TANK - 25' MAX.
10' - LEACH BED TO PROPERTY LINE.
25' - SEPTIC SYSTEM TO WATERLINE.
50' - WELL TO SEPTIC TANK.
100' - WELL TO LEACH BED.

ENVIRONMENTAL HEALTH DEPT.
TETON COUNTY, WY. 7/93

Teton County Small Wastewater System Application

Teton County Planning & Development
C/o Permit Technician
P.O. Box 1727 200 S. Willow
Jackson, Wyoming 83001
Ph (307)-733-7030 Fax (307)-739-9208

REPAIR

Property Owner: GRAND TETON RESERVATIONS, LLC Phone: _____

Mailing Address: PO Box 12769 City: JACKSON State/Zip: WY 83002

Permit Contact Person: RON MILLER Phone: _____

(Responsible for Permit-Owner building contractor, septic contractor, design engineer, architect etc.)

Mailing Address: PO Box 12769 City: JACKSON State/Zip: WY 83002

Property Information:

Subdivision N/A Filing _____ Lot _____

Street Address 1755 N. Hwy 89

Acreage/Lot Size 4.68 Type of Building Motel

Structure Information:

No. of Bedrooms 20 No. of Bathrooms 20

Finished Main sq ft _____ Garage sq ft _____

Indicate sq ft unfinished, where located and future plans for area _____

Do you plan to have a basement drain over 3 feet below grade? No If yes, explain: _____

Written Directions to Property: N/A

Proposed Septic Installation Contractor: WESTY EXC.

Address _____ Phone _____

Water Supply Information:

Proposed drinking water source (private well, community/public water system, spring, etc.)

PRIVATE WELL

Office use only: Date Fee Paid 5/20/08 Amount: \$50.00 Check No. 1238

Date of Site Visit 5/20/08 By Whom RJ

Date of Approval 5/21/08 Permit No. SWF 08-0049

ELK REFUGE INN
Name GRAND Teton Reservations LLC Date 5/21/08 Permit No. SWF 08-0049 PIDN 22-41-K-22-2-06-009

Soil and Ground Water Information:

Ground slope/grade 0-5 % or # _____ feet drop per 100 ft _____

Percolation rate (Minutes per inch in each hole) #1 15 Mpl #2 _____ #3 _____

#4 _____ #5 _____ #6 _____ (If required, percolation test must be located where disposal field will be located; see instructions for test procedures.)

Tests conducted by: _____

Results of Profile Hole (8th depth): _____

Depth to highest seasonal ground water > 30' Date of test _____

Who conducted the test and what method was used _____

Soil type classification: Coarse sandy soil with gravels and cobble, % of gravel _____,

Fine to sandy loam _____, Sandy loam to loam _____,

Loam to sandy clay loam X, Clay loam _____,

Silty clay loam _____, Clay _____

Septic Tank: The septic tank must be Wyoming DEQ approved and 2-compartment precast concrete.

Liquid Capacity EXISTING 1,000 & 1,500 GAL.

Disposal Area:

Request: Infiltrators X Bed X Trenches _____

Side Hill _____

System ~~Designed~~ by: DJ Firm: TC Env. Design

The undersigned acknowledges that the preceding information is true and correct and that false or misleading information will invalidate the application and/or subsequent permit. Also the undersigned acknowledged the septic permit must be approved prior to obtaining a building permit.

Signature of Applicant: David P. Gamaleri Date 5-21-08

Print Name: DAVID P. GAMALERI Title: Property Manager
(AUTHORIZATION LETTER required for applicant other than property owner)

Office use only: _____

Gravity System Configuration: _____

Final inspection information and approval date:

Septic Tank Capacity: EXISTING 1,500 GAL. CONC. 2-COMP

Pump Tank Information: N/A

Absorption Area Sq ft: 3420 Dimensions 26' W X 80' L

Layout: 152 "INFILT" QUICK 4 STD. CHAMBERS CONF. AS 8 ROWS OF 19

Installation Approved X Disapproved _____ Inspector RS

Date: 5/28/08

Comments: REFER TO THE ATTACHED RED LINED DWG FOR
"AS-BUILT" CONFIGURATION. NOTE THAT DEEPER EXIST.
CHAMBER SYSTEM HAD "SETTLED" INTO INFILTRATIVE SURFACE.
NEW CHAMBER SYSTEM INSTALLED APPROX 3' ABOVE "OLD"
CHAMBERS. 5/29/08 (RA)

**TETON COUNTY SMALL WASTEWATER FACILITY PERMIT
TETON COUNTY ENGINEERING DEPARTMENT
P.O. BOX 3594, JACKSON, WY 83001 (307-733-3317) (FAX: 734-3864)**

DATE: **05/21/2008** PERMIT #: **08-009 REPAIR**

ISSUE TO
(OWNER): **Grand Teton Reservations, LLC – Elk Refuge Inn**

ADDRESS: **PO Box 12769** CITY/ZIP: **Jackson, WY 83002**

PROPERTY LEGAL DESCRIPTION

PIDN
: **22-41-16-22-2-00-007**

STREET ADDRESS: **1755 N. Hwy 89**

SUBDIVISION: **N/A** LOT/BLK
#: _____

SEPTIC SYSTEM INSTALLER/CONTRACTOR: **Westy's Exc**

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ CELL: _____

The system installer shall conduct all construction, installation or modification of any facility permitted consistent with the terms and conditions specified on the permit. Permit is for current owner only, based on proposed structure, site specific conditions and regulations (Any changes of components, specifications or location must be approved).

PERMIT
EXPIRATION
DATE: **05/21/2009**



(AUTHORIZED SIGNATURE, TETON COUNTY ENGINEERING DEPT.)

(NO INSTALLATION PERMITTED BETWEEN NOV. 15 AND APRIL 15 OR DURING WET OR FROZEN SOIL CONDITIONS).

SEPTIC SYSTEM SPECIFICATIONS

TANK: **Install a "Zabel" A-1800 Effluent Filter' in the outlet baffle of the existing 1,500 gallon septic tank.**

PUMP/DOSING
TANK **Not required.**

ABSORPTION
AREA: **Install one hundred-fifty-two (152) "Infiltrator" Quick 4 High Capacity chambers configured as 8 rows with 19 chambers per trench - inlet piping to consist of 4" sch 40 pipe and a "Tuff-Tite" 9-Hole D-Box with "Speed Levelers" -- slope all piping toward chambers -- maximum cover over chambers 3'.**

INSTALLATION OF A SEWAGE PUMP IS REQUIRED FOR BASEMENT DRAIN!!

This office shall assume no responsibility in case of failure or inadequacy of a sewage disposal system, beyond consulting in good faith with the property owner or representative. THE INSTALLER IS RESPONSIBLE FOR MEETING THE MINIMUM DISTANCE REQUIREMENTS AND ALL CONDITIONS SPECIFIED ON THE PERMIT. Free access to the property shall be authorized for the necessary required inspections to determine compliance. LEAVE ENTIRE SYSTEM UNCOVERED FOR FINAL INSPECTION BY THIS OFFICE.
MINIMUM 24 hour ADVANCE NOTICE FOR INSPECTION REQUIRED.



September 27, 1999

Mr. Steve Wonacott, P.E.
Jorgensen Engineering and Land Surveying, P.C.
P.O. Box 9550
Jackson, Wyoming 83002



Subject: Subsurface Study for the Reconstruction of a Leachfield at the Flat Creek Motel and Mart Located in Jackson, Wyoming
Maxim Job No. 9900907

Dear Steve:

As requested, we have conducted an exploratory drilling program and associated laboratory testing for the subject project located in Jackson, Wyoming.

This letter presents the results of our field exploration and laboratory testing for the proposed leachfield reconstruction. A discussion of the general subsurface conditions encountered is also included. This study was conducted for the purpose of characterizing the subsurface profile in the vicinity of the leachfield and to estimate the hydraulic conductivity of the underlying sand and gravel stratum. Laboratory testing was performed to obtain general engineering index properties of the subsurface soils encountered. Our work was conducted in accordance with Maxim's Agreement for Professional Consulting Services dated July 20, 1999 and our proposal dated July 30, 1999.

Proposed Construction

We understand that the leachfield that services Building No. 3 of the Flat Creek Motel and Mart has failed. The motel has chosen to reconstruct the leachfield in the general vicinity of the existing leachfield. The leachfield processes approximately 3,000 gallon per day during the summer months.

Field Exploration

Our field exploration consisted of six exploratory borings drilled on August 23 and 24, 1999. The borings were drilled to depths ranging from 16½ to 31 ft below the existing ground surface. The boring locations were determined and staked in the field by Jorgensen personnel.

The Maxim field crew advanced the borings through the on-site soils with a truck-mounted CME-75 truck mounted drill rig using 4¼ in. inside diameter hollow-stem auger. A Maxim engineer logged the borings. Auger refusal was not encountered in any of the borings. Piezometers were installed

in borings B-2, B-4, and B-5. The piezometers consisted of 2 in. PVC with 10 ft of factory slotted screen. The screened interval was backfilled with silica sand and a bentonite plug placed on top of the sand. Flush mount protectors were used to protect the tops of the piezometers. The remaining bore holes were backfilled with auger cuttings upon completion of drilling.

Samples of the subsurface materials were obtained using 2 in. inside diameter split barrel samplers. The samplers were driven into the various strata using a 140 lb hammer falling 30 in. The number of blows required to advance the sampler 12 in. is recorded as the penetration resistance value or SPT (Standard Penetration Test) value. When using the California sampler, this test is similar to ASTM D1586, Split Barrel Sampling of Soils. Penetration resistance values provide an indication of the relative density of granular soils or consistency of fine-grained soils. Depths at which the samples were obtained, and the penetration resistance values are shown on the Logs of Exploratory Borings.

Laboratory Testing

Samples of the soil obtained during the field exploration were observed and classified in accordance with ASTM D2487, Classification of Soils for Engineering Purposes, which is based on the Unified Soil Classification System. Representative samples were selected for testing to determine the physical and engineering properties of the soils, in accordance with ASTM, or other generally recognized procedures. The following tests were performed.

<u>Test</u>	<u>ASTM Designation</u>
Natural Water Content	D2216
Particle Size Analysis	D422
Atterberg Limits	D4318

These test results, along with visual field logging information, were used to prepare the exploratory boring logs. Results of all field and laboratory tests are outlined on the boring logs, presented graphically on the attached figures, and summarized on Table I.

Subsurface Conditions

The subsurface profile generally consisted of silt, clay and sand overlying sand with silt and gravel. Groundwater was encountered at 10 ft below the ground surface. The boring logs should be referenced for complete soil descriptions and classifications, stratum thicknesses, groundwater levels, SPT values, and laboratory test results. A brief description of the subsurface profile encountered follows:

Fill: Fill consisting of clay with sand and gravel was encountered below the asphalt pavement section in boring B-2. The fill extended to a depth of 7 ft below the ground surface. Fill consisting of clay and silt topsoil was encountered at the ground surface in borings B-4 through B-6. This fill extended to depths of 2½ ft in boring B-4, 4½ ft in boring B-5, and 11 ft in boring B-6.

Sandy Silt: Sandy silt was encountered below the asphalt pavement section in borings B-1 and B-3. The silt extended to depths of 5 ft in both borings. Sandy silt was also encountered in boring B-5 from 14 to 18½ ft below the ground surface. The relative density of the silt was loose to medium dense as indicated by the SPT values of 4 and 13.

Silty Sand with Gravel (SM): Silty sand with gravel was encountered below the silt in boring B-1 and below the fill in boring B-5. The silty sand extended to depths of 15½ ft in boring B-1 and 8 ft below the ground surface in boring B-5. The relative density of the silty sand was loose to medium dense as indicated by the SPT values ranging from 8 to 23. The sand is brown in color and moist to wet.

Silty Gravel with Sand (GM): Silty gravel with sand was encountered below the silt in boring B-3 and below the clay in boring B-6. The gravel extended to depths of 10 ft in boring B-3 and 22½ ft in boring B-6. The relative density of the gravel was medium dense to very dense as indicated by the SPT values ranging from 21 to 73. The gravel was brown in color and moist.

Lean Clay (CL): Lean clay was encountered below the silty sand in borings B-1 and B-5 and below the fill in borings B-2, B-4, and B-6. The clay extended to depths of 22 ft in borings B-1 and B-4, 13 ft in boring B-2, 14 ft in boring B-5 and 14½ ft in boring B-6. The consistency of the clay was very soft to stiff as indicated by the SPT values ranging from 1 to 10. The clay was brown in color, and moist to wet.

Poorly Graded Sand with Silt and Gravel (SP-SM): Sand with silt and gravel was encountered below the clay in borings B-1, B-2, and B-3, below the silty gravel with sand in boring B-3, and below the sandy silt in boring B-5. This stratum was not encountered within the depths drilled in boring B-6. The sand extended to the depths explored in borings B-1 through B-5. The relative density of the sand was medium dense to very dense as indicated by the SPT values ranging from 20 to 66. The sand was brown in color, and wet.

Groundwater was encountered at depths of 10 ft below the ground surface within borings B-1 through B-4 and at 10½ ft below the ground surface in boring B-5 at the time of drilling. The groundwater depths were measured within the piezometers installed in borings B-2, B-4, and B-5 by Jorgensen personnel on September 20, 1999. The groundwater levels measured on September 20 are presented below under **Conclusions and Recommendations**. Groundwater was not encountered in boring B-6 at the time of drilling. Numerous factors contribute to groundwater fluctuations; the evaluation of such factors is beyond the scope of this study.

Conclusions and Recommendations

Based on our understanding of the project, the upper fine grained soils will be over-excavated to the sand with silt and gravel stratum. A more permeable fill material will be imported to the site to backfill the over-excavation to the leachfield depth. This will allow the leachfield effluent to percolate downward and drain into the aquifer.

It is our opinion that overexcavation to the sand with silt stratum is the most suitable solution for the reconstruction. If the entire area of the new leachfield is overexcavated to the sand with silt, the proposed system should process 3,000 gal/day.

Based on the empirical formula derived by Hazen, $K=A(d_{10})^2$, which is based on the effective grain size d_{10} where 10% by weight of the soil particles are finer and 90% are coarser. For K in cm/s and d_{10} in mm, the coefficient A is equal to 1.0 (*GROUNDWATER*, Freeze and Cherry, 1979). Based on this formula and the grain size distributions performed on the sand with silt and gravel, we estimate a hydraulic conductivity of 10^{-2} cm/s for this stratum.

Below is a table summarizing the depths to the sand with silt and gravel stratum and the depth to groundwater:

<u>Location</u>	<u>Depth to Sand with Silt and Gravel (ft)</u>	<u>Depth to Groundwater (ft)</u>
B-1	22	—
B-2	13	4.7
B-3	10	—
B-4	22	13.8
B-5	18.5	9.9
B-6	not encountered	

The groundwater depths were measured by Jorgensen personnel on September 20, 1999.

Groundwater depths range from 4.7 to 13.8 ft below the existing ground surface. Excavations made below the groundwater levels will require dewatering prior to excavation. The slopes of the excavation should be reviewed with respect to the groundwater conditions and soil type.

Limitations

This study has been conducted in accordance with generally accepted geotechnical engineering practices in this area for use by the client for design purposes. The conclusions and recommendations submitted in this report are based upon the design data submitted to Maxim Technologies, Inc., data obtained from the exploratory borings drilled at the locations indicated on Figure 1, and the proposed construction discussed in this report. The nature and extent of subsurface variations across the site may not become evident until construction. During construction, if fill, soil, rock or water conditions appear to be different from those described herein, this office should be advised at once so that we may re-evaluate the recommendations made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our exploratory information which has not been described or documented in this report. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our

recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analyses or modifications of the recommendations presented herein.

Variations in subsurface conditions and groundwater elevations may exist across the site. The nature and extent of variations across the site may not become evident until construction. Any conclusions by a construction contractor or bidder, relating to construction means, methods, techniques, sequences or costs based upon the information provided in this letter are independent conclusions by the contractor or bidder and are not the responsibility of Maxim.

If you have questions concerning this letter or need further assistance, please call.

Respectfully,

MAXIM TECHNOLOGIES, INC.®



Brian L. Chandler, P.E.
Project Engineer

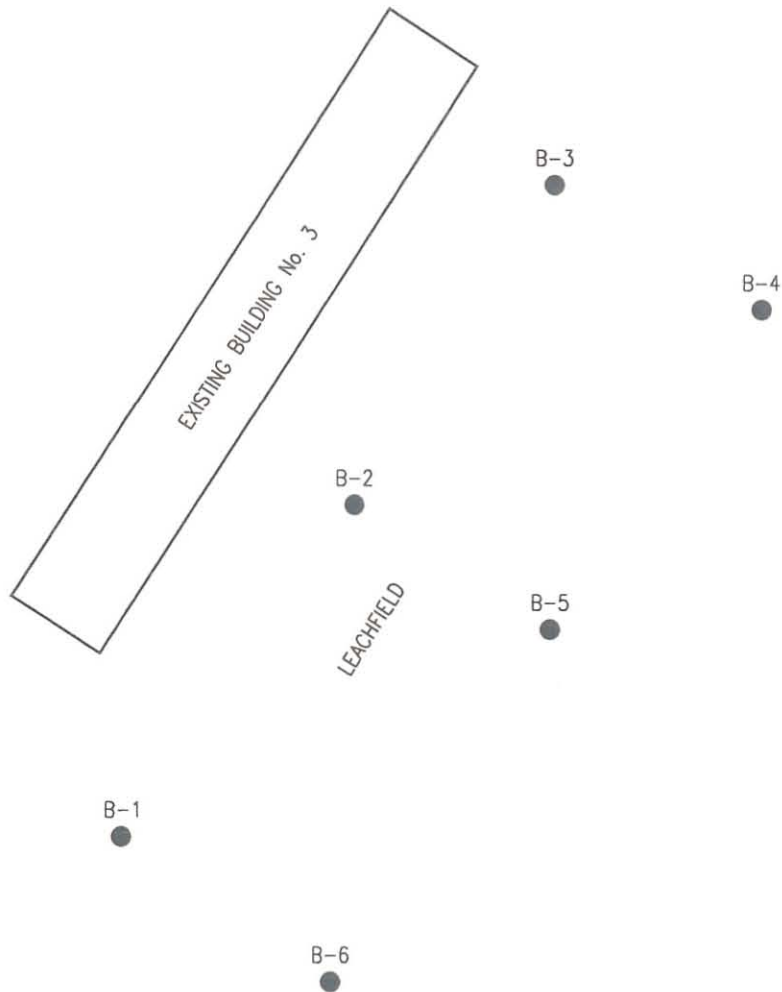


Kenneth E. Temme, P.E.
Wyoming Division Manager

Attachments

n:\final\geo\flat-crk.wpd

Flat Creek Motel Leachfield
Jackson, Wyoming



MAT/9-27-99/990751.E.DWG

9900907

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LOCATION OF EXPLORATORY BORINGS

Fig. 1

PROJECT: Flat Creek Motel Leachfield
Jackson, Wyoming

EXPLORATORY BORING NO. B-1

SHEET 1 OF 1

LOCATION: Refer to Site Map

DRILL TYPE: SOIL: 4.25 in. I.D. Hollow Stem Auger

DRILLED BY: Mark Medley/Chris Dorman

LOGGED BY: Brian Chandler

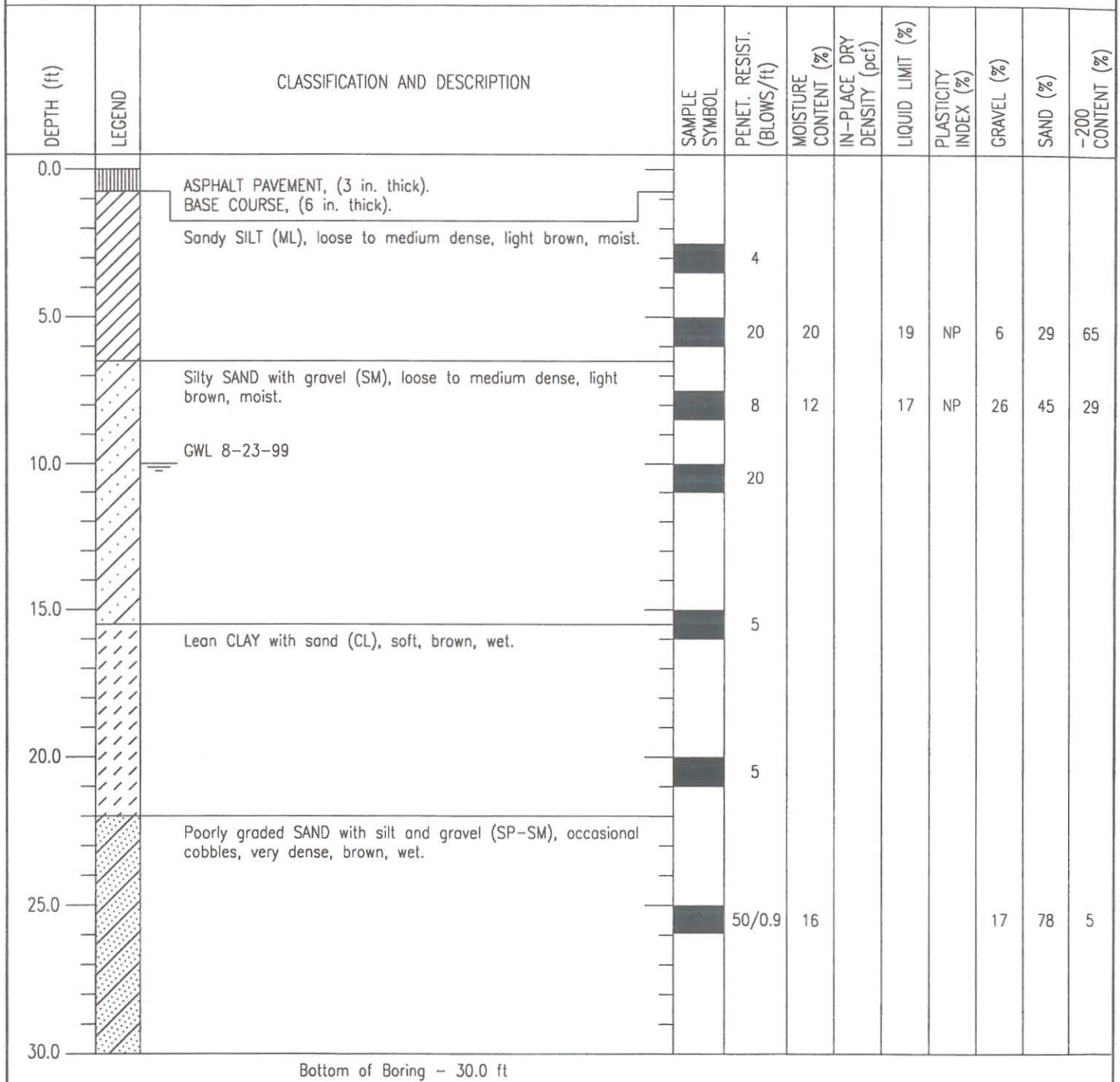
REMARKS:

ELEVATION: TOP OF HOLE: Existing Grade

(ft) GROUNDWATER: 10.0 Below Grade

DATE: HOLE STARTED: 8-23-99

COMPLETED: 8-23-99



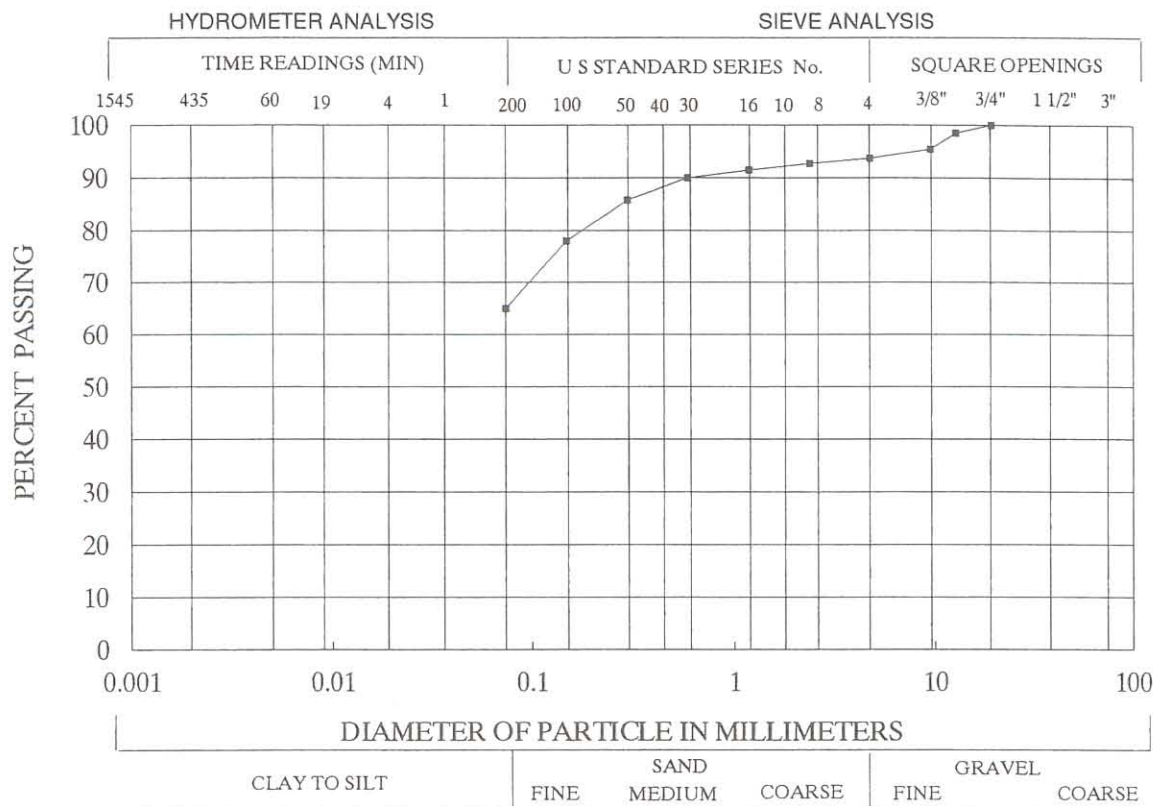
Split Spoon (ASTM D1586)

9900907

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LOG OF EXPLORATORY BORING NO. B-1

Fig. 2



SEIVE SIZE	PERCENT PASSING
3/4"	100
1/2"	98
3/8"	95
#4	94
#8	93
#16	91
#30	90
#50	86
#100	78
#200	65

ATTERBERG LIMITS:

Liquid Limit	19
Plasticity Index	NP

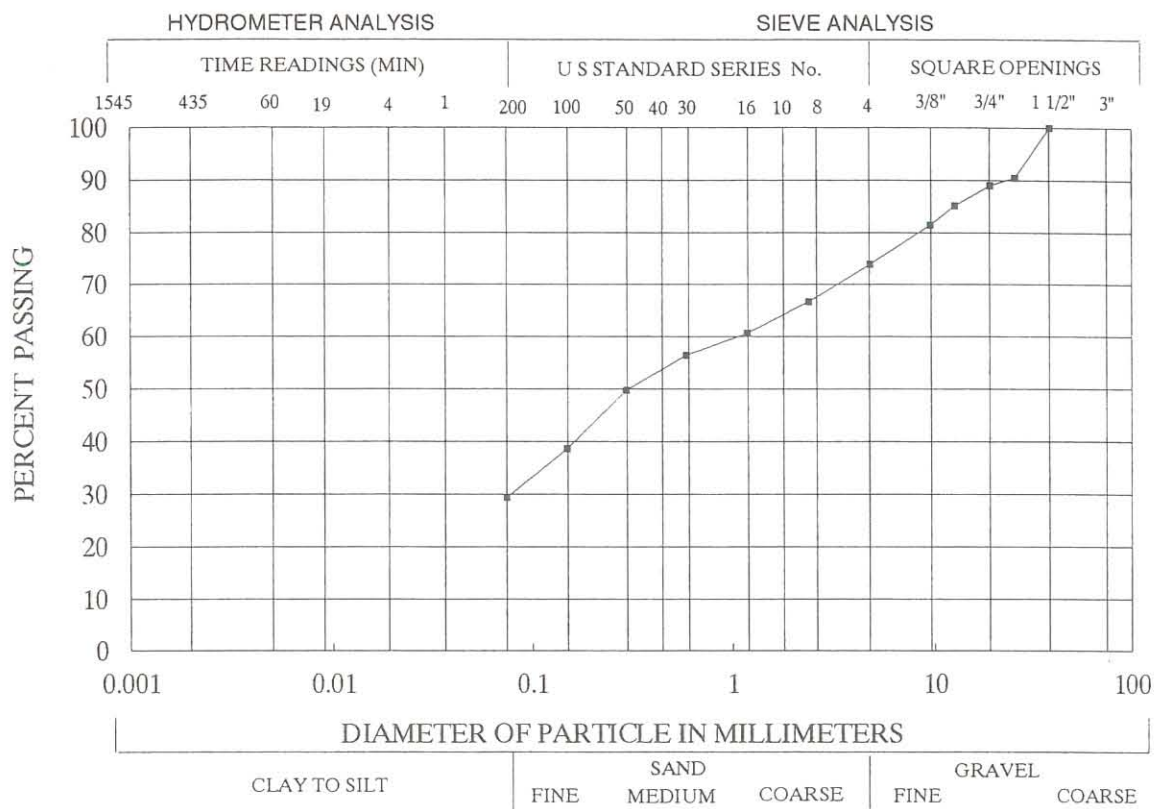
SAMPLE IDENTIFICATION:

BORING: B-1 DEPTH (ft): 5

SOIL CLASSIFICATION:

Sandy Silt (ML)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING



SEIVE SIZE	PERCENT PASSING
1 1/2"	100
1"	90
3/4"	89
1/2"	85
3/8"	81
#4	74
#8	67
#16	61
#30	56
#50	50
#100	39
#200	29

ATTERBERG LIMITS:

Liquid Limit	17
Plasticity Index	NP

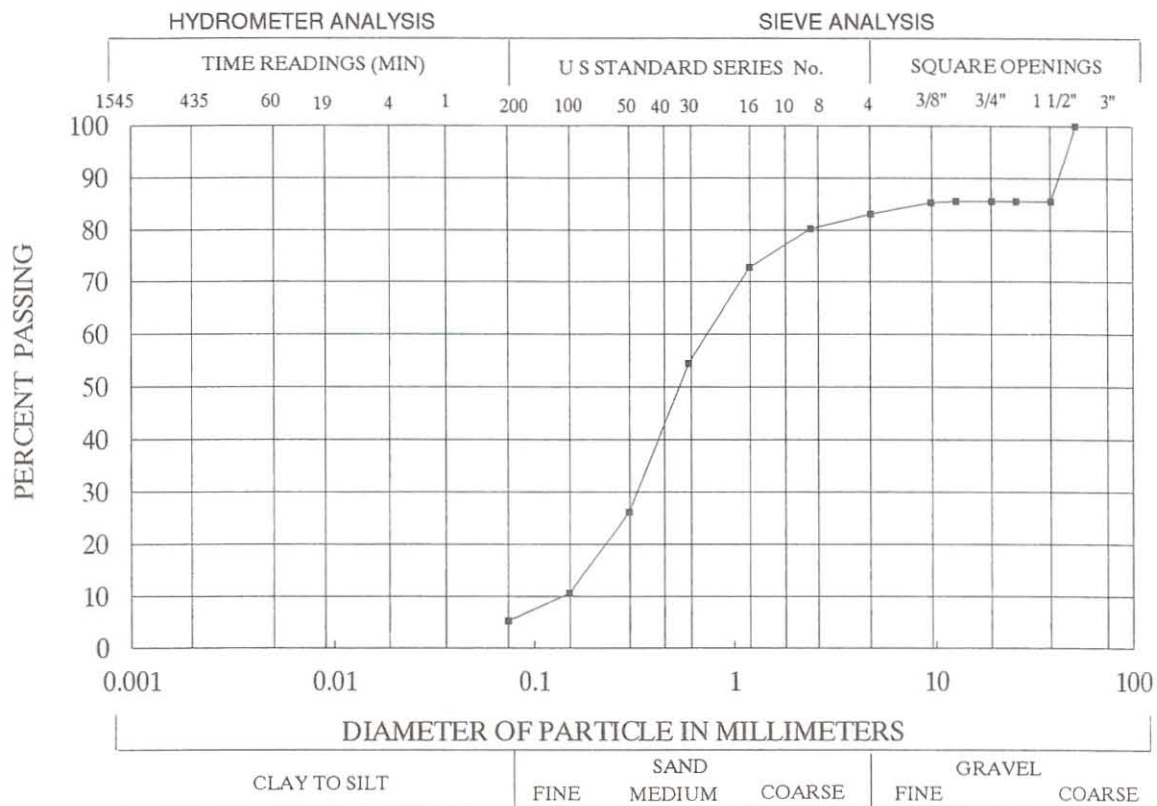
SAMPLE IDENTIFICATION:

BORING: B-1 DEPTH (ft): 10

SOIL CLASSIFICATION:

Silty Sand with Gravel (SM)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING



SEIVE SIZE	PERCENT PASSING
2"	100
1 1/2"	85
1"	85
3/4"	85
1/2"	85
3/8"	85
#4	83
#8	80
#16	73
#30	54
#50	26
#100	11
#200	5

SAMPLE IDENTIFICATION:
BORING: B-1 DEPTH (ft): 25

SOIL CLASSIFICATION:
Poorly Graded Sand with Silt and Gravel (SP-SM)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING

PROJECT: Flat Creek Motel Leachfield
Jackson, Wyoming

EXPLORATORY BORING NO. B-2

SHEET 1 OF 1

LOCATION: Refer to Site Map

DRILL TYPE: SOIL: 4.25 in. I.D. Hollow Stem Auger

DRILLED BY: Mark Medley/Chris Dorman

ELEVATION: TOP OF HOLE: Existing Grade

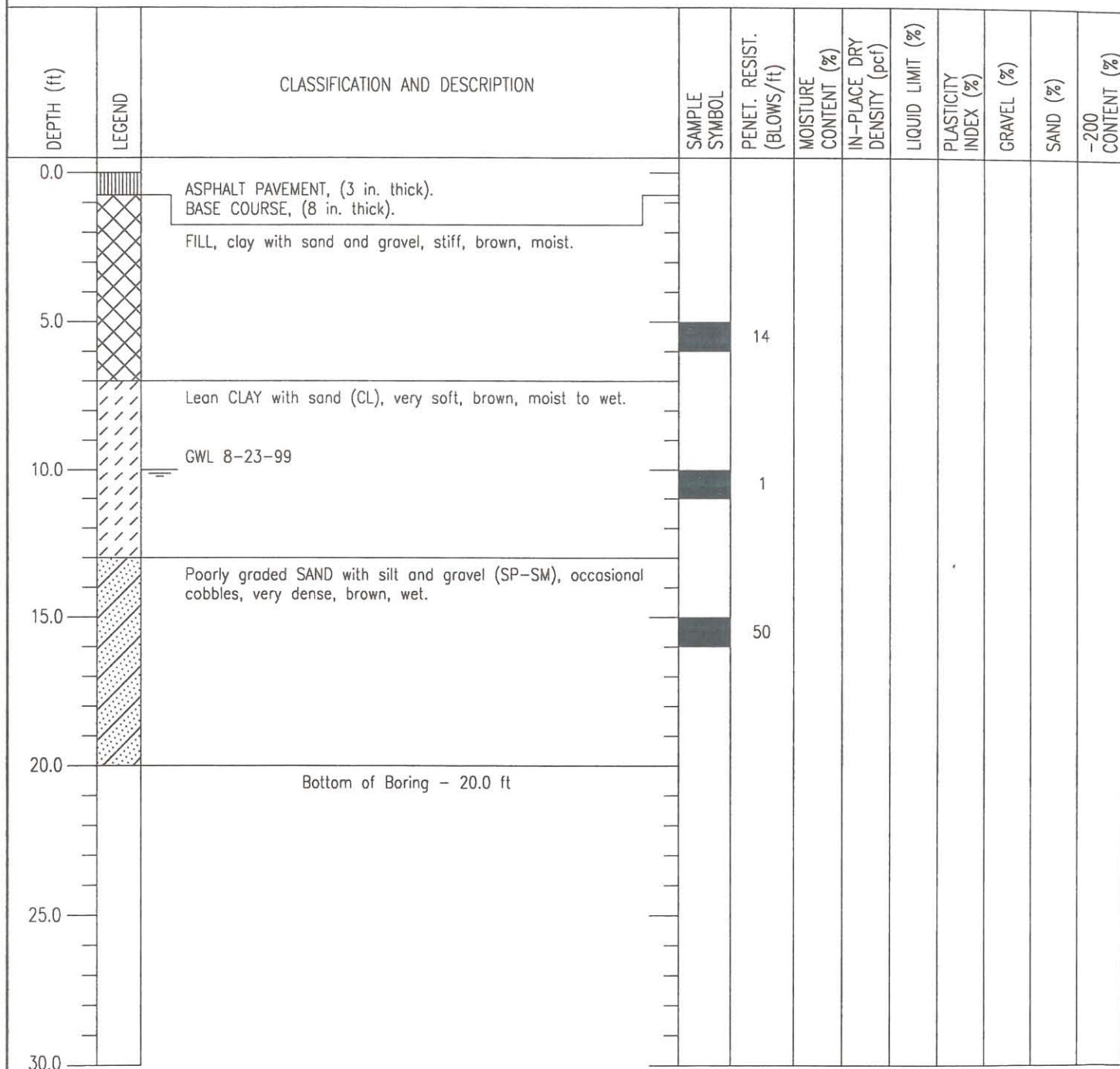
LOGGED BY: Brian Chandler

(ft) GROUNDWATER: 10.0 Below Grade

REMARKS: 2 in. piezometer installed - 19.0 ft.

DATE: HOLE STARTED: 8-23-99

COMPLETED: 8-23-99



Split Spoon (ASTM D1586)

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LOG OF EXPLORATORY BORING NO. B-2

Fig. 6

PROJECT: Flat Creek Motel Leachfield
Jackson, Wyoming

EXPLORATORY BORING NO. B-3

SHEET 1 OF 1

LOCATION: Refer to Site Map

DRILL TYPE: SOIL: 4.25 in. I.D. Hollow Stem Auger

DRILLED BY: Mark Medley/Chris Dorman

ELEVATION: TOP OF HOLE: Existing Grade

LOGGED BY: Brian Chandler

(ft) GROUNDWATER: 10.0 Below Grade

REMARKS:

DATE: HOLE STARTED: 8-23-99

COMPLETED: 8-23-99

DEPTH (ft)	LEGEND	CLASSIFICATION AND DESCRIPTION	SAMPLE SYMBOL	PENET. RESIST. (BLOWS/ft)	MOISTURE CONTENT (%)	IN-PLACE DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	GRAVEL (%)	SAND (%)	-200 CONTENT (%)
0.0		ASPHALT PAVEMENT, (3 in. thick). BASE COURSE, (8 in. thick).									
		Sandy SILT (ML), medium dense, light brown, moist.									
5.0		Silty GRAVEL with sand (GM), medium dense, brown, moist.		21	6		18	NP	56	27	17
10.0		GWL 8-23-99 Poorly graded SAND with silt and gravel (SP-SM), cobbles, dense, brown, wet.		50							
15.0				41	8				45	49	6
		Bottom of Boring - 16.5 ft									
20.0											
25.0											
30.0											

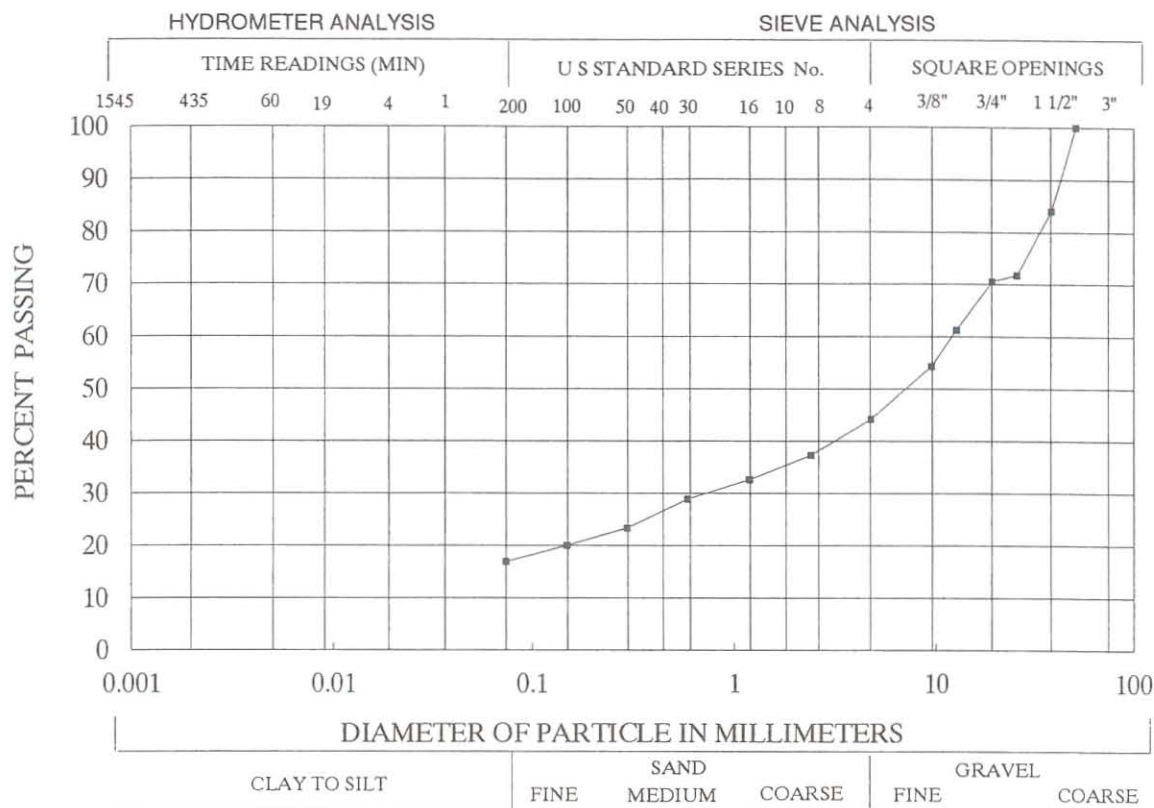
 Split Spoon (ASTM D1586)

9900907

MAXIM
TECHNOLOGIES INC.

LOG OF EXPLORATORY BORING NO. B-3

Fig. 7



SEIVE SIZE	PERCENT PASSING
2"	100
1 1/2"	84
1"	72
3/4"	71
1/2"	61
3/8"	54
#4	44
#8	37
#16	33
#30	29
#50	23
#100	20
#200	17

ATTERBERG LIMITS

Liquid Limit	18
Plasticity Index	NP

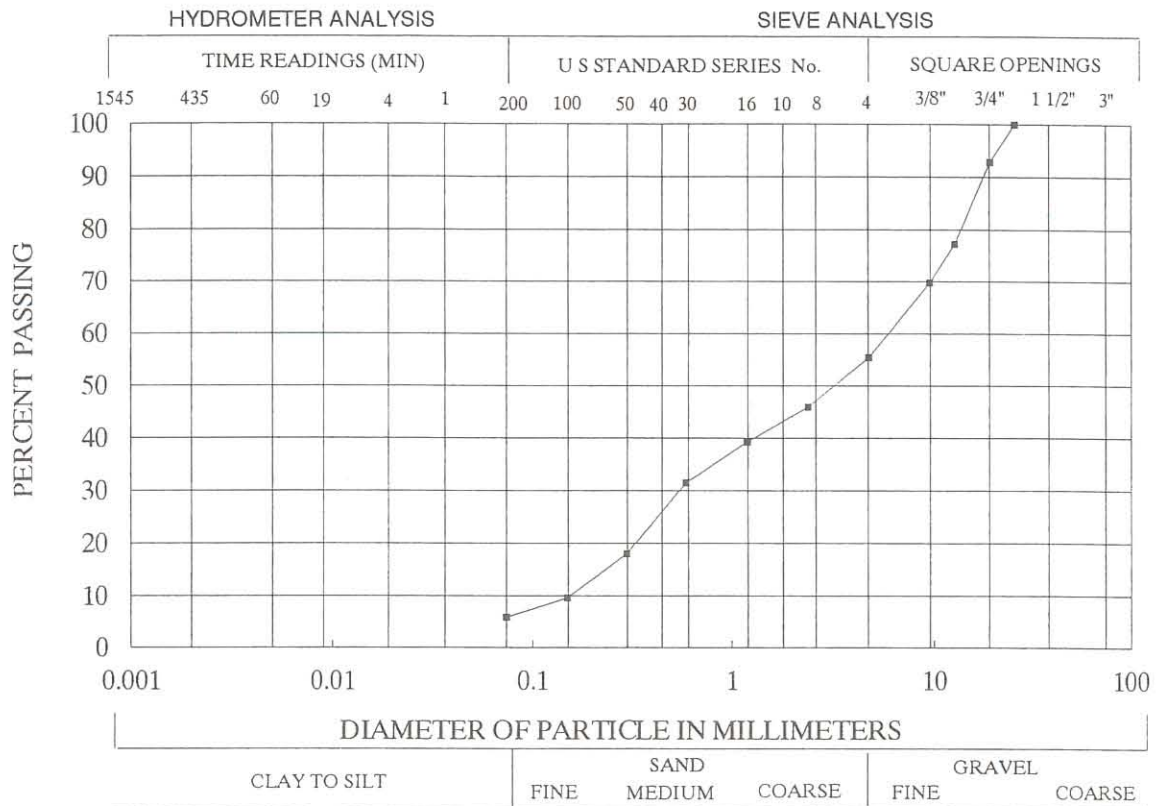
SAMPLE IDENTIFICATION:

BORING: B-3 DEPTH (ft): 5

SOIL CLASSIFICATION:

Silty Gravel with Sand (GM)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING



SEIVE SIZE	PERCENT PASSING
1"	100
3/4"	93
1/2"	77
3/8"	70
#4	55
#8	46
#16	39
#30	32
#50	18
#100	10
#200	6

SAMPLE IDENTIFICATION:
BORING: B-3 DEPTH (ft): 15

SOIL CLASSIFICATION:
Poorly Graded Sand with Silt and Gravel (SP-SM)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING

PROJECT: Flat Creek Motel Leachfield
Jackson, Wyoming

EXPLORATORY BORING NO. B-4

SHEET 1 OF 1

LOCATION: Refer to Site Map

DRILL TYPE: SOIL: 4.25 in. I.D. Hollow Stem Auger

DRILLED BY: Mark Medley/Chris Dorman

ELEVATION: TOP OF HOLE: Existing Grade

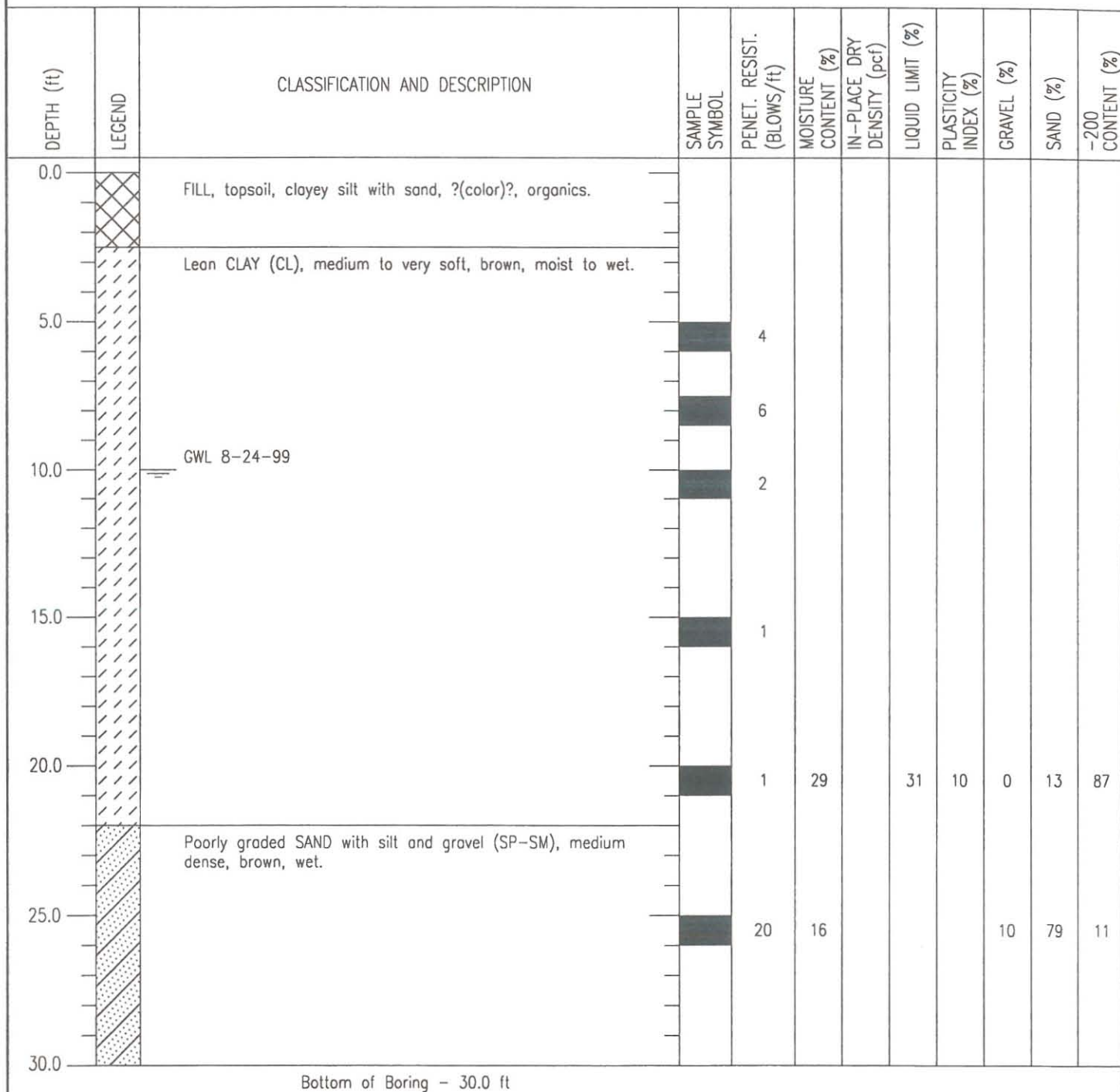
LOGGED BY: Brian Chandler

(ft) GROUNDWATER: 10.0 Below Grade

REMARKS: 2 in. piezometer installed - 25.0 ft.

DATE: HOLE STARTED: 8-24-99

COMPLETED: 8-24-99



 Split Spoon (ASTM D1586)

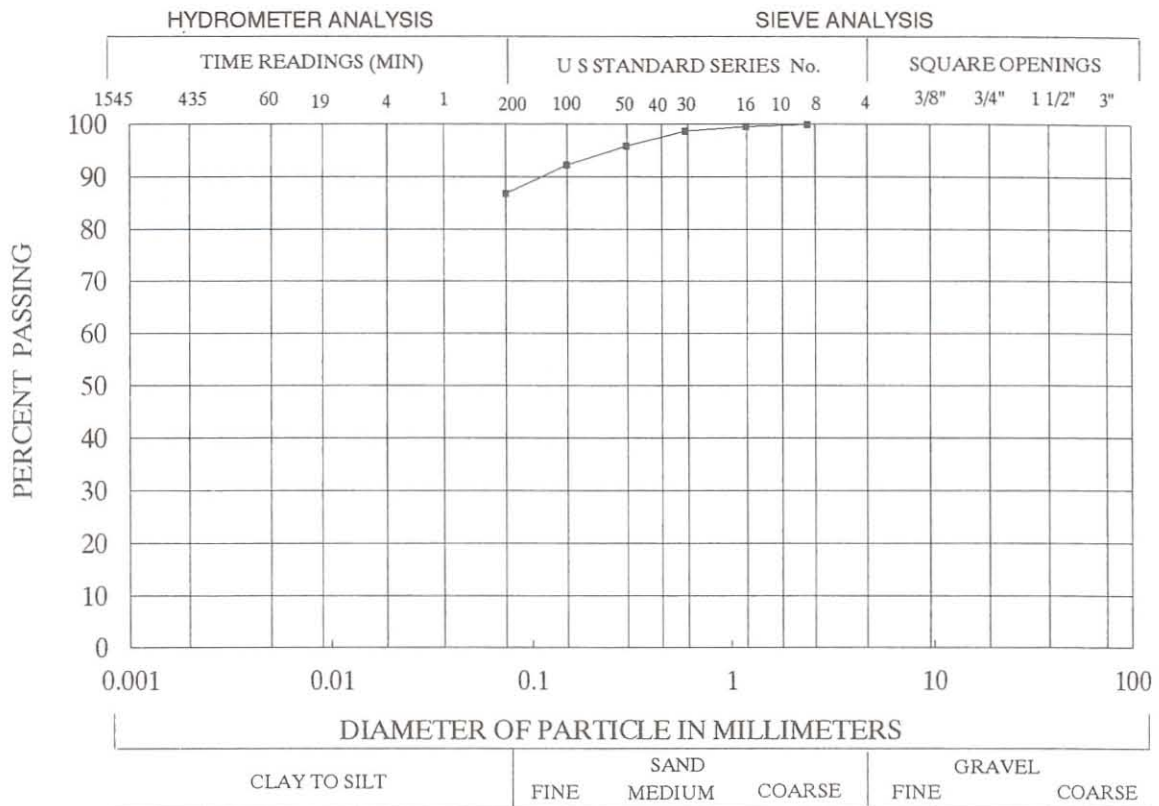
MAT/9-27-99/9907B4.DWG

9900907

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TECHNOLOGIES INC.

LOG OF EXPLORATORY BORING NO. B-4

Fig. 10



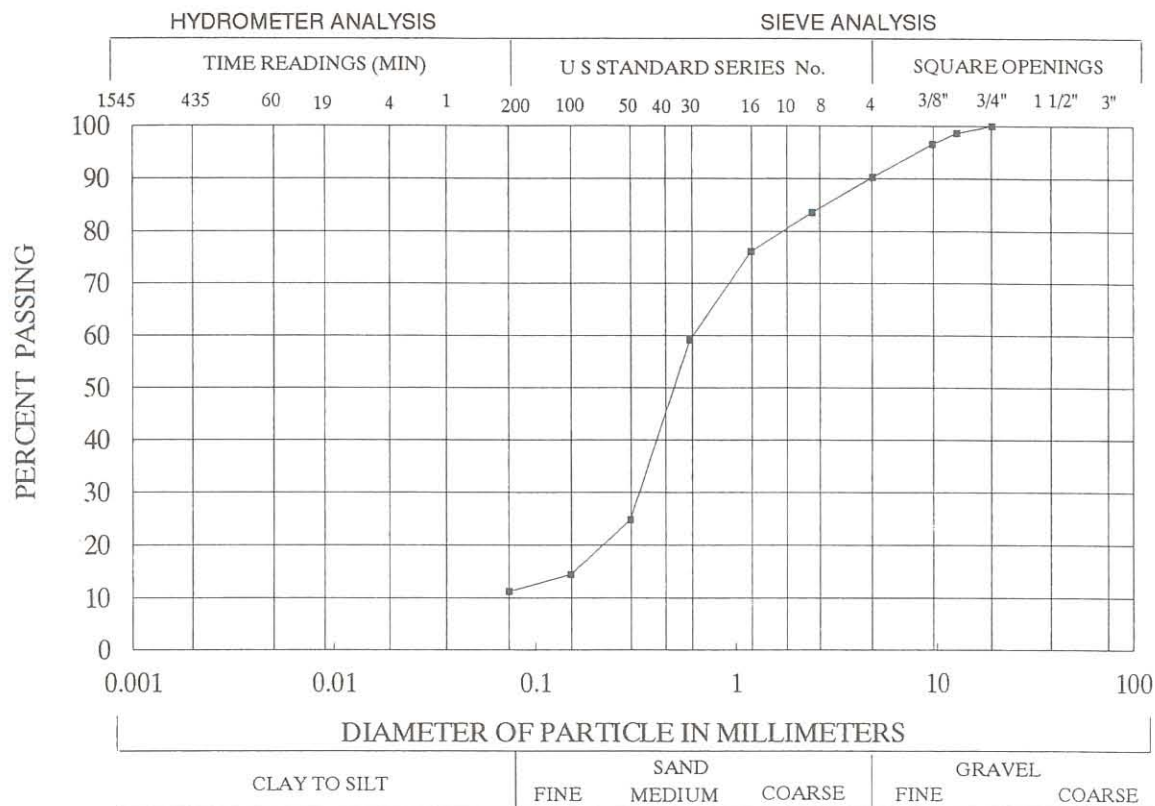
SEIVE SIZE	PERCENT PASSING
#8	100
#16	99
#30	99
#50	96
#100	92
#200	87

ATTERBERG LIMITS	
Liquid Limit	31
Plasticity Index	10

SAMPLE IDENTIFICATION:
BORING: B-4 DEPTH (ft): 20

SOIL CLASSIFICATION:
Lean Clay (CL)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING



SEIVE SIZE	PERCENT PASSING
3/4"	100
1/2"	99
3/8"	96
#4	90
#8	84
#16	76
#30	59
#50	25
#100	14
#200	11

SAMPLE IDENTIFICATION:
BORING: B-4 DEPTH (ft): 25

SOIL CLASSIFICATION:
Poorly Graded Sand with Silt (SP-SM)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING

PROJECT: Flat Creek Motel Leachfield
Jackson, Wyoming

EXPLORATORY BORING NO. B-5
SHEET 1 OF 1
LOCATION: Refer to Site Map

DRILL TYPE: SOIL: 4.25 in. I.D. Hollow Stem Auger

DRILLED BY: Mark Medley/Chris Dorman
LOGGED BY: Brian Chandler
REMARKS: 2 in. piezometer installed - 20.0 ft.

ELEVATION: TOP OF HOLE: Existing Grade
(ft) GROUNDWATER: 10.5 Below Grade
DATE: HOLE STARTED: 8-24-99
COMPLETED: 8-24-99

DEPTH (ft)	LEGEND	CLASSIFICATION AND DESCRIPTION	SAMPLE SYMBOL	PENET. RESIST. (BLOWS/ft)	MOISTURE CONTENT (%)	IN-PLACE DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	GRAVEL (%)	SAND (%)	-200 CONTENT (%)
0.0		FILL, topsoil, lean clay with sand, medium brown to dark brown, moist, organics.									
5.0		Silty SAND with gravel (SM), medium dense, brown, moist.		23							
10.0		Lean CLAY (CL), very soft to stiff, brown, moist to wet. GWL 8-24-99		10							
15.0				1							
15.0		Sandy SILT (ML), loose to medium dense, brown, wet.		13	22		21	2	0	38	62
20.0		Poorly graded SAND with silt and gravel (SP-SM), occasional cobbles, very dense, brown, wet.		66							
25.0		Bottom of Boring - 25.0 ft									
30.0											

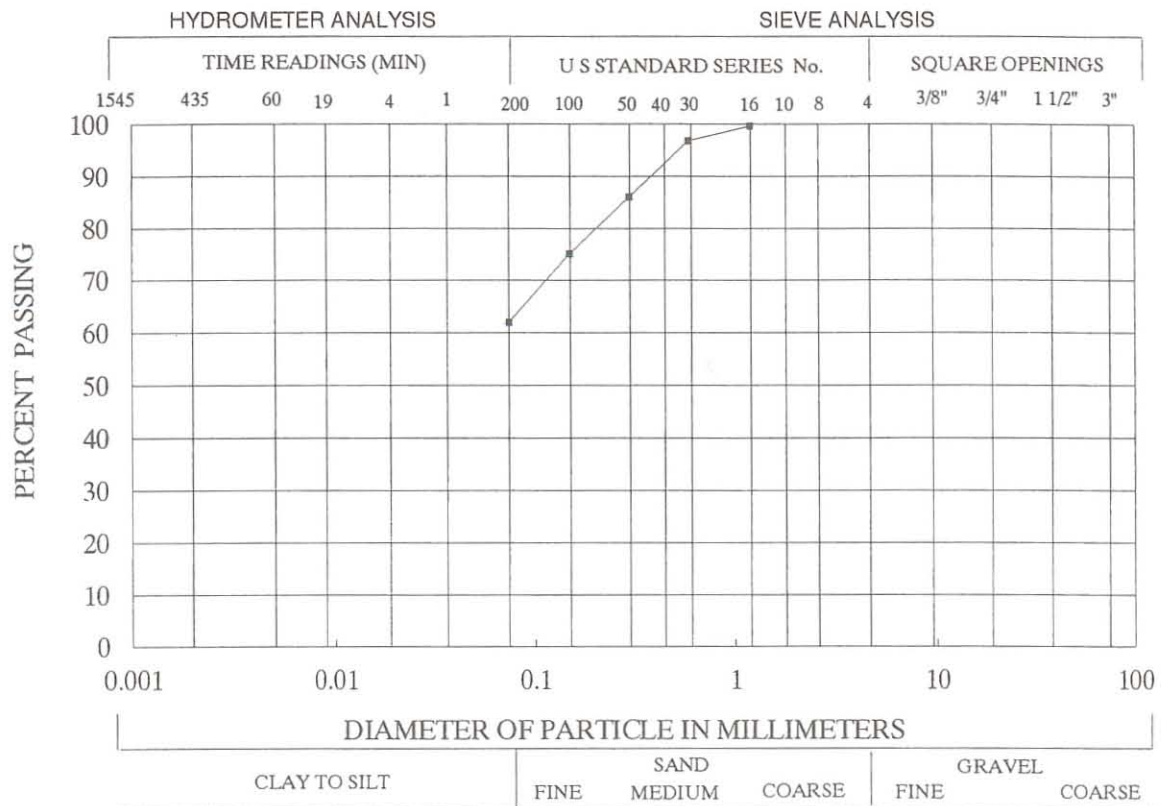
 Split Spoon (ASTM D1586)

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LOG OF EXPLORATORY BORING NO. B-5

Fig. 13



SEIVE SIZE	PERCENT PASSING
#16	100
#30	97
#50	86
#100	75
#200	62

ATTERBERG LIMITS

Liquid Limit	21
Plasticity Index	2

SAMPLE IDENTIFICATION:

BORING: B-5 DEPTH (ft): 15

SOIL CLASSIFICATION:

Sandy Silt (ML)

FLAT CREEK MOTEL LEACHFIELD
JACKSON, WYOMING

PROJECT: Flat Creek Motel Leachfield
Jackson, Wyoming

EXPLORATORY BORING NO. B-6
SHEET 1 OF 1
LOCATION: Refer to Site Map

DRILL TYPE: SOIL: 4.25 in. I.D. Hollow Stem Auger

DRILLED BY: Mark Medley/Chris Dorman
LOGGED BY: Brian Chandler
REMARKS:

ELEVATION: TOP OF HOLE: Existing Grade
(ft) GROUNDWATER: Dry
DATE: HOLE STARTED: 8-24-99
COMPLETED: 8-24-99

DEPTH (ft)	LEGEND	CLASSIFICATION AND DESCRIPTION	SAMPLE SYMBOL	PENET. RESIST. (BLOWS/ft)	MOISTURE CONTENT (%)	IN-PLACE DRY DENSITY (pcf)	LIQUID LIMIT (%)	PLASTICITY INDEX (%)	GRAVEL (%)	SAND (%)	-200 CONTENT (%)
0.0		FILL, topsoil, clay with sand and gravel, dark brown, moist to very moist, organics.									
5.0				3							
10.0		Hydrocarbon odor at 10.0 ft.		1							
15.0		Lean CLAY with sand (CL), very soft, light gray, moist, hydrocarbon odor.									
20.0		Silty GRAVEL with sand (GM), very dense, brown, moist.		73							
25.0		Sandy, silty CLAY (CL-ML), stiff, brown, moist.		65							
30.0				16							
				14							

Bottom of Boring - 31.0 ft

Split Spoon (ASTM D1586)

9900907

MAXIM
TECHNOLOGIES INC.

LOG OF EXPLORATORY BORING NO. B-6

Fig. 15

Job No. 9900907

[illegible]

BOREHOLE INSTALLATION DIAGRAM

Project <u>Jackson Subsurface Investigation CFB-0290-D</u>	Borehole No. <u>MW-041</u>
Location <u>Red Barns, Inc. Site No. 18</u>	Monitor Well No. <u>MW-041</u>
Contractor <u>GeoScience & Engineering, Inc. 97105-1</u>	Date <u>6/30/97</u>
Driller <u>Dan Hawley - Hawley Brothers Drilling</u>	Logged by <u>BC</u>
Method <u>7 1/2 inch OD HSA - BK81</u>	Checked by <u>CN</u>
Sampler <u>1 3/8 inch ID Split Spoon</u>	Sheet <u>1</u> of <u>2</u>

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
0	1 in SOD. - 10 in sand & gravel FILL 3 in brown SILT	9 48 22 8 0 - 2 ft	3.8	R = 14 in
	10 in brown SILT	5 3 2 4 2 - 4 ft	122	R = 10 in
5	3 in gray SILT 16 black SILT	4 3 3 5 4 - 6 ft	177	R = 19 in Petroleum odor
	22 in brown SILT	1 2 3 2 6 - 8 ft	271	R = 22 in Petroleum odor
	21 in gray SILT	1 1 1 2 8 - 10 ft	>2,500	R = 21 in Petroleum odor Soil sample MW-041-8-10
10	▼ Groundwater @ 10 ft 13 in gray silty SAND with gravel	4 8 13 16 10 - 12 ft	>2,500	R = 13 in Petroleum odor
	16 in gray coarse SAND	3 4 4 8 12 - 14 ft	333	R = 16 in Petroleum odor
15	14 in gray coarse SAND	4 4 10 17 14 - 16 ft	219	R = 14 in
				R = Recovery

Depth to Water During Drilling <u>10 ft</u>	Date <u>6/30/97</u>
Static Water Level Depth <u>10.05 ft</u>	Date <u>7/18/97</u>
<u>10.00 ft</u>	Date <u>9/12/97</u>
Measured From <u>North side PVC well casing</u>	
Remarks <u>In tank basin</u>	

BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D Borehole No. MW-040
 Location Red Barns, Inc. Site No. 18 Monitor Well No. MW-040
 Contractor GeoScience & Engineering, Inc. 97105-1 Date 6/30/97
 Driller Dan Hawley - Hawley Brothers Drilling Logged by BC
 Method 7 1/2 inch OD HSA - BK81 Checked by CN
 Sampler 1 3/8 inch ID Split Spoon Sheet 1 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
0	4 in ASPHALT Brown silt, sand, gravel & cobble FILL			
5	10 in brown SILT with some sand	3 4 3 3 4 - 6 ft	38.4	R = 10 in
	6.5 - 7 ft ROCK Brown sandy SILT			
10	16 in gray SAND with gravel	9 16 18 14 9 - 11 ft	3.1	R = 16 in
	▼ Coarse SAND with gravel Groundwater @ 12 ft			
	20 in brown medium SAND with some gravel	5 8 12 8 12 - 14 ft	5.2	R = 20 in Soil sample MW-040-12-14
15	Brown SAND			
			R = Recovery	
Depth to Water During Drilling <u>12 ft</u> Static Water Level Depth <u>11.03 ft</u> Measured From <u>North side PVC well casing</u> Remarks _____ Date <u>6/30/97</u> Date <u>7/16/97</u> Date <u>9/12/97</u>				

BOREHOLE INSTALLATION DIAGRAM

Project - Jackson Subsurface Investigation CFB-0290-D
 Location Red Barns, Inc. Site No. 18
 Contractor GeoScience & Engineering, Inc. 97105-1
 Driller Dan Hawley - Hawley Brothers Drilling
 Method 7 1/2 inch OD HSA - BK81
 Sampler 1 3/8 inch ID Split Spoon

Borehole No. MW-040
 Monitor Well No. MW-040
 Date 6/30/97
 Logged by BC
 Checked by CN
 Sheet 2 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
15	Brown SAND			
	14 in brown medium SAND	3 5 4 11	10.0	R = 24 in
20	10 in gray SILT	19 - 21 ft		
	End of boring @ 21 ft			
25				
30				

R = Recovery

Depth to Water During Drilling 12 ft Date 6/30/97
 Static Water Level Depth _____ Date _____
 Measured From _____
 Remarks _____

Borehole No: MW-041

Monitor Well No. MW-041

Date 6/30/97

Logged by BC

Checked by CN

Sheet 2 of 2



BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D
 Location Red Barns, Inc. Site No. 18
 Contractor GeoScience & Engineering, Inc. 97105-1
 Driller Dan Hawley - Hawley Brothers Drilling
 Method 7 1/2 inch OD HSA - BK81
 Sampler 1 3/8 inch ID Split Spoon

Borehole No. MW-042
 Monitor Well No. MW-042
 Date 7/1/97
 Logged by BC
 Checked by CN
 Sheet 1 of 1

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
0	Grass and FILL Brown SILT			
5	17 in gray sandy SILT	1 2 2 5 4 - 6 ft	0.4	R = 17 in
	Gray SILT with some sand & clay			
10	15 in brown coarse SAND with gravel Groundwater @ 10 ft	12 15 16 19 9 - 11 ft	1.0	R = 15 in Sewage odor Soil sample MW-042-9-11
	Brown clayey SILT			
15	10 in brown medium SAND 10 in brown clayey SILT	4 12 33 44	0.6	R = 20 in
	End of boring @ 18 ft	14 - 16 ft		R = Recovery

Depth to Water During Drilling 10 ft Date 7/1/97
 Static Water Level Depth 8.70 ft Date 7/16/97
8.80 ft Date 9/12/97
 Measured From North side PVC well casing
 Remarks _____

BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D
 Location Red Barns, Inc. Site No. 18
 Contractor GeoScience & Engineering, Inc. 97105-1
 Driller Dan Hawley - Hawley Brothers Drilling
 Method 7 1/2 inch OD HSA - BK81
 Sampler 1 3/8 inch ID Split Spoon

Borehole No. MW-043
 Monitor Well No. MW-043
 Date 7/1/97
 Logged by BC, EB
 Checked by CN
 Sheet 1 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
0	SOD Brown SILT			
5	Brown SILT Groundwater @ 5 ft	2 2 2 6 4 - 6 ft	No sample	R = No recovery
	Brown SILT			
10	24 in brown sandy SILT with clay	1 0 0 1 9 - 11 ft	38	R = 24 in Petroleum odor Sewage odor Soil sample MW-043-9-11
	Brown sandy SILT with clay			
15	20 in gray medium SAND with gravel	5 9 22 36 14 - 16 ft	14	R = 20 in Sewage odor R = Recovery

Depth to Water During Drilling 5 ft Date 7/1/97
 Static Water Level Depth 9.37 ft Date 7/16/97
9.33 ft Date 9/12/97
 Measured From North side PVC well casing
 Remarks _____

BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D Borehole No. MW-043
 Location Red Barns, Inc. Site No. 18 Monitor Well No. MW-043
 Contractor GeoScience & Engineering, Inc. 97105-1 Date 7/1/97
 Driller Dan Hawley - Hawley Brothers Drilling Logged by BC, EB
 Method 7 1/2 inch OD HSA - BK81 Checked by CN
 Sampler 1 3/8 inch ID Split Spoon Sheet 2 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
15				
	Gray SAND			
20	End of boring @ 19 ft			
25				
30				

R = Recovery

Depth to Water During Drilling 5 ft Date 7/1/97
 Static Water Level Depth _____ Date _____
 Measured From _____
 Remarks _____

BOREHOLE INSTALLATION DIAGRAM

Project <u>Jackson Subsurface Investigation CFB-0290-D</u>	Borehole No. <u>MW-121</u>
Location <u>Red Barns, Inc. Site No. 18</u>	Monitor Well No. <u>MW-121</u>
Contractor <u>GeoScience & Engineering, Inc. 97105-1</u>	Date <u>9/9/97</u>
Driller <u>Dan Hawley - Hawley Brothers Drilling</u>	Logged by <u>BC, EB</u>
Method <u>7 1/2 inch OD HSA - BK81</u>	Checked by <u>CN</u>
Sampler <u>1 3/8 inch ID Split Spoon</u>	Sheet <u>2</u> of <u>2</u>

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
15				
	Gray SAND with gravel			
20	18 in gray coarse SAND with gravel	9 13 31 33 19 - 21 ft	25.5	R = 18 in
	Gray SAND with gravel			
	End of boring @ 23 ft			
25				
30				

R = Recovery

Depth to Water During Drilling 12 ft Date 9/9/97
 Static Water Level Depth _____ Date _____
 Measured From _____
 Remarks _____

Borehole No. MW-121
Monitor Well No. MW-121
Date 9/9/97
Logged by EB
Checked by CN
Sheet 1 of 2

BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D Borehole No. MW-120
 Location Red Barns, Inc. Site No. 18 Monitor Well No. MW-120
 Contractor GeoScience & Engineering, Inc. 97105-1 Date 9/9/97
 Driller Dan Hawley - Hawley Brothers Drilling Logged by EB
 Method 7 1/2 inch OD HSA - BK81 Checked by CN
 Sampler 1 3/8 inch ID Split Spoon Sheet 2 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
15				
	SAND & GRAVEL			
	22 in brown SAND & GRAVEL	2 10 30 r 19 - 21 ft	15.4	R = 22 in
20				
	SAND & GRAVEL			
	End of boring @ 23 ft			
25				
30				

r = Refusal
 R = Recovery

Depth to Water During Drilling 12 ft Date 9/9/97
 Static Water Level Depth _____ Date _____
 Measured From _____
 Remarks _____

Borehole No. MW-120
Monitor Well No. MW-120
Date 9/9/97
Logged by BC, EB
Checked by CN
Sheet 1 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
0	Sand & gravel FILL			
5	Brown SILT ROCKS ROCK Brown SILT			
10	8 in brown SILT	6 4 3 8 9.5 - 11.5 ft	16.1	R = 8 in
	 Groundwater @ 12 ft			
	17 in gray sandy SILT with clay	2 2 3 3 12.5 - 14.5 ft	9.3	R = 17 in
15	5 in gray sandy SILT with clay 17 in gray SAND & GRAVEL	5 8 10 15 14.5 - 16.5 ft	20.1	R = 22 in Soil sample MW-120-14.5-16.5 R = Recovery

Depth to Water During Drilling 12 ft Date 9/9/97
 Static Water Level Depth 10.45 ft Date 9/12/97
10.59 ft Date 10/14/97

Measured From North side PVC well casing
Remarks _____

Remarks

Date 10/14/97

BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D
 Location Red Barns, Inc. Site No. 18
 Contractor GeoScience & Engineering, Inc. 97105-1
 Driller Dan Hawley - Hawley Brothers Drilling
 Method 7 1/2 inch OD HSA - BK81
 Sampler 1 3/8 inch ID Split Spoon

Borehole No. MW-119
 Monitor Well No. MW-119
 Date 9/8/97
 Logged by EB
 Checked by CN
 Sheet 2 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
15	Brown SILT			
20	20 in SAND & GRAVEL	3 8 28 r 19 - 21 ft	46.2	R = 20 in
	SAND & GRAVEL			
25	End of boring @ 23 ft			
30				

r = Refusal
 R = Recovery

Depth to Water During Drilling 12 ft Date 9/8/97
 Static Water Level Depth _____ Date _____
 Measured From _____
 Remarks _____

BOREHOLE INSTALLATION DIAGRAM

Project <u>Jackson Subsurface Investigation CFB-0290-D</u>	Borehole No. <u>MW-119</u>
Location <u>Red Barns, Inc. Site No. 18</u>	Monitor Well No. <u>MW-119</u>
Contractor <u>GeoScience & Engineering, Inc. 97105-1</u>	Date <u>9/8/97</u>
Driller <u>Dan Hawley - Hawley Brothers Drilling</u>	Logged by <u>EB</u>
Method <u>7.5 inch OD HSA - BK81</u>	Checked by <u>CN</u>
Sampler <u>1 3/8 inch ID Split Spoon</u>	Sheet <u>1</u> of <u>2</u>

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
0	Sand & gravel FILL			
	Brown SILT			
5				
10	3 in brown GRAVEL with silt 9 in brown SILT	6 5 8 10 9.5 - 11.5 ft	300	R = 12 in Slight petroleum odor Wet
	▼ Groundwater @ 12 ft 20 in black SILT 4 in gray SILT	2 3 3 5 11.5 - 13.5 ft	1,354	R = 24 in Strong petroleum odor Soil sample MW-119-11.5-13.5
	Brownish black SILT			
15				

R = Recovery

Depth to Water During Drilling <u>12 ft</u>	Date <u>9/8/97</u>
Static Water Level Depth <u>10.47 ft</u>	Date <u>9/12/97</u>
	Date <u>10/14/97</u>
Measured From <u>North side PVC well casing</u>	
Remarks _____	

BOREHOLE INSTALLATION DIAGRAM

Project Jackson Subsurface Investigation CFB-0290-D Borehole No. MW-118
 Location Red Barns, Inc. Site No. 18 Monitor Well No. MW-118
 Contractor GeoScience & Engineering, Inc. 97105-1 Date 9/8/97
 Driller Dan Hawley - Hawley Brothers Drilling Logged by BC, EB
 Method 7 1/2 inch OD HSA - BK81 Checked by CN
 Sampler 1 3/8 inch ID Split Spoon Sheet 2 of 2

Depth	Description/Lithology	Blows/ Depth	Field Screening Method <u>PID (ppmv)</u>	
			Reading	Notes
15				
	Gray SILT			
	End of boring @ 18 ft			
20				
25				
30				

Depth to Water During Drilling 10 ft Date 9/8/97
 Static Water Level Depth _____ Date _____
 Measured From _____
 Remarks _____

Borehole No. MW-118
Monitor Well No. MW-118
Date 9/8/97
Logged by BC, EB
Checked by CN
Sheet 1 of 2



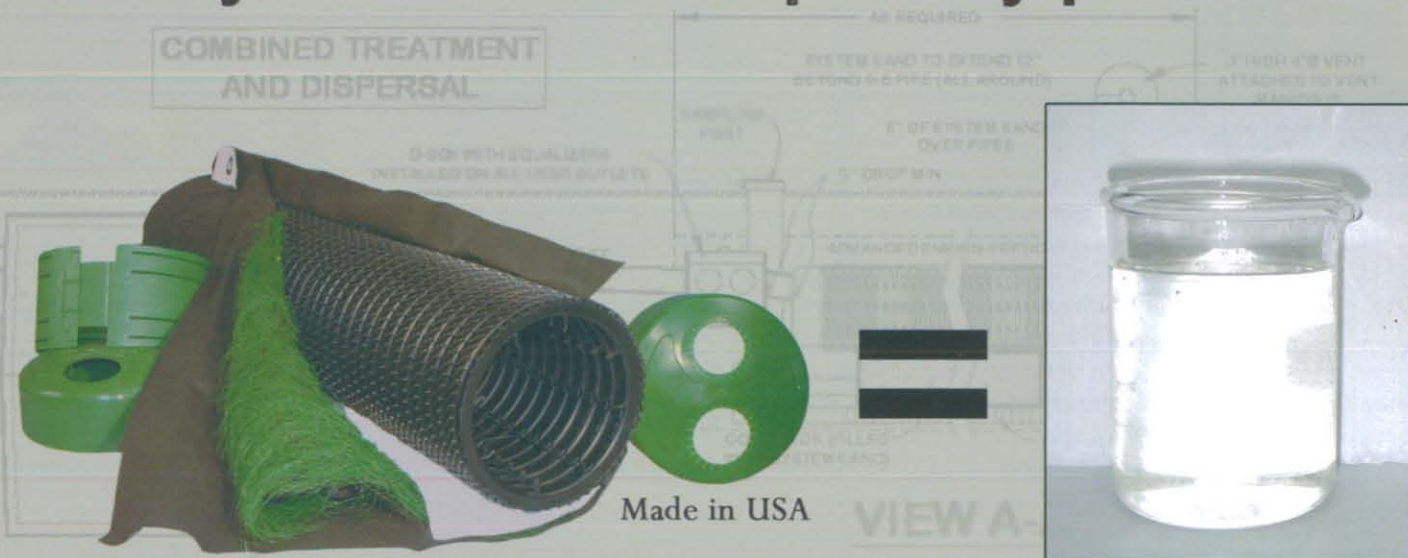
Presby Environmental

The Next Generation of Wastewater Treatment Technology

✓ Minimizes the Expense ✓ Protects the Environment ✓ Preserves the Site

Advanced Enviro-Septic™ (AES) Wastewater Treatment System

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***The onsite wastewater treatment system
that is sweeping the industry!***



SPD & CTD Models
Certified to NSF/ANSI
Standard 40, Class I

Rockvale Systems

Jim Stevenson - Managing Member
(406) 861-2683
jstevenson@dishmail.net

Rockvale Systems, LLC
81 River Road
Silesia, MT 59041

ADVANCED ENVIRO-SEPTIC

Why choose Advanced Enviro-Septic® (AES)?



Conventional

AES

Third Party Testing

BNQ Testing Parameters	Advanced Enviro-Septic® Test Results*
CBOD (mg/L)	<2
TSS (mg/L)	<2
Fecal Coliforms (CFU/100 mL)	218

Industry Standards

EPA Tertiary	NSF-40 Class I	BNQ Advanced Secondary
10	<25	<15
10	<30	<15
1000	n/a	50,000

* (N/Ref: 30825-049-A) BNQ Test Center, Quebec

The Environmental Advantage

- Removes up to 99% of wastewater contaminants
- Treats and disperses in the same small footprint
- Proven and reliable track record
- Treatment process requires no energy
- Made with significant amounts of recycled plastic
- Protects soil and groundwater from contamination

The Cost Advantage



- Smaller installations require smaller crews and less fill material
- Installs quickly and easily
- Lightweight components are easy to handle and transport
- More cost-effective than mechanical and conventional systems
- Never needs replacement media or special maintenance
- Durable, non-biodegradable components last indefinitely
- Passive process, requires no expensive mechanical devices



The Design Advantage

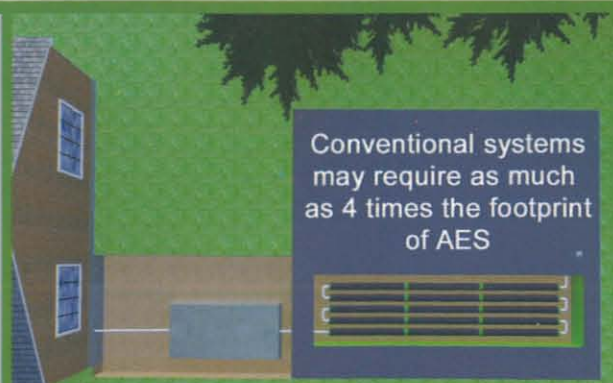
- Available in NSF and non-NSF Certified designs
- Flexible to allow virtually any shape
- Sloping and adaptable configurations
- Multi-Level™ configurations
- Proven performance
- Longevity and reliability
- Technical support
- Free online classes, manuals, templates

"When we looked at the solution, we determined that Presby was the best alternative for us because of the high performance of the system... The design goes together fast and performs at a high capacity when you have limited space."

- Jay Gamble, Vice President and General Manager of the Mt. Sunapee Resort, New England Construction Magazine, April 27, 2009



A powerful ecosystem of aerobic and anaerobic bacteria digests up to **99%** of wastewater contaminants, recycling clean water into the environment



Conventional systems may require as much as 4 times the footprint of AES

For more information on our complete line of products

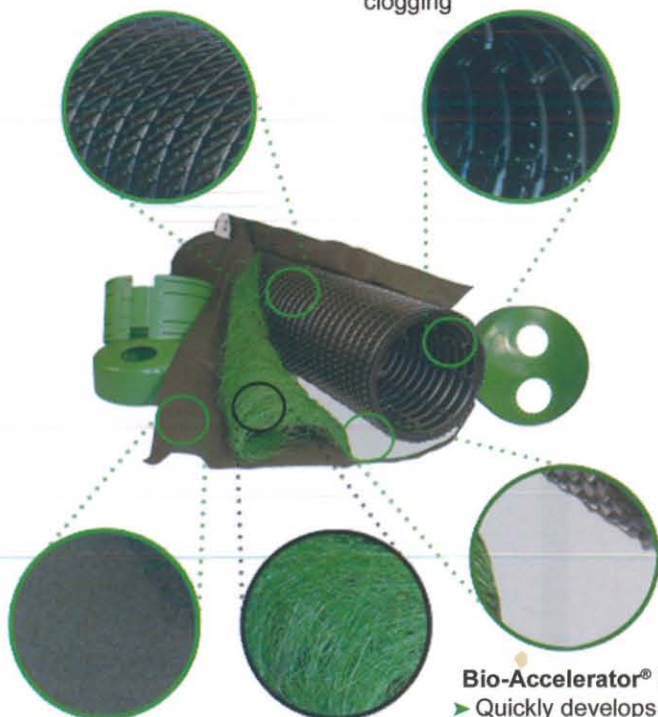
C[®] TREATMENT SYSTEM

Ridges

- Increase surface area
- Improve cooling
- Provide more bacterial growth areas

Skimmers at Each Perforation

- Prevent grease and suspended solids from leaving the pipe
- Protect green fibers and geo-textiles from clogging



Black Geotextile

- Surrounds the pipe and fibers
- Provides protected bacterial treatment surface

Green Plastic Fiber Mat

- Filters more suspended solids
- Protects outer geotextile bacterial treatment surface
- Creates a massive bacterial treatment area

Bio-Accelerator[®] Fabric

- Quickly develops treatment biomat
- Screens more solids from the wastewater
- Ensures distribution of wastewater along the entire length of the pipes
- Provides additional treatment surface
- Enhances and accelerates treatment
- Facilitates quick start-up
- Further protects outer layers and the receiving surfaces



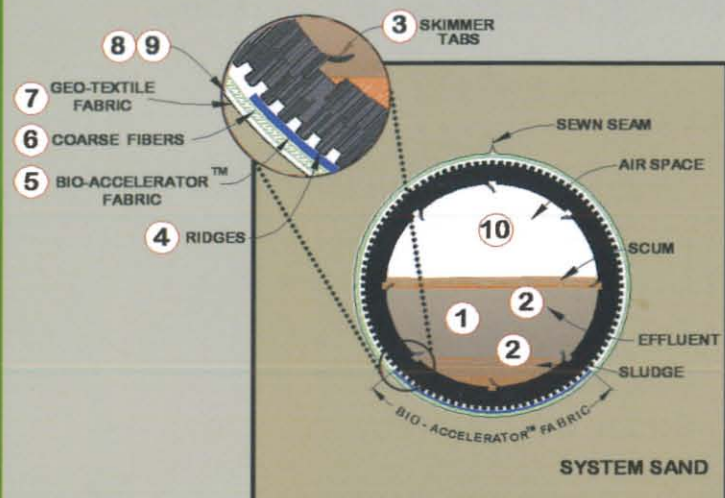
The Public Health and Safety Company[™]

SPD & CTD Models
Certified to NSF/ANSI
Standard 40, Class I



Presby Plastics - Manufacturer
of Enviro-Septic[®] Technology
HUBZone Certified!

ADVANCED ENVIRO-SEPTIC[®] WASTEWATER TREATMENT SYSTEM



- STAGE 1: WARM EFFLUENT ENTERS THE PIPE AND IS COOLED TO GROUND TEMPERATURE.
- STAGE 2: SUSPENDED SOLIDS SEPARATE FROM THE COOLED LIQUID EFFLUENT.
- STAGE 3: SKIMMERS FURTHER CAPTURE GREASE AND SUSPENDED SOLIDS FROM THE EXITING EFFLUENT.
- STAGE 4: PIPE RIDGES ALLOW THE EFFLUENT TO FLOW UNINTERRUPTED AROUND THE CIRCUMFERENCE OF THE PIPE AND AID IN COOLING.
- STAGE 5: BIO-ACCELERATOR[™] GEO-TEXTILE FABRIC FILTERS ADDITIONAL SOLIDS FROM THE EFFLUENT, ENHANCES AND ACCELERATES TREATMENT, FACILITATES QUICK START-UP AFTER PERIODS OF NON-USE, PROVIDES ADDITIONAL SURFACE AREA FOR BACTERIAL GROWTH, PROMOTES EVEN DISTRIBUTION, AND FURTHER PROTECTS OUTER LAYERS AND THE RECEIVING SURFACES SO THEY REMAIN PERMEABLE.
- STAGE 6: A MAT OF COARSE RANDOM FIBERS SEPARATES MORE SUSPENDED SOLIDS FROM THE EFFLUENT.
- STAGE 7: EFFLUENT PASSES INTO THE GEO-TEXTILE FABRIC AND GROWS A PROTECTED BACTERIAL SURFACE.
- STAGE 8: SAND WICKS LIQUID FROM THE GEO-TEXTILE FABRIC AND ENABLES AIR TO TRANSFER TO THE BACTERIAL SURFACE.
- STAGE 9: THE FABRIC AND FIBERS PROVIDE A LARGE BACTERIAL SURFACE TO BREAK DOWN SOLIDS.
- STAGE 10: AN AMPLE AIR SUPPLY AND FLUCTUATING LIQUID LEVELS INCREASE BACTERIAL EFFICIENCY.

Presby Environmental

...changing the way the world approaches wastewater treatment.

Presby Environmental, Inc. (PEI), founded in 1995 by inventor and entrepreneur David Presby, is an innovative environmental organization that engineers new technology to change the way the world approaches wastewater treatment. Today, PEI is on the cutting edge of wastewater treatment technology to help protect and preserve our most precious natural resources.

Through extensive field testing and R&D, PEI has developed the world's most practical and effective wastewater treatment system, the Advanced Enviro-Septic™ Wastewater Treatment System (AES). AES combines superior treatment and dispersal in the same footprint, offering design, installation, and cost advantages no other system can. This System is so effective, it is the only one of its kind to meet the stringent standards of NSF-40 Class I and BNQ Advanced Secondary.

Presby Environmental combines innovation, simplicity and extensive research and development into a patented line of complimentary onsite wastewater treatment technologies, designed and manufactured at PEI's state-of-the-art facility. Mr. Presby continues to lead the industry by striving to improve the techniques and technology used in the field, always pushing to provide the next generation of wastewater treatment technology.

Advanced Enviro-Septic™ (AES)



Enviro-Septic® (ES)



Presby Maze®



Presby De-Nyte™



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- Design layouts
- User-friendly website
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- Online training classes
- Technical support
- System Sand Supplier List

To contact our Customer Service Team

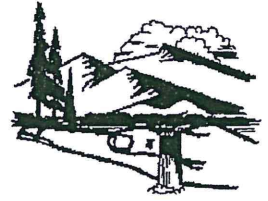
Presby Environmental, Inc.
143 Airport Road
Whitefield, NH 03598

Tel: 800-473-5298
Fax: 603-837-9864
Email: info@presbyeco.com



Department of Environmental Quality

*To protect, conserve and enhance the quality of Wyoming's
environment for the benefit of current and future generations.*



Matthew H. Mead, Governor

Todd Parfitt, Director

NOTIFICATION OF COVERAGE

October 16, 2015

Grand Teton Reservations, LLC
Attn: Ronald Miller
PO Box 12769
Jackson, WY 83002

RE: Elk Refuge Inn
Class 5C6-5E5, UIC Facility WYS-039-00168
Teton County, Wyoming

Dear Mr. Miller:

The Wyoming Department of Environmental Quality (WDEQ) Underground Injection Control Program (UIC) has reviewed the UIC permit application received on October 5, 2015 for the Elk Refuge Inn. The facility septic systems are approved for coverage under UIC General Permit 5C6-5E5 as small volume commercial septic systems. Please adhere to the rules and regulations for such facilities. A copy of UIC General Permit 5C6-5E5 is enclosed for your reference. Under this general permit there are no sampling and reporting requirements.

Should this facility add more services or begin operating, such that the average weekly inflow to your septic systems exceeds 2,000 gallons per day, you may be required to obtain coverage under an individual UIC permit at that time. If additional sewage flows are added beyond those identified in the permit application, the leach fields and/or treatment systems may need to be enlarged in which case the permittee must submit a revised application and receive a new permit prior to modification of the leach fields or treatment systems.

The underground injection control program was promulgated to prevent serious problems caused by direct discharges to the groundwater. Those problems included groundwater pollution leading to contamination in domestic water wells and serious health effects caused by exposures to toxic substances and water borne pathogens. Thank you for your cooperation with our program.

Sincerely,

Chris Brown
Natural Resource Analyst
Wyoming Department of Environmental Quality
Underground Injection Control Program
christopher.brown@wyo.gov
(307) 777-2960

CB/bb/15-0916

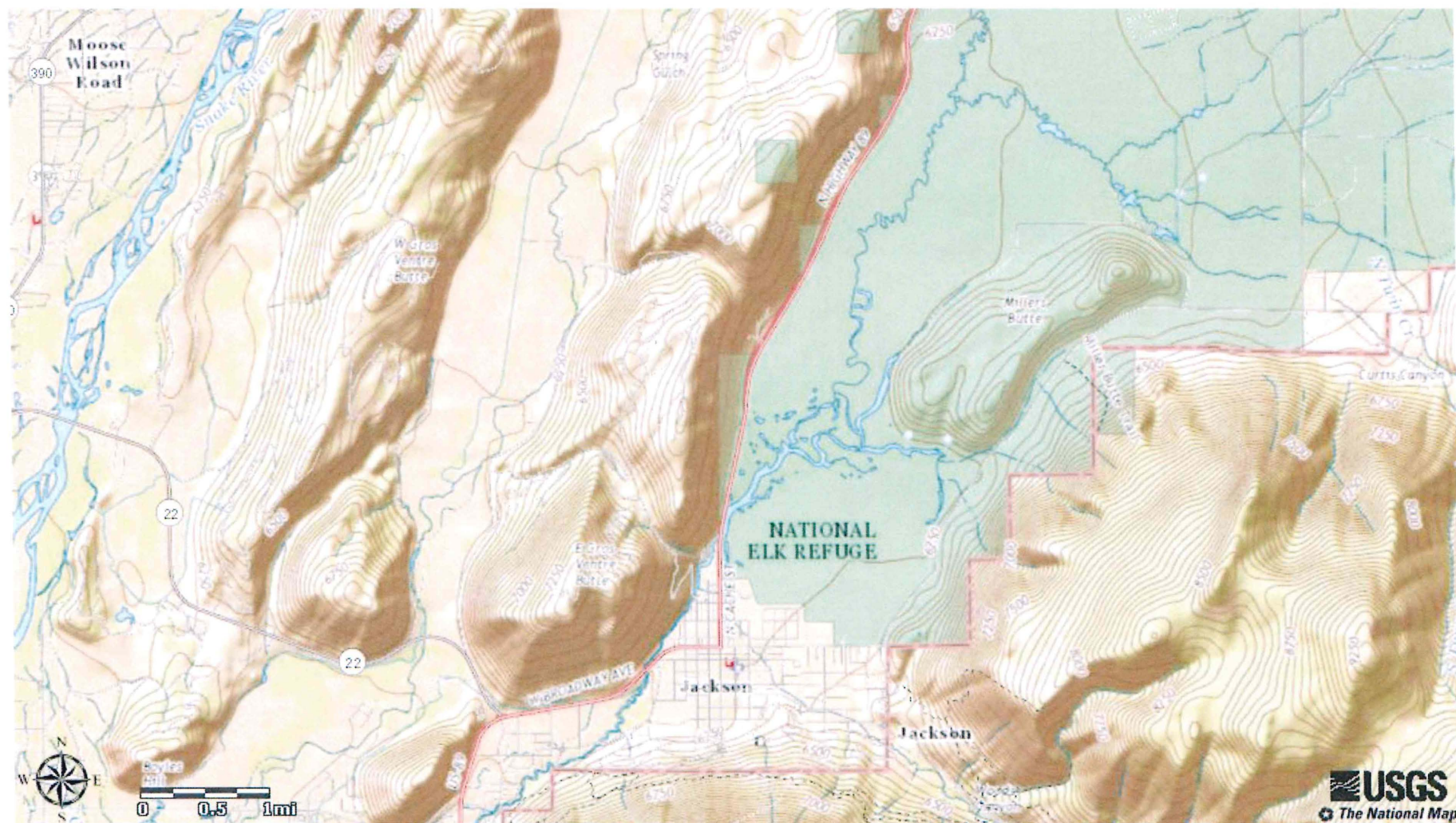
Enclosures: General Permit 5C6-5E5

c: Lily Barkau, WDEQ Cheyenne
John Passehl, WDEQ Cheyenne
Gabe Klamer, Teton County Planning and Development Dept., 320 King Street, Jackson, Wyoming 83001

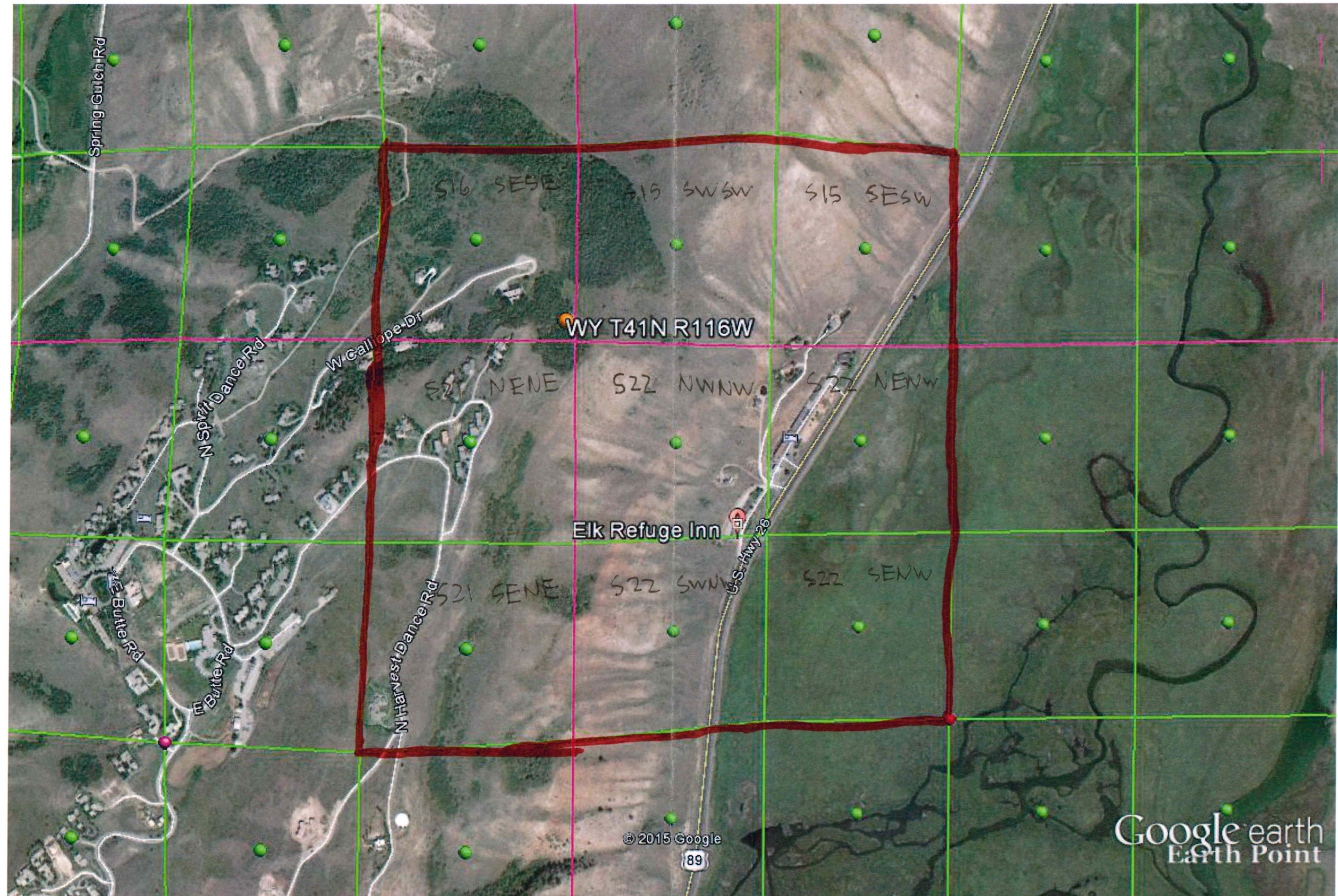


The National Map

NOTES: Data available from U.S. Geological Survey, National Geospatial Program.



— Area of Review



Google earth

miles
km

1

1



WR Number	Priority Date	Priority text	Summary WR Status	Company	First Name	Last Name	Facility Name	Uses	Twn	Rng	Sec	Qtr-Qtr	Survey Type,Survey Number,Survey Suffix	Total Flow(CFS)/ Appropriation(GPM)	Total depth (Ft)	StaticWaterLevel (Ft)	Well Log(Y/N)	Depth Of Pump (Ft)	Stream Source	Total Capacity (AF/Yr)	Diversion Capacity at Headgate (CFS)	Active Capacity(AF)	Inactive Capacity(AF)	Size of Reservoir (AF)	Facility type	SupplyType	Chemical Analysis(Y/N)	Latitude	Longitude	Created By
P105805.OW	05/08/1997		Complete				MW-096	MON	041N	116W	22	NW1/4NW1/4		0	34.00	10.7						0	0	0	Well		N	43.50684	-110.75993	External
P105806.OW	05/08/1997		Complete				MW-097	MON	041N	116W	22	NW1/4NW1/4		0	34.00	11.2						0	0	0	Well		N	43.50684	-110.75993	External
P105807.OW	05/08/1997		Complete				MW-099	MON	041N	116W	22	NW1/4NW1/4		0	34.00	11.4						0	0	0	Well		N	43.50684	-110.75993	External
P105808.OW	05/08/1997		Complete				MW-100	MON	041N	116W	22	NW1/4NW1/4		0	27.00	9.7						0	0	0	Well		N	43.50684	-110.75993	External
P105809.OW	05/08/1997		Complete				MW-101	MON	041N	116W	22	NW1/4NW1/4		0	27.00	9.2						0	0	0	Well		N	43.50684	-110.75993	External
P105810.OW	05/08/1997		Complete				MW-102	MON	041N	116W	22	NW1/4NW1/4		0	27.00	9.5						0	0	0	Well		N	43.50684	-110.75993	External
P105811.OW	05/08/1997		Complete				MW-103	MON	041N	116W	22	NW1/4NW1/4		0	27.00	11.3						0	0	0	Well		N	43.50684	-110.75993	External
P105812.OW	05/08/1997		Complete				MW-104	MON	041N	116W	22	NW1/4NW1/4		0	27.00	11.3						0	0	0	Well		N	43.50684	-110.75993	External
P105813.OW	05/08/1997		Complete				MW-105	MON	041N	116W	22	NW1/4NW1/4		0	27.00	12						0	0	0	Well		N	43.50684	-110.75993	External
P105920.OW	05/08/1997		Complete				MW-098	MON	041N	116W	22	NW1/4NW1/4		0	34.00	12						0	0	0	Well		N	43.50684	-110.75993	External
P116539.OW	06/18/1999		Complete				MW-308	MON	041N	116W	22	NW1/4NW1/4	A6-	0	22.00	10.5						0	0	0	Well		N	43.50684	-110.75993	External
P116540.OW	06/18/1999		Complete				MW-309	MON	041N	116W	22	NW1/4NW1/4	A6-	0	25.50	17						0	0	0	Well		N	43.50684	-110.75993	External
P116541.OW	06/18/1999		Complete				MW-310	MON	041N	116W	22	NW1/4NW1/4	A6-	0	27.00	11.5						0	0	0	Well		N	43.50684	-110.75993	External
P116542.OW	06/18/1999		Complete				MW-311	MON	041N	116W	22	NW1/4NW1/4	A6-	0	22.00	10.5						0	0	0	Well		N	43.50684	-110.75993	External
P116543.OW	06/18/1999		Complete				MW-312	MON	041N	116W	22	NW1/4NW1/4	A6-	0	8.00	2						0	0	0	Well		N	43.50684	-110.75993	External
P116544.OW	06/18/1999		Complete				MW-313	MON	041N	116W	22	NW1/4NW1/4	A6-	0	8.00	2						0	0	0	Well		N	43.50684	-110.75993	External
P116545.OW	06/18/1999		Complete				MW-314	MON	041N	116W	22	NW1/4NW1/4	A6-	0	8.00	2						0	0	0	Well		N	43.50684	-110.75993	External
P147430.OW	10/10/2002		Cancelled				MWA-11	MON	041N	116W	22	NW1/4NW1/4	A6-	0								0	0	0	Well			43.50684	-110.75993	External
P147431.OW	10/10/2002		Cancelled				MWA-12	MON	041N	116W	22	NW1/4NW1/4	A6-	0								0	0	0	Well			43.50684	-110.75993	External
P147432.OW	10/10/2002		Cancelled				MWA-13	MON	041N	116W	22	NW1/4NW1/4	A6-	0								0	0	0	Well			43.50684	-110.75993	External
P91501.OW	05/03/1993		Complete				HANSEN #2	DOM_GW	041N	116W	22	NW1/4NW1/4		15	131.00	69						0	0	0	Well		N	43.50684	-110.75993	External
P23914.OP	08/02/1973		Complete	PATRICIA QUINN BAGLEY/TRUSTEE/BAGLEY LIVING TRUST			RED BARN #2	DOM_GW	041N	116W	22	NE1/4NW1/4		25	53.00	33						0	0	0	Well		Y	43.50689	-110.75497	External
P24636.OW	08/13/1973		Fully Adjudicated		JAMES F. & NARDA L.	WILCOX	WILCOX #2	DOM_GW; MIS	041N	116W	22	NE1/4NW1/4		20	75.00	18						0	0	0	Well		N	43.50689	-110.75497	External
P76783.OW	05/09/1988			PATRICIA QUINN BAGLEY/TRUSTEE/BAGLEY LIVING TRUST			FLAT CREEK MOTEL	MIS	041N	116W	22	NE1/4NW1/4		80	111.00	6						0	0	0	Well		N	43.50689	-110.75497	External
CR UW03/495	08/13/1973	08/13/1973	Fully Adjudicated		JAMES F AND NARDA	WILCOX	WILCOX NO. 2 WELL	DOM_GW; MIS	041N	116W	22	NE1/4NW1/4	A	20								0	0	0	Well	Original		43.50826	-110.75694	External
P36664.OW	02/25/1977		Complete		RALPH L.	RANDLE	RANDLE #1	DOM_GW; STK	041N	116W	15	SE1/4SW1/4		12	210.00	132						0	0	0	Well		N	43.51053	-110.75498	External
P42747.OW	03/31/1978		Complete		RALPH L.	RANDLE	RANDLE #2	DOM_GW	041N	116W	15	SE1/4SW1/4		8	160.00	125						0	0	0	Well		N	43.51053	-110.75498	External
P29944.OW	05/28/1975		Complete				HANSEN #1	DOM_GW; STK	041N	116W	21	SE1/4NE1/4		1.5	4.00	2.5						0	0	0	Well		N	43.50323	-110.76493	External
P17966.OD	08/21/1931	08/21/1931	Fully Adjudicated		Wallace M.	Brundage	Brundage Pipe Line	DOM_SW	041N	116W	21	SE1/4NE1/4		0.1					Blain Sprin		0.33	0	0	0	Spring			43.503229	-110.764931	External
CR CC49/128	08/21/1931	08/21/1931	Abandoned		WALLACE	BRUNDAGE	BRUNDAGE PIPELINE		041N	116W	21	SE1/4NE1/4	A						Blain Sprin			0	0	0	Spring			43.503231	-110.764953	External



Christopher Brown <christopher.brown@wyo.gov>

Fwd: Elk Refuge Inn UIC permit application

John Passehl <john.passehl@wyo.gov>
To: Christopher Brown <christopher.brown@wyo.gov>

Wed, Oct 14, 2015 at 10:05 AM

John Passehl, P.G.
Underground Injection Control Program
Geology Supervisor
Wyoming Dept of Environmental Quality

Physical Address:

122 W. 25th Street
Herschler Building, 4-W
Cheyenne, WY 82002

Mailing Address:

200 W. 17th St. 4th Floor
Cheyenne, WY 82002

(307) 777-5623

UIC GEM database:

<https://gem.wqd.apps.deq.wyoming.gov/default.aspx>

----- Forwarded message -----

From: **John Passehl** <john.passehl@wyo.gov>
Date: Wed, Oct 14, 2015 at 10:04 AM
Subject: Elk Refuge Inn UIC permit application
To: stephanie.abbey@jacksonhole.net

Hello Stephanie,

The permit application has been received. I have instructed Chris Brown to work on issuing the permit on Friday when he returns.

Please call Chris at 777-2960 if you have any questions on the status.

FYI, the permit will need to be issued to the present owner.

The new owner will then need to fill out the attached permit transfer form when he takes possession of the property

thanks

John Passehl, P.G.
Underground Injection Control Program
Geology Supervisor
Wyoming Dept of Environmental Quality

Physical Address:

122 W. 25th Street
Herschler Building, 4-W

Cheyenne, WY 82002

Mailing Address:

200 W. 17th St. 4th Floor
Cheyenne, WY 82002

(307) 777-5623

UIC GEM database:

<https://gem.wqd.apps.deq.wyoming.gov/default.aspx>

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UIC FORM 2 - Permit Transfer 17Sept2015.pdf

123K



Christopher Brown <christopher.brown@wyo.gov>

General Permit for Elk Refuge Inn

John Passehl <john.passehl@wyo.gov>
To: Christopher Brown <christopher.brown@wyo.gov>
Cc: stephanie.abbey@jacksonhole.net

Wed, Oct 14, 2015 at 9:59 AM

Hi Chris,

As long as the application is complete and you have everything you need - please issue this permit out on Friday when you get back. If you need more info, call Stephanie Abbey.

thanks

John Passehl, P.G.
Underground Injection Control Program
Geology Supervisor
Wyoming Dept of Environmental Quality

Physical Address:

122 W. 25th Street
Herschler Building, 4-W
Cheyenne, WY 82002

Mailing Address:

200 W. 17th St. 4th Floor
Cheyenne, WY 82002

(307) 777-5623

UIC GEM database:

<https://gem.wqd.apps.deq.wyoming.gov/default.aspx>

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Christopher Brown <christopher.brown@wyo.gov>

Elk Refuge Inn

Gabe Klammer <GKlammer@tetonwyo.org>

Mon, Oct 5, 2015 at 4:10 PM

To: "christopher.brown@wyo.gov" <christopher.brown@wyo.gov>

Chris,

Attached is the Elk Refuge Inn SWF. Looks like I am going to have to send these one at a time due to file size.

Gabe Klammer, Sanitarian

TETON COUNTY OLD LIBRARY

320 S King St.

PO Box 3594

Jackson, WY 83001

[307-733-3317](tel:307-733-3317) PH

[307-734-3864](tel:307-734-3864) FAX

www.tetonwyo.org



SWF1996-0016 Application.pdf

11145K

TETON COUNTY INDIVIDUAL WASTEWATER SYSTEM APPLICATION

Submit To

Phone # 307-733-7030

Teton County Sanitarian
P.O. Box 1727
(155 E. Pearl)
Jackson, WY 83001

Repair

I. Property Owner CRAIG & ELIZ. HARMENING DBA ELK REFUGE INN Phone # HM. 733 6531
WK. 733 3582
Mailing Address Box 2834 Elk Refuge Inn
City JACKSON State WY Zip 83001
II. Contractor/Builder BOB SCHUPMAN Phone # 733 4865
Address _____ City _____ Zip _____
III. Septic System Installer BOB SCHUPMAN Phone # 733 4865
Address _____

IV. Property Information

Legal Description: Subdivision NW 1/4, NW 1/4 Lot _____
Metes & Bounds: _____ Section 22 Township 41 Range 116
Street Address 1755 N Hwy 89
Acreage/Lot Size 4.68 Type of Building FRAME/CONC.
20 BBL. # Bedrooms 3 # Baths 20 Basement Drain N/A
Sq. Ft. Finished _____ Unfinished _____

V. Water Information

Proposed Water Source EXISTING WELL

VI. Soil Information

Ground slope/grade 2 % or 2 ft. drop per 100 feet
Percolation (Minutes per inch) > 10 mpi Conducted By/Date OWNER 4/1/96
Results of Profile Hole (8' Depth) THREE HOLES DUG - ± 1'-2' CLAYEY-SILT WITH
2"-6" SUBANGULAR ROCK, THEN CLAYEY-SILT AT ± 1'-4' DEPTH, THEN LOOSE SANDY LOAM
AT 4' TO APPROX 10' DEPTH (DEPTH OF EXCAVATIONS).
Depth of Highest Seasonal Groundwater > 10' Date of Test 4/1/96
Soil Type: _____ Coarse sandy pit run _____ Loam to sandy clay loam
_____ Fine to sandy loam _____ Clay loam to silty loam
☒ Sandy loam to loam _____ Other _____

THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND THAT FALSE INFORMATION WILL NEGATE AND INVALIDATE THE APPLICATION AND/OR THE SUBSEQUENT PERMIT.

Owner Signature Craig Harmening Date 3/2/96

OWNER'S SIGNATURE REQUIRED. IF SIGNED BY OWNER'S REPRESENTATIVE THE ATTACHED AUTHORIZATION FORM MUST BE COMPLETED BY LEGAL OWNER.

Office use only: Fee Paid \$50/- PD. # 4716
Site Visit 4/3/96 (RS)
Permit Completed 4-5-96

Name CRAIG HARMENING Date April 3, 96 Permit # 96-016 Map # D-1 Parcel # 41-116-22-018

PROPOSED SEPTIC SYSTEM DESIGN

VI. Septic Tank Must be Wyoming approved 2-comp. concrete precast
Liquid Capacity 1,500 GAL Manufacturer AMCOR Material CONCRETE
Baffles STD. Number 3 Access Size 24" 20" Minimum

VII. Disposal Area

Requests: ☒ Infiltrators ☒ Bed ☐ Trenches ☐ Sidehill
System Engineered? By Whom

Elevated or Pumped System Specifications *See Attached Sheet*

20 DBL. BED/BATH UNITS @ 80 GPD = 1600 GPD.

PERC. RATE = 10 MPI = 0.63 LR

$\frac{1600}{0.63} = 2540 \text{ FT}^2 \text{ REQ'D.}$

USE "INFILT"

SO $(0.6 \times 2540) = 1,524 \text{ FT}^2$

$\frac{1524}{18.75 \text{ FT}^2/\text{UNIT}} = 81 \text{ UNITS}$
SAY 80

CONFIGURED AS
8 ROWS/W/ 10 UNITS/ROW
(26' W X 65' L BED)

OFFICE USE ONLY FOR FINAL INSPECTION INFORMATION AND APPROVAL:

EXISTING 1,000 GAL. CONC. - OUTLET BAFLE REPAIRED

Septic Tank Capacity: 1,500 GAL. CONC. 2-COMP.

Pump Tank Information: N/A

Absorption Area Sq. Ft.: 1500 FT² Dimensions 26' W X 65' L

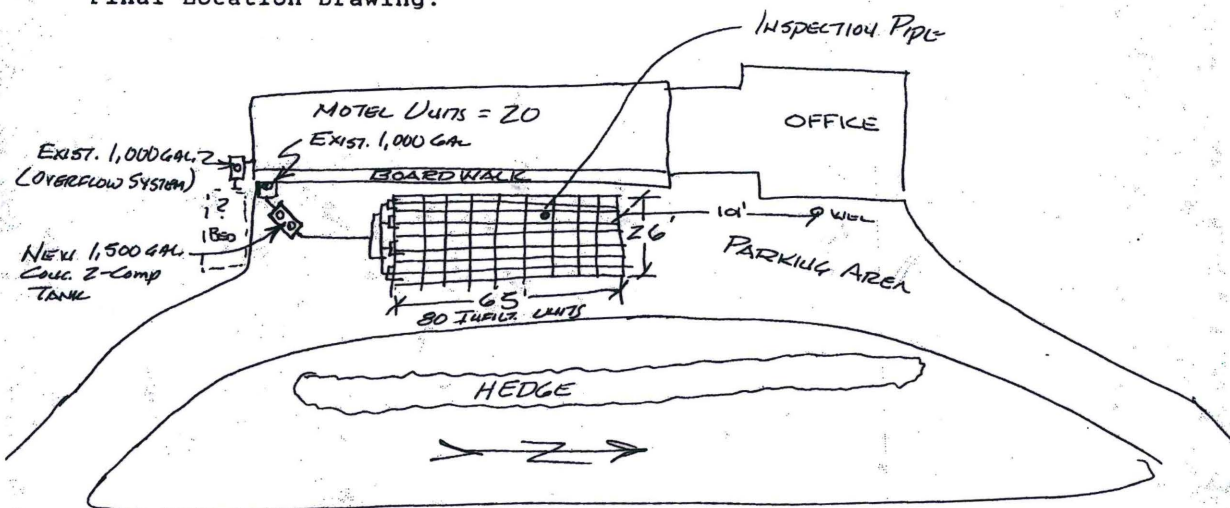
Layout: 8 ROWS W/ 10 UNITS PER ROW = 80 INFILT. UNITS

System Installed By: SCHUPMAN EXC.

Installation Approved ☒ Disapproved ☐ Inspector R. SHEIVER Date 4/11/96

Comments:

Final Location Drawing:



US HWY 89

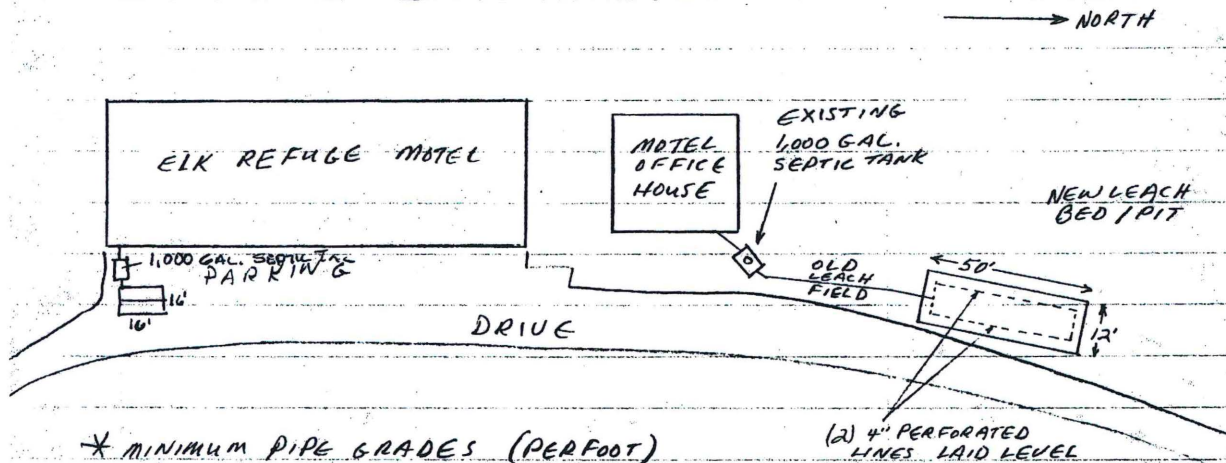
SEPTIC SYSTEM DESIGN

7-30-89

OWNER - G. BLAND HOKE - DBA ELK REFUGE INN

LEGAL - Part of NW 1/4, NW 1/4, 22-41-116 (1755 N. HWY 89)

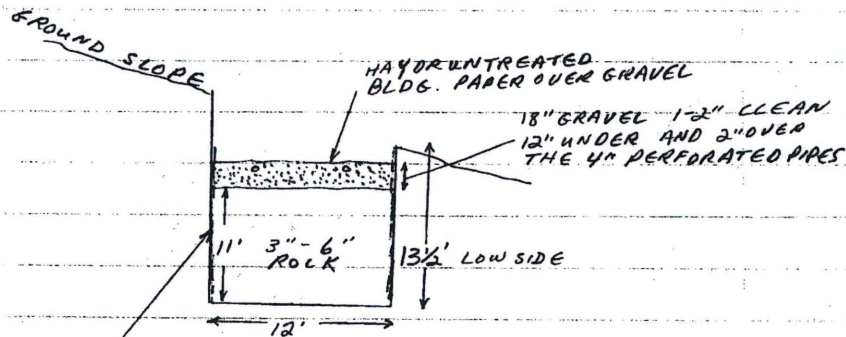
SEPTIC CONTR. - J-B MECHANICAL



* MINIMUM PIPE GRADES (PER FOOT)

1/4" HOUSE TO TANK

1/8" TANK TO LEACH BED



* BOTH SIDES OF PIT TRENDS TO HAVE APPROX 45° DRAINAGE FABRIC ON OUTSIDE OF GRAVEL

LEACH BED/PIT CROSS SECTION

MINIMUM DISTANCES

50' TANK TO WELL

100' LEACH BED/PIT TO WELL

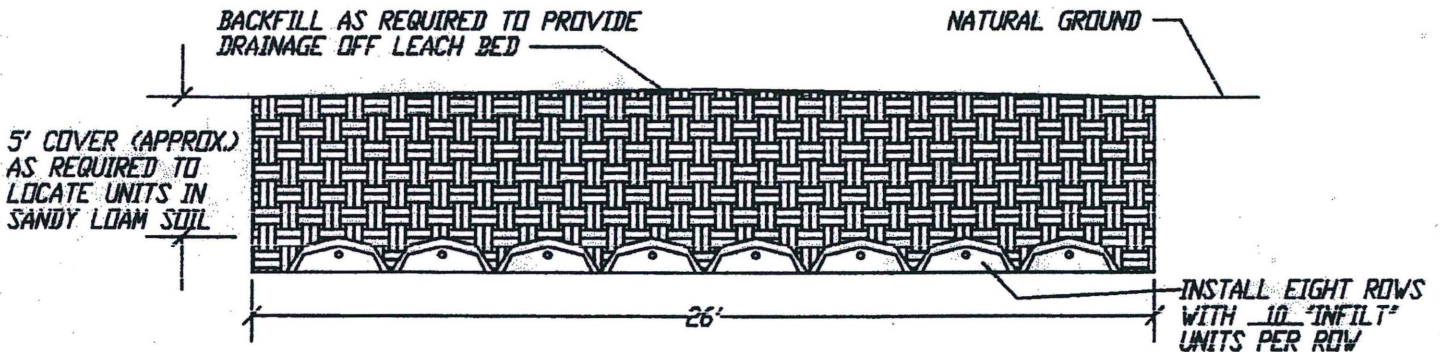
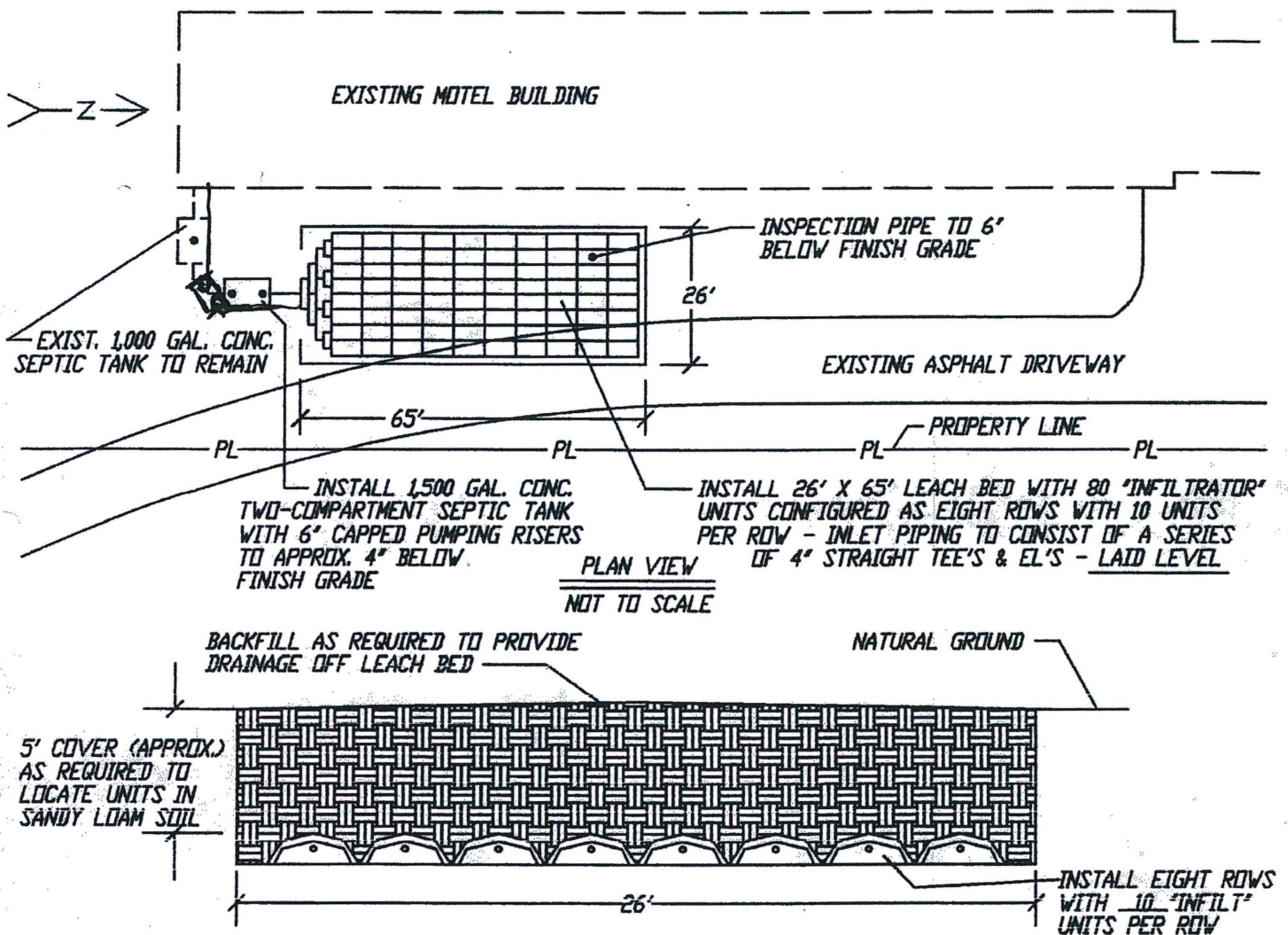
* DRAWING NOT TO SCALE

SEPTIC SYSTEM LAYOUT

"BASE"
"INFIL-8"

OWNER: ELK REFUGE INN (CRAIG & ELIZ. HARMENING)
LOCATION: PARCEL ID 41-116-22-018 (1755 N. HWY 89)
CONTRACTOR: BOB SCHUPMAN EXCAVATION

DATE: APRIL 4, 1996
PERMIT NO.: 96-016 REPAIR



NOTES:

1. USE SCH. 40, 4" DIA. PVC PIPE - 5' EACH SIDE OF SEPTIC TANK
2. SCARIFY THE BOTTOM OF THE LEACH BED PRIOR TO PLACING "INFILTRATOR" UNITS.
DIG LEACH BED FROM NATURAL GRADE SO AS NOT TO COMPACT THE BED BOTTOM WHILE EXCAVATING.
3. MINIMUM PIPE GRADES: 1/4" PER FT. - BLDG. TO SEPTIC TANK.
1/8" PER FT. - SEPTIC TANK TO LEACH BED.
4. MINIMUM DISTANCES: 5' - BLDG. TO SEPTIC TANK - 25' MAX.
10' - LEACH BED TO PROPERTY LINE.
20' - LEACH BED TO FOUNDATION
25' - SEPTIC SYSTEM TO WATERLINE
50' - WELL TO SEPTIC TANK.
50' - SEPTIC SYSTEM TO POND, DITCH, OR STREAM.
100' - WELL TO LEACH BED.

ATTN. INSTALLER - SOIL ABSORPTION
SYSTEM MUST BE INSTALLED IN SANDY
LOAM SOILS UNDERLYING THE CLAYEY
SILT LAYER AT 1' THRU 4' DEPTH

ENVIRONMENTAL HEALTH DEPT.
TETON COUNTY, WY 7/93

TETON COUNTY NON-MUNICIPAL WASTE DISPOSAL PERMIT

Teton County Sanitarian
P.O. Box 1727
Jackson, WY 83001
(307) 733-7030

Date April 4, 1996 Permit# 96-016 REPAIR

To construct, install, repair or modify an individual sewage disposal system in Teton County, Wyoming.

ISSUED TO (owner) Elk Refuge Inn (Craig & Eliz. Harmening)

Address: PO Box 2834 Jackson, WY 83001

PROPERTY LEGAL DESCRIPTION:

Subdivision N/A Lot # N/A Unit N/A

Meets and Bounds: Section 22 Township 41N Range 116W

Street Address: 1755 N. Hwy 89

System Installer/Contractor Bob Schupman Excavation

Address PO Box 2164 Jackson, WY 83001 Phone # 733-6485

The system installer shall conduct all construction, installation or modification of any facility permitted consistent with the terms and conditions of the permit. Permit is for current owner only, but may be transferred to a new owner within 60 days after sale only if written request from new owner is submitted to this office

Permit Expiration Date Nov. 15, 1996 Richard T. Wolf
Teton County Sanitarian

SEPTIC SYSTEM SPECIFICATIONS:

Tank 1,500 Gal. Concrete two-compartment with 6" capped pumping risers to approx. 6" below finish grade. (Existing 1,000 Gal. Conc. tank to remain).

Absorption Area Install 26' x 65' Leach Bed with 80 "Infiltrator" units

configured as eight rows with 10 units per row - inlet piping to consist of

series of 4" straight tee's & el's - LAID LEVEL, as per the attached drawing

and specifications.

The County Sanitarian shall assume no responsibility in case of failure or inadequacy of a sewage disposal system, beyond consulting in good faith with the property owner or representative. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE ACCURATE LOCATION OF ALL PROPERTY LINES. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with the requirements of this regulation.

NOTE: LEAVE ENTIRE SEWAGE DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION; 24-48 HOUR FINAL INSPECTION NOTICE REQUIRED.

September 28, 2015

Grand Teton Reservations
DBA Elk Refuge Inn
PO Box 12769
Jackson, WY, 83002

To: Wyoming Department of Water Quality Division
Attention Chris Brown
Regarding: UIC Permit Application

Dear Chris,

You were out of the office this week and I spoke with Twing. She told me to go ahead and send this application over. I filled out what I could and she said as it is an existing tank and septic system some of the engineering and geology reports and some other technical reports may not be needed. Please let me know if I can be of further assistance.

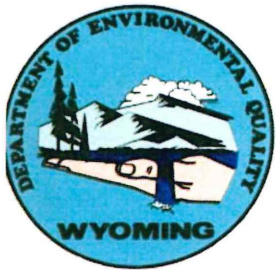
Sincerely,

Ronald Miller

RECEIVED

OCT 05 2015

WATER QUALITY DIVISION
WYOMING



DEPARTMENT OF ENVIRONMENTAL QUALITY
WATER QUALITY DIVISION

PERMIT APPLICATION FORM
UNDERGROUND INJECTION CONTROL (UIC) CLASS V WELL

Mail To:

WDEQ/WQD
ATTN: UIC Program
122 W. 25th St. - 4W
Cheyenne, WY 82002
(307)-777-7781

RECEIVED
Application No.
NOV 05 2015
Date received
WATER QUALITY DIVISION
Agency Use Only
WYOMING

You may obtain a username and password to apply for an on-line UIC permit at the following site: <https://gem.trihydro.com>. You will be required to scan and upload the entire document at the end of the on-line permitting process. Mail one complete hard copy of the application with original signatures and supporting documentation to the address above.

PLEASE PRINT OR TYPE

1. This application is being made for a class V injection facility permit. Class V permits can only be issued for non-hazardous wastes. All facilities which have not previously been issued a permit under Chapter 9 or 16 are new facilities. This application is for a:

New Permit: ☒

Modified Permit: ☐

2. Name of Facility: Elk Refuge Inn

Location: T 41 N, R 116 W, Section 22, 1/4, 1/4, 1/4 which is located in Teton County, Wyoming. This facility is located feet from the North Line and from the East line of Section **OR** (bearing and distance) from the corner of Section . **OR** Latitude: E ' " North and Longitude: E ' " West, preferable within a (ten) 10 meter accuracy. (Only one location descriptor is required).

Mailing Address: Pc Box 12769 Jackson WY

Street address where records will be kept: 1755 N. Hwy 89, Jackson, WY

Telephone Number: (307) 690 - 6331

Name and title of responsible individual, address and telephone number if different from above: Same as above Ron Miller Pc Box 12769, Jackson, WY

Telephone Number: () -

3. Name and address of the operator on site: Row Miller
P O Box 12769 Jackson Wg

Telephone Number: (307) 690 - 6331

4. Description of the facility under Chapter 16, Appendix A:

- ☐ HEATING AND COOLING FACILITY (5A1, 5A2, AND 5A3)
(5A1 AND 5A2 facilities may be covered by a General permit.)
- ☐ BENEFICIAL USE FACILITY (5B1, 5B2, 5B3, 5B4, 5B5, 5B6, AND 5B7)
(5B1 facilities may be covered by a General permit; 5B2, 5B4, 5B6, and 5B7 may be rule-authorized.)
- ☐ COMMERCIAL AND INDUSTRIAL FACILITIES (5C1, 5C2, 5C3, 5C4 AND 5C5)
(Existing 5C4 facilities may be covered by a General permit; all new 5B4 facilities are banned by Chapter 16)
- ☐ DRAINAGE FACILITIES (5D1, 5D2, 5D3, 5D4, 5D5)
(Existing 5D2 facilities may be covered by a General permit; 5D5 facilities may be rule-authorized.)
- ☐ SEWAGE DISPOSAL FACILITIES (5E1, 5E2, 5E3 AND 5E4)
(All new sewage disposal facilities require an individual permit. Certain types of existing systems may be covered by a General permit.)
- ☐ MISCELLANEOUS FACILITIES (5F1 AND 5F2)
(5F1 facilities may be rule authorized; all 5F2 facilities require an individual permit.)

5. Area Permits. More than one facility may be included in one application. If this is the case, include all information from Section 2, and Attachments A, E, G, H, I, and J for each facility. Area permits will only be issued when the waste is similar for all points of injection and when a common injection plant serves all facilities. For a system to be covered by an area permit, the receiver must be the same for all points of injection, and the owners and operators for all facilities must be the same. Provide the name of each facility covered by this application. All 5E3 facilities which deliver more than 2,000 gallons per day through multiple points of discharge within any 5 acre area, and which are under a common ownership must be covered by a UIC permit under Chapter 16.

6. Owner of the Surface Rights where facility is located: R. W. Miller - owner
Grand Teton Reservation LLC DBA Elk Refuge Inn

Telephone Number: (307) 690 - 6331.

Copies of the access agreement between above owners and the operator if the operator is not the owner shall be attached. This requirement may be met by having the owner of the property write a letter stating that he consents to the construction covered by this application.

7. Ownership Status:

☐ Federal ☐ State ☒ Private ☐ Public or other entity

8. **CERTIFICATION OF THE OPERATOR OF THE FACILITY:**

"I certify under penalty of law that I have personally examined and am familiar with the information submitted in this document and all attachments and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

RONALD L. MILLER
Printed name of person signing

Owner
Title

Ronald L. Miller
Signature of Applicant

9-22-2015
Date signed

9. **CERTIFICATION OF ENGINEER:**

The Engineering Designs, Plans and Specifications which are included in this application were all done by me or by someone working directly for me. I have reviewed these Designs, Plans and Specifications and certify that they are all done according to the highest standards of Professional Engineering.

Printed Name of Professional Engineer

P.E. Number

(SEAL)

Signature of Professional Engineer

Date Signed

10. **CERTIFICATION OF GEOLOGIST:**

The Geologic Interpretations, Cross Sections, and Hydrologic Studies which are included in this application were all done by me or by someone working directly for me. I have reviewed this work and certify that they are all done according to the highest standards of Professional Geology.

Printed Name of Professional Geologist

P.G. Number

(SEAL)

Signature of Professional Geologist

Date Signed

ATTACHMENTS REQUIRED

1. A brief description of the nature of the business and the activities to be conducted that require the applicant to obtain a permit under this chapter
2. A calculation of the area of review, to include:
 - (A) A calculation to determine the maximum area affected by the injected waste for all Class V facilities constructed or modified after the effective date of these regulations. This calculation determines the total amount of void space around and down gradient from the point of injection and uses accepted groundwater theory to determine the extent of any affected groundwater around the facility.
 - (B) A Class V area of review shall never be less than the area of potentially impacted groundwater.
 - (C) All areas of review shall be legally described by township, range and section to the nearest ten (10) acres as described under the general land survey system.
 - (D) For permits with a design injection capacity of 10,000 gallons per day or less, an area of review which includes the quarter quarter section (40 acre tract) where the facility is located and all of the adjacent quarter quarter sections may be used. This will yield a total area of review of nine quarter quarters or a total of 360 acres with the injection facility near its center.
 - (E) For permits of greater than 10,000 gallons per day capacity, a radius of volumetric fillup may be used to establish the area of review. The simplest formula which is allowable assumes that the injectate completely displaces all formation water in a circle around the point of injection. Other formulas may be used. The simplest formula is:

$$R = \sqrt{\frac{Qt}{\pi Hp}}$$

Where:	R	=	Radius of volumetric fillup (feet)
	H	=	Thickness of the injection zone (feet)
	t	=	Time of injection (days)
	Q	=	Injection rate (cubic feet per day)
	π	=	3.14
	P	=	porosity expressed as a pure decimal

- (F) If the methods shown in (D) and (E) above are used: the area of review for a facility of less than 10,000 gallons per day is the area determined by (D) above; for a facility of greater than 10,000 gallons per day, it is the greatest of the two values determined in (D) and (E) above.
- (G) All areas of review should be justified to the General Land Office survey. In other words, if you use a radius, the area of review should be a square or rectangle of at least that radial distance to the nearest side from the well. The area of review can therefore be described by section, township, and range. The application should include the following table:

<u>Township</u>	<u>North,</u>	<u>Range</u>	<u>West, 6th P.M</u>
Section :	_____:	_____:	_____:
Section :	_____:	_____:	_____:
Section :	_____:	_____:	_____:
Section :	_____:	_____:	_____:

(enter subparts of each section following the section number)

3. Information about the proposed facility including:

- (A) A description of the substances proposed to be discharged, including type, source, and chemical, physical, radiological and toxic characteristics; and
- (B) Construction and engineering details in accordance with Section 10 of this chapter and Chapter 11 Water Quality Rules and Regulations including, but not limited to the following:

(1) If the injection is to be done through a well:

- a. For new wells, show proposed bit sizes, casing strings, cementing plans, and wellhead to be installed.
- b. For existing wells, show everything from #1 above and include a detailed history of the drilling. A copy of the daily drilling record is required if available.
- c. Show a detailed diagram on an 8½" x 11" format that shows all hole sizes, casing strings, cemented portion outside each casing string if any, receiver, and usable aquifers on this diagram.
- d. Include the lithology and any geophysical logs which may have been run on the well. (Complete copies, not portions).

(2) If the injection is to be done through a septic tank and drainfield: Show the construction details of the drainfield including the depth to the top of the drainfield, the depth to the bottom of the drainfield, the size and location of the drainfield, the details of all piping to be installed, and the depth to static groundwater level. Detail should be sufficient to show compliance with all applicable sections found in Chapters 11 and 16, Water Quality Rules and Regulations.

- 4. Information, including the name, description, depth, geologic structure, faulting, fracturing, lithology, hydrology, and fluid pressure of the receiver and any relevant confining zones. The fracture pressure of the receiver shall be submitted only if the injection is under pressure into a confined aquifer.
- 5. Water quality information including background water quality data to facilitate the classification of any groundwaters which may be affected by the proposed discharge. This must include information necessary for the division to classify the receiver and any secondarily affected aquifers under Chapter 8, Wyoming Water Quality Rules and Regulations.

6. A topographic and other pertinent maps, extending at least one (1) mile beyond the property boundaries of the facility, but never less than the area of review, depicting:
 - (A) The facility and each of its intake and discharge structures;
 - (B) Each well, drywell or subsurface fluid distribution system where fluids from the facility are injected underground;
 - (C) Other wells, springs, and surface water bodies, and drinking water wells listed in public records or otherwise known to the applicant within the area of review; and
 - (D) Bedrock and surficial geology, geologic structure, and hydrogeology in the area.
7. A list of other relevant permits, whether federal or state, that the facility has been required to obtain, such as WYPDES and Water Quality Division construction permits. This includes a statement as to whether or not the facility is within a water quality management plan area, a wellhead protection area or a source water protection area.
8. Detailed plans for monitoring the volume and chemistry of the discharge, and water quality of selected water wells within the area of review in accordance with Section 11 of Chapter 16.
 - (A) The applicant shall submit a plan for the analysis of injected fluids (i.e. Waste Analysis Plan) with sufficient frequency to yield representative data of their characteristics. WQD will review this plan in light of the information supplied under Attachment F above and may include more or fewer parameters than proposed into the final permit.
 - (B) The type, number, and location of wells within the area of review to be used to monitor any migration of fluids into underground sources of drinking water or otherwise usable water. Include the parameters to be measured and frequency of monitoring, as well as the quality assurance procedures to be followed.
9. A tabulation of data on all wells within the area of review which penetrate into the proposed receiver. Such data shall include a description of each well's type, construction, date drilled, location, depth, record of plugging and/or completion, water quality and use, and other relative data.
10. Operating Data
 - (A) The maximum discharge (injection) pressure is atmospheric pressure at the top of any drainfield. For wells, provide the average and maximum injection pressure to be used. Provide average and maximum daily discharge (injection) rate and the dates operation will begin and end.
 - (B) Any proposed stimulation program including any steps to be taken to clean out perforations.
 - (C) Injection procedure.

- (D) Schematic drawing of surface equipment including storage tanks, pumps, filters, meters, valves, and recording devices. Include any wellhead monitoring devices and control valves.
- (E) Show all plumbing to be connected to this system including any surge ponds, oil/water separators, sediment traps, septic tanks, and all drains connected to the system.
- (F) Waste treatment systems will be reviewed for compliance with all applicable sections of Chapter 11 as well as Chapter 16. This requires that a design report be submitted as required by Section 6 of Chapter 11.

11. Location maps The following maps will be helpful in meeting the requirements of Chapter 16:

- (A) At a suggested scale of 1" = 2000', and a suggested 8-1/2" x 11" format:

Map 1: U.S.G.S. topographic base map (if available) showing the area of review and the injection facility. This becomes the base map for all other maps.

Map 2: Surface ownership, including a tabulation of the names and addresses of all owners of record within the area of review.

Map 3: Water rights - Surface bodies of water, springs, water wells, residences and roads, all man-made diversions, intake structures, waste treatment and disposal facilities. This map should be accompanied by a tabulation of all owners of groundwater rights within the area of review.

Map 4: Geology - Surface outcrop pattern, structural specific marker beds, dip information.

- (B) At a scale of 1"=100' 1"=200' 1"=400' or 1"=500':

Map 5: Plat of the location of this facility within the lot and subdivision where it is located if located within any recognized subdivision. This map should show all points of injection and all water wells within a 400 foot radius from the point of injection.

- (C) For all maps, only information of public record is required. Sources of information include the Wyoming State Engineer's Office, the Oil and Gas Conservation Commission, various geological papers and reports, the General Land Office and the County Courthouse.

12. Facility Abandonment: The applicant shall propose specific methods to be used to plug the well or remove the drainfield at the end of its useful life in conformance with Chapter 16, Section 12.

KDF/bb/8-1009

Teton County Small Wastewater System Application

Teton County Planning & Development
C/o Permit Technician
P.O. Box 1727 200 S. Willow
Jackson, Wyoming 83001
Ph (307)-733-7030 Fax (307)-739-9208

REPAIR

Property Owner: GRAND TETON RESERVATIONS, LLC Phone: _____

Mailing Address: PO Box 12769 City: JACKSON State/Zip: WY 83002

Permit Contact Person: RON MILLER Phone: _____

(Responsible for Permit-Owner building contractor, septic contractor, design engineer, architect etc.)

Mailing Address: PO Box 12769 City: JACKSON State/Zip: WY 83002

Property Information:

Subdivision N/A Filing — Lot —

Street Address 1755 N. Hwy 89

Acreage/Lot Size 4.68 Type of Building MOTEL

Structure Information:

No. of Bedrooms 20 No. of Bathrooms 20

Finished Main sq ft — Garage sq ft —

Indicate sq ft unfinished, where located and future plans for area —

Do you plan to have a basement drain over 3 feet below grade? No If yes, explain: _____

Written Directions to Property: N/A

Proposed Septic Installation Contractor: WESTY EXC.

Address _____ Phone _____

Water Supply Information:

Proposed drinking water source (private well, community/public water system, spring, etc.)

PRIVATE WELL

Office use only: Date Fee Paid 5/22/08 Amount: \$50.00 Check No. 1238

Date of Site Visit 5/20/08 By Whom BI

Date of Approval 5/21/08 Permit No. SWF 08-0049

Name: GRAND TETON RESERVATIONS, LLC Date: 5/21/08 Permit No. SWF 08-0049 PIDN 22-41-K-22-2-00-001

ELK REFUGE INN

Soil and Ground Water Information:

Ground slope/grade 0-5 % or # _____ feet drop per 100 ft _____

Percolation rate (Minutes per inch in each hole) #1 15 min #2 _____ #3 _____

#4 _____ #5 _____ #6 _____ (If required, percolation test must be located where disposal field will be located; see instructions for test procedures.)

Tests conducted by: _____

Results of Profile Hole (8th depth): _____

Depth to highest seasonal ground water > 30' Date of test _____

Who conducted the test and what method was used _____

Soil type classification: Coarse sandy soil with gravels and cobble, % of gravel _____

Fine to sandy loam _____, Sandy loam to loam _____

Loam to sandy clay loam X, Clay loam _____

Silty clay loam _____, Clay _____

Septic Tank: The septic tank must be Wyoming DEQ approved and 2-compartment precast concrete.

Liquid Capacity EXISTING 1,000 & 1,500 GAL.

Disposal Area:

Request: Infiltrators X Bed X Trenches _____

Side Hill _____

System ~~Designed~~ by: DJ Firm: TC Env. Design

The undersigned acknowledges that the preceding information is true and correct and that false or misleading information will invalidate the application and/or subsequent permit. Also the undersigned acknowledged the septic permit must be approved prior to obtaining a building permit.

Signature of Applicant: David P. Gamaleri Date 5-21-08

Print Name: DAVID P. GAMALERI Title: Property Manager
(AUTHORIZATION LETTER required for applicant other than property owner)

SEPTIC SYSTEM DESIGN

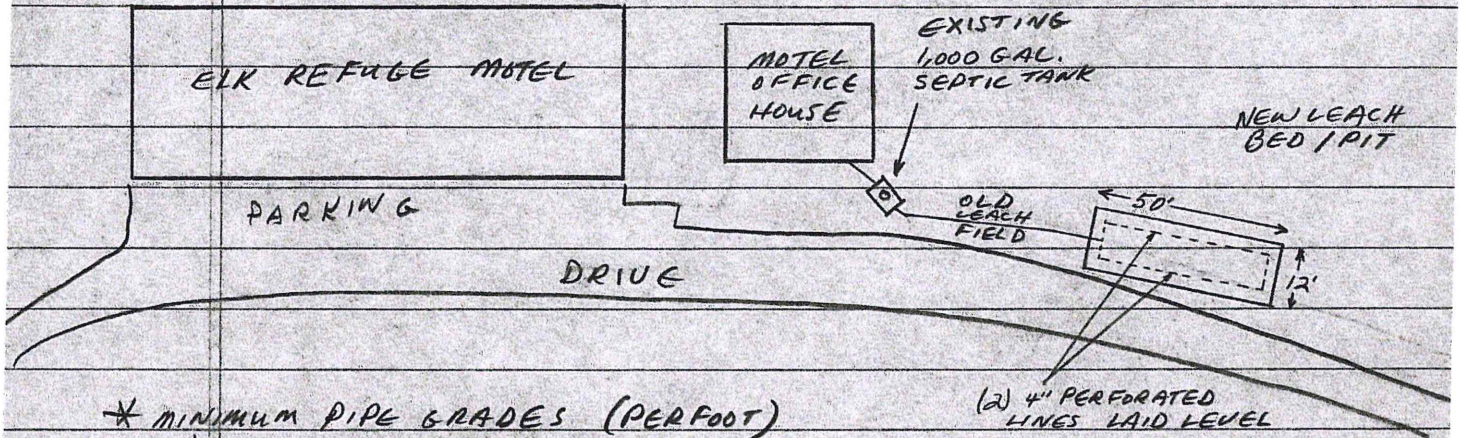
7-30-89

OWNER - G. BLAND HOKE - DBA ELK REFUGE INN

LEGAL - Part of NW 1/4, NW 1/4 22-41-116 (1755 N. HWY 89)

SEPTIC CONTR. - J-B MECHANICAL

→ NORTH

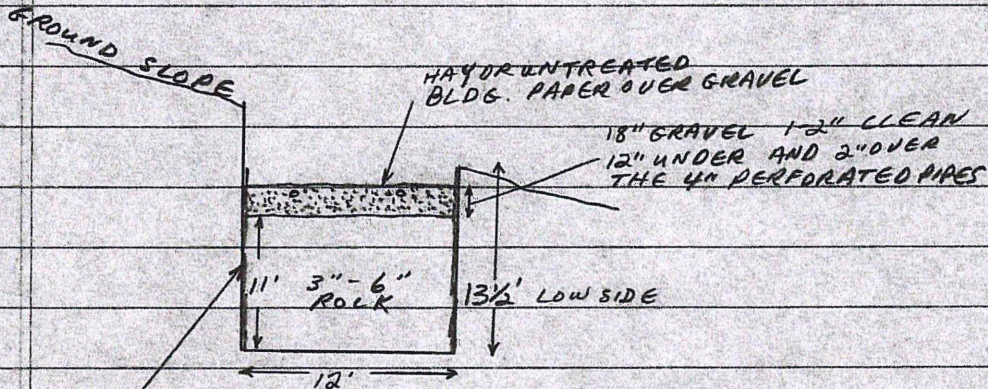


* MINIMUM PIPE GRADES (PER FOOT)

1/4" HOUSE TO TANK

1/8" TANK TO LEACH BED

(2) 4" PERFORATED LINES LAID LEVEL



* BOTH SIDES OF PIT ENDS TO HAVE AMOCO 45 45 DRAINAGE FABRIC ON OUTSIDE OF GRAVEL

LEACH BED/PIT CROSS SECTION

MINIMUM DISTANCES

50' TANK TO WELL

100' LEACH BED/PIT TO WELL

SITE PLAN

(Show buildings, septic tank, disposal field, wells, springs, water supply lines, property lines, road and utility easements, access roads, and surface waters including irrigation ditches. Also show any wells, septic tanks, disposal fields, springs and water supply lines on neighboring properties if they are within 100 feet of your septic tank, leach field or well. Show all dimensions.)

TETON COUNTY NON-MUNICIPAL WASTE DISPOSAL PERMIT

Teton County Sanitarian
P.O. Box 1727
Jackson, WY 83001
307-733-3959

Date 30 July 89 Permit # 89-77 REPAIR

To construct, install, repair or modify an individual sewage disposal system in Teton County, Wyoming.

ISSUED TO (owner) G. Bland Hoke DBA Elk Refuge Inn

Address P.O. Box 2834 Jackson, WY 83001

PROPERTY LEGAL DISCRIPTION:

Subdivision _____ Lot # _____ Unit _____

Portion of NW $\frac{1}{4}$, NW $\frac{1}{4}$
Meets and Bounds: Section 22 Township 41N. Range 116W.

Street Address: 1755 N. Highway 89

System Installer/Contractor Sandy Divan J-B Mechanical

Address P.O. Box 1091 Jackson, WY 83001 Phone # 733-5242

The system installer shall conduct all construction, installation or modification of any facility permitted consistent with the terms and conditions of the permit. Permit is for current owner only, but may be transferred to a new owner within 60 days after sale only if written request from new owner is submitted to this office.

Permit Expiration Date 10 Aug. 89 Richard L Wolf
Teton County Sanitarian

SEPTIC SYSTEM SPECIFICATIONS:

Tank Use existing 1,000 Gal. Septic Tank

Absorption Area Install a new 12' x 50' leach Bed/Pit with 18" of gravel
over 11 feet of oversized rock (3" - 6" Dia.) As per attached drawing
and specifications.

The County Sanitarian shall assume no responsibility in case of failure or inadequacy of a sewage disposal system, beyond consulting in good faith with the property owner or representative. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE ACCURATE LOCATION OF ALL PROPERTY LINES. Free access to the property shall be authorized at reasonable time for the purpose of making such inspections as are necessary to determine compliance with the requirements of this regulation.

NOTE: LEAVE ENTIRE SEWAGE DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION; 24-48 HOUR FINAL INSPECTION NOTICE REQUIRED.

22-41-16-22-2-00-006

TETON COUNTY INDIVIDUAL WASTEWATER SYSTEM APPLICATION

Submit To

Teton County Sanitarian

P.O. Box 1727 Phone: 307-733-3959

Jackson, WY 83001

NORTH BLDG.
1 MOTEL UNIT

Name Hoke Bland Elk Refuge Inn

Date 7-27-89

Permit Number 589-077 Map # D-1 Parcel # 13418

- I. Applicant G. Bland Hoke dba Elk Refuge Inn Phone: Home 733-3582 (MOTEL)
Mailing Address Box 2834 Work 733-6026 (LIZA)
City JACKSON State WY Zip 83001
II. Septic System Installer JB MECH. SANDY DIVAN Phone # 733-5242

III. Property Information:

Legal Description: Subdivision _____ Lot # _____ Filing _____
Map D-1 P. 13418 PT. NW1/4 NW1/4
Metes and Bounds: Section 22 Township 41 Range 116
Street Address 1755 N. Highway 89
Acreage/Lot Size 4.68 AC Type of Building FRAME/CONCRETE
No. of Bedrooms 3 No. of Baths 3
Sq. Ft. Finished _____ Unfinished _____
Basement Drain _____ Garbage Disposal _____
Dishwasher 1 Laundry W/D

IV. Water Information:

Private Well YES Municipal _____ Other _____ Depth _____

V. Soil Information:

Ground slope/grade 3-4 % or _____ ft. drop per 100 feet
Percolation Rate 45 MPI Conducted By cont.
Results of Profile Hole (8' depth) _____

Depth of Highest Seasonal Groundwater > 20'

Soil Type: _____ coarse to medium sand _____ loam to sandy clay loam
_____ fine to sandy loam X clay loam to silty loam
_____ sandy loam to loam _____ other _____

THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND THAT FALSE INFORMATION WILL NEGATE AND INVALIDATE THE APPLICATION AND/OR THE SUBSEQUENT PERMIT.

Signature Glynn Hoke for Bland Hoke Date 7-21-89

OFFICE USE ONLY: Fee Paid \$50.00
Site Visit 26 July 89
Date Issued 7-30-89

PROPOSED SEPTIC SYSTEM DESIGN

VI. Septic Tank

Liquid Capacity _____ Manufacturer _____ Material _____

Baffles _____ Access Size _____ 20 inches minimum

VII. Disposal Field

Trenches _____ Bed _____ Side Hill _____

Elevated Field _____ Elevated Field With Pump _____

Gravel Under Pipes _____ (12 inches minimum)

Gravel Over Pipes _____ (recommend 2 inches)

Elevated Field Specifications *See Attached Sheet*

3 Bldg House = 450 gpd need 2072 ft

3 Double Bed Motel unit 80/84 = 240 gpd bed D.T.

use 12' x 50' = 600
12' side wall under pipes = 1488
2088 total sq ft
690 gpd / .333 load rate

OFFICE USE ONLY FOR FINAL INSPECTION INFORMATION AND APPROVAL:

Tank Capacity: EXISTING

Absorption Area 2088 Total ft Dimensions 50' x 12'

System Installed By J-B mechanical

Approved ✓ Sanitarian R. J. Wolf Date 8-2-89

Comments _____

TETON COUNTY NON-MUNICIPAL WASTE DISPOSAL PERMIT

Teton County Sanitarian
P.O. Box 1727
Jackson, WY 83001
(307) 733-7030

Date April 4, 1996 Permit# 96-016 REPAIR

To construct, install, repair or modify an individual sewage disposal system in Teton County, Wyoming.

ISSUED TO (owner) Elk Refuge Inn (Craig & Eliz. Harmening)

Address: PO Box 2834 Jackson, WY 83001

PROPERTY LEGAL DESCRIPTION:

Subdivision N/A Lot # N/A Unit N/A

Meets and Bounds: Section 22 Township 41N Range 116W

Street Address: 1755 N. Hwy 89

System Installer/Contractor Bob Schupman Excavation

Address PO Box 2164 Jackson, WY 83001 Phone # 733-6485

The system installer shall conduct all construction, installation or modification of any facility permitted consistent with the terms and conditions of the permit. Permit is for current owner only, but may be transferred to a new owner within 60 days after sale only if written request from new owner is submitted to this office

Permit Expiration Date Nov. 15, 1996 Richard T. Worl
Teton County Sanitarian

SEPTIC SYSTEM SPECIFICATIONS:

Tank 1,500 Gal. Concrete two-compartment with 6" capped pumping risers to approx. 6" below finish grade. (Existing 1,000 Gal. Conc. tank to remain).

Absorption Area Install 26' x 65' Leach Bed with 80 "Infiltrator" units

configured as eight rows with 10 units per row - inlet piping to consist of

series of 4" straight tee's & el's - LAID LEVEL, as per the attached drawing

and specifications.

The County Sanitarian shall assume no responsibility in case of failure or inadequacy of a sewage disposal system, beyond consulting in good faith with the property owner or representative. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR THE ACCURATE LOCATION OF ALL PROPERTY LINES. Free access to the property shall be authorized at reasonable times for the purpose of making such inspections as are necessary to determine compliance with the requirements of this regulation.

NOTE: LEAVE ENTIRE SEWAGE DISPOSAL SYSTEM UNCOVERED FOR FINAL INSPECTION; 24-48 HOUR FINAL INSPECTION NOTICE REQUIRED.

PROPOSED SEPTIC SYSTEM DESIGN

VI. Septic Tank Must be Wyoming approved 2-comp. concrete precast
Liquid Capacity 1,500 GAL Manufacturer AMCOR Material CONCRETE
Baffles STD. Number 3 Access Size 24" 20" Minimum

VII. Disposal Area

Requests: ☒ Infiltrators ☒ Bed ☐ Trenches ☐ Sidehill

System Engineered? ☐ By Whom ☐

Elevated or Pumped System Specifications *See Attached Sheet*

20 DBL. BED/BATH UNITS @ 80 GPD = 1600 GPD.

PERC. RATE = 10 MPI = 0.63 LR

$\frac{1600}{0.63} = 2540 \text{ FT}^2 \text{ REQ'D.}$

USE "INFILT"

SO $(0.6 \times 2540) = 1,524 \text{ FT}^2$

$\frac{1524}{18.75 \text{ FT}^2/\text{UNIT}} = 81 \text{ UNITS}$
SAY 80

CONFIGURED AS
8 ROWS/W/ 10 UNITS/ROW
(26' X 65' L BED)

OFFICE USE ONLY FOR FINAL INSPECTION INFORMATION AND APPROVAL:

EXISTING 1,000 GAL. CONC. - OUTLET BAFLE REPAIRED

Septic Tank Capacity: 1,500 GAL. CONC. 2-COMP.

Pump Tank Information: N/A

Absorption Area Sq. Ft.: 1500 FT²

Dimensions 26' X 65'

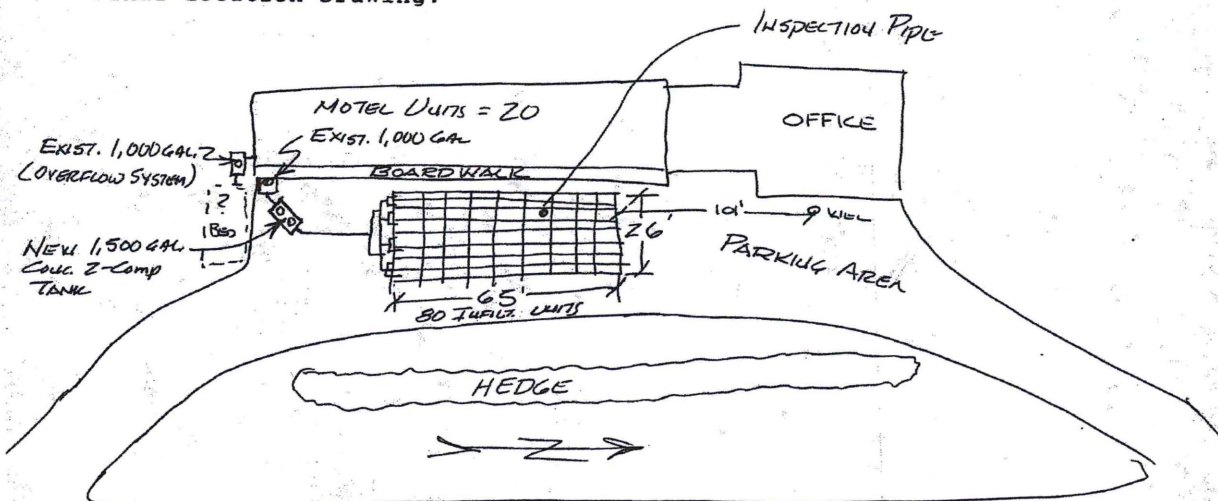
Layout: 8 ROWS W/ 10 UNITS PER ROW = 80 INFILT. UNITS

System Installed By: SCHUPMAN EXC.

Installation Approved ☒ Disapproved ☐ Inspector R. SHEIVER Date 4/11/96

Comments: _____

Final Location Drawing:



TETON COUNTY INDIVIDUAL WASTEWATER SYSTEM APPLICATION

Submit To

Phone # 307-733-7030

Teton County Sanitarian
P.O. Box 1727
(155 E. Pearl)
Jackson, WY 83001

Repair

- I. Property Owner CRAIG & ELIZ. HARMENING DBA ELK REFUGE INN Phone # HM. 733 6531
WK. 733 3582
Mailing Address Box 2834 Elk Refuge Inn
City JACKSON State WY Zip 83001
II. Contractor/Builder BOB SCHUPMAN Phone # 733 4865
Address _____ City _____ Zip _____
III. Septic System Installer BOB SCHUPMAN Phone # 733 4865
Address _____

IV. Property Information

Legal Description: Subdivision NW 1/4, NW 1/4 Lot _____
Metes & Bounds: _____ Section 22 Township 41 Range 116
Street Address 1755 N Hwy 89
Acreage/Lot Size 4.68 Type of Building FRAME/CONC.
20 BBL. # Bedrooms 8 # Baths 20 Basement Drain N/A
Sq. Ft. Finished _____ Unfinished _____

V. Water Information

Proposed Water Source EXISTING WELL

VI. Soil Information

Ground slope/grade 2 % or 2 ft. drop per 100 feet
Percolation (Minutes per inch) > 10 MPI Conducted By/Date OWNER 4/3/96
Results of Profile Hole (8' Depth) THREE HOLES DUG - ± 1'-2' CLAYEY-SILT WITH
2"-6" SUBANGULAR ROCK (FILL) (NATURAL →) THEN CLAYEY-SILT AT ± 1'-4' DEPTH, THEN LOOSE SANDY LOAM
AT 4' TO APPROX 10' DEPTH (DEPTH OF EXCAVATIONS). (ES)
Depth of Highest Seasonal Groundwater > 10 Date of Test 4/1/96 (ES)
Soil Type: _____ Coarse sandy pit run _____ Loam to sandy clay loam
_____ Fine to sandy loam _____ Clay loam to silty loam
☒ Sandy loam to loam _____ Other _____

THE UNDERSIGNED ACKNOWLEDGES THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND THAT FALSE INFORMATION WILL NEGATE AND INVALIDATE THE APPLICATION AND/OR THE SUBSEQUENT PERMIT.

Owner Signature Craig Harmening Date 3/2/96

OWNER'S SIGNATURE REQUIRED. IF SIGNED BY OWNER'S REPRESENTATIVE THE ATTACHED AUTHORIZATION FORM MUST BE COMPLETED BY LEGAL OWNER.

Office use only: Fee Paid \$50/- PD. # 4716
Site Visit 4/3/96 (ES)
Permit Completed 4-5-96

Name

ELK REFUGE INN
CRAIG HARMENING

Date

April 3, 96

Permit #

96-016

Map #

D-1

Parcel #

41-116-22-018

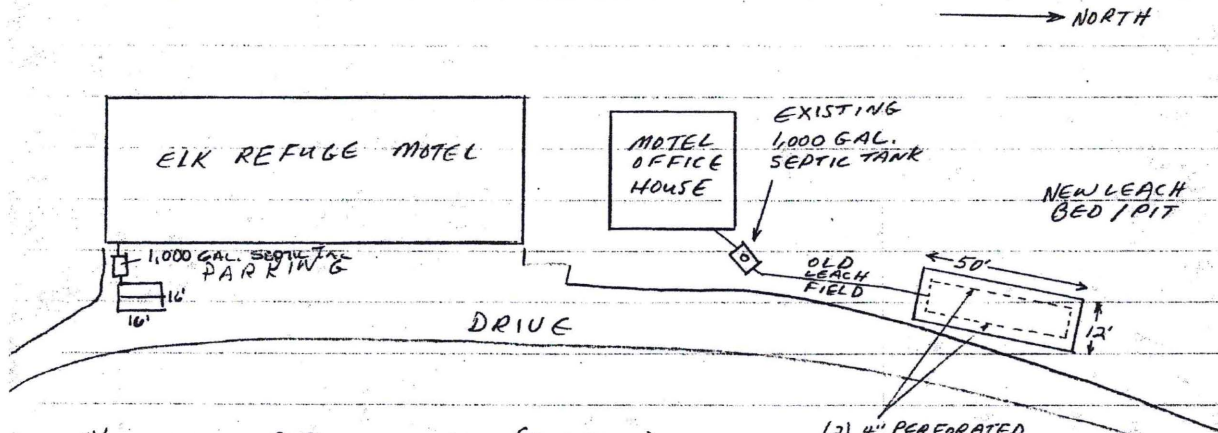
SEPTIC SYSTEM DESIGN

7-30-89

OWNER - G. BLAND HOKE - DBA ELK REFUGE INN

LEGAL - Part of NW 1/4, NW 1/4 22-41-116 (1755 N. HWY 89)

SEPTIC CONTR. - J-B MECHANICAL

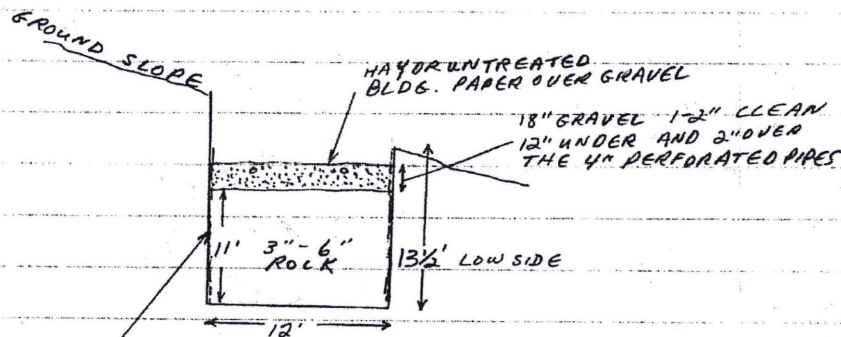


* MINIMUM PIPE GRADES (PER FOOT)

$\frac{1}{4}$ " HOUSE TO TANK

$\frac{1}{8}$ " TANK TO LEACH BED

(2) 4" PERFORATED LINES LAID LEVEL



* BOTH SIDES OF PIT TENDS TO HAVE APPROX 45 45 DRAINAGE FABRIC ON OUTSIDE OF GRAVEL

LEACH BED/PIT CROSS SECTION

MINIMUM DISTANCES

50' TANK TO WELL

100' LEACH BED/PIT TO WELL

* DRAWING NOT TO SCALE

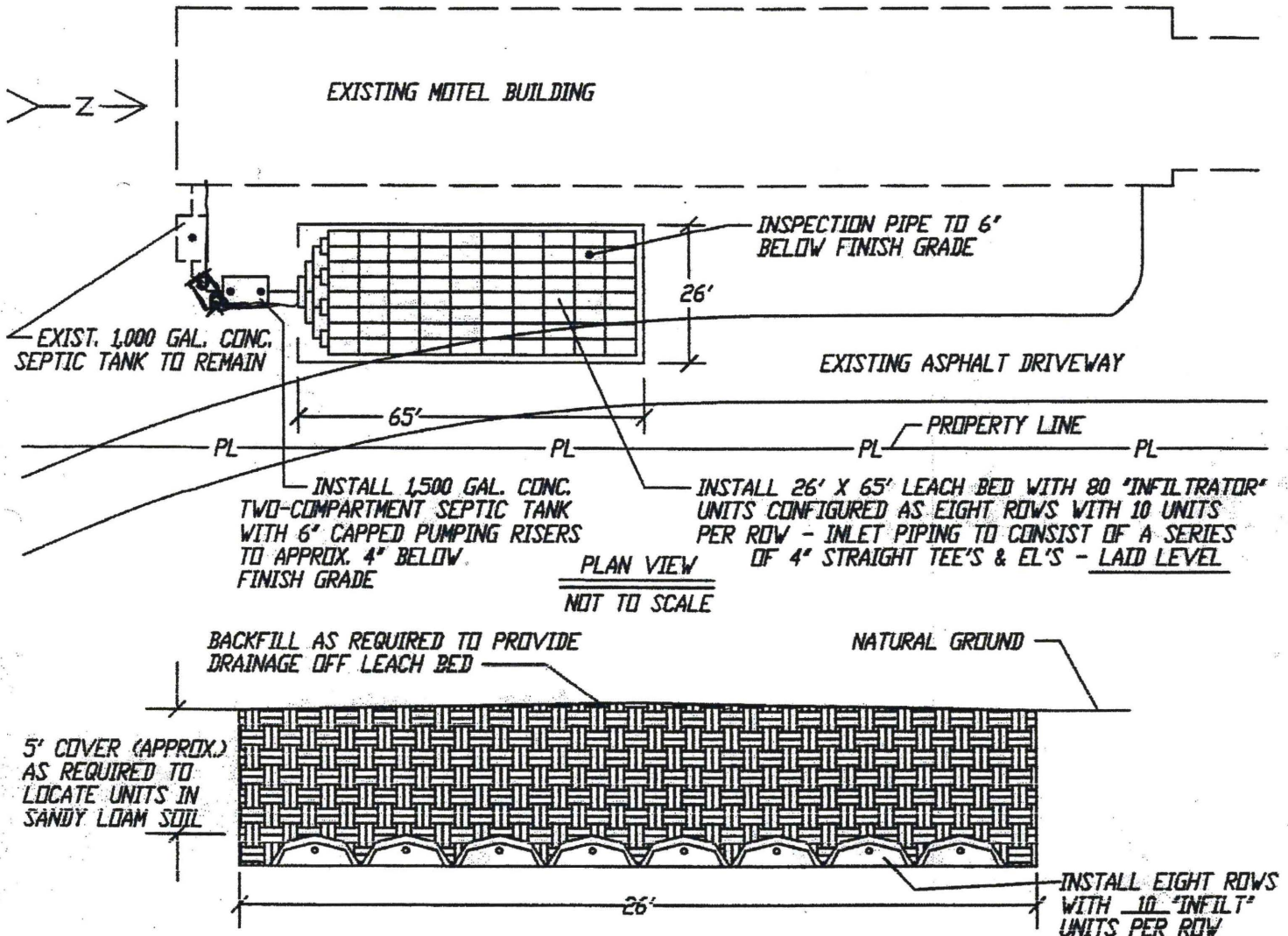
SEPTIC SYSTEM LAYOUT

"BASE"

"INFIL-8"

OWNER: ELK REFUGE INN (CRAIG & ELIZ. HARMENING)
LOCATION: PARCEL ID 41-116-22-018 (1755 N. HWY 89)
CONTRACTOR: BOB SCHUPMAN EXCAVATION

DATE: APRIL 4, 1996
PERMIT NO.: 96-016 REPAIR



LEACH BED CROSS SECTION
NOT TO SCALE

ATTN. INSTALLER - SOIL ABSORPTION SYSTEM MUST BE INSTALLED IN SANDY LOAM SOILS UNDERLYING THE CLAYEY SILT LAYER AT 1" THRU 4" DEPTH

NOTES:

1. USE SCH. 40, 4" DIA. PVC PIPE - 5' EACH SIDE OF SEPTIC TANK
2. SCARIFY THE BOTTOM OF THE LEACH BED PRIOR TO PLACING "INFILTRATOR" UNITS.
DIG LEACH BED FROM NATURAL GRADE SO AS NOT TO COMPACT THE BED BOTTOM WHILE EXCAVATING.
3. MINIMUM PIPE GRADES: 1/4" PER FT. - BLDG. TO SEPTIC TANK.
1/8" PER FT. - SEPTIC TANK TO LEACH BED.
4. MINIMUM DISTANCES: 5' - BLDG. TO SEPTIC TANK - 25' MAX.
10' - LEACH BED TO PROPERTY LINE
20' - LEACH BED TO FOUNDATION
25' - SEPTIC SYSTEM TO WATERLINE
50' - WELL TO SEPTIC TANK.
50' - SEPTIC SYSTEM TO POND, DITCH, OR STREAM.
100' - WELL TO LEACH BED.

ENVIRONMENTAL HEALTH DEPT.
TETON COUNTY, WY 7/93

Office use only: _____

Gravity System Configuration: _____

Final inspection information and approval date:

Septic Tank Capacity: EXISTING 1,500 GAL CONC. 2-COMP

Pump Tank Information: N/A

Absorption Area Sq ft: 3420 Dimensions 26'W X 80'L

Layout: 152 "INFILT" QUICK 4 STD. CHAMBERS CONF. AS 8 ROWS OF 19

Installation Approved X Disapproved _____ Inspector RS

Date: 5/28/08

Comments: REFER TO THE ATTACHED RED LINED DWG. FOR
"AS-BUILT" CONFIGURATION. NOTE THAT DEEPER EXIST.
CHAMBER SYSTEM HAD "SETTLED" INTO INFILTRATIVE SURFACE.
NEW CHAMBER SYSTEM INSTALLED APPROX 3' ABOVE "OLD"
CHAMBERS 5/28/08 (RS)

**TETON COUNTY SMALL WASTEWATER FACILITY PERMIT
TETON COUNTY ENGINEERING DEPARTMENT
P.O. BOX 3594, JACKSON, WY 83001 (307-733-3317) (FAX: 734-3864)**

DATE: **05/21/2008** PERMIT #: **08-009 REPAIR**

ISSUE TO
(OWNER): **Grand Teton Reservations, LLC – Elk Refuge Inn**

ADDRESS: **PO Box 12769** CITY/ZIP: **Jackson, WY 83002**

PROPERTY LEGAL DESCRIPTION

PIDN
: **22-41-16-22-2-00-007**

STREET ADDRESS: **1755 N. Hwy 89**

SUBDIVISION: **N/A** LOT/BLK
#: _____

SEPTIC SYSTEM INSTALLER/CONTRACTOR: **Westy's Exc**

CITY: _____ STATE: _____ ZIP: _____

PHONE: _____ CELL: _____

The system installer shall conduct all construction, installation or modification of any facility permitted consistent with the terms and conditions specified on the permit. Permit is for current owner only, based on proposed structure, site specific conditions and regulations (Any changes of components, specifications or location must be approved).

PERMIT
EXPIRATION
DATE: **05/21/2009**



(AUTHORIZED SIGNATURE, TETON COUNTY ENGINEERING DEPT.)

(NO INSTALLATION PERMITTED BETWEEN NOV. 15 AND APRIL 15 OR DURING WET OR FROZEN SOIL CONDITIONS).

SEPTIC SYSTEM SPECIFICATIONS

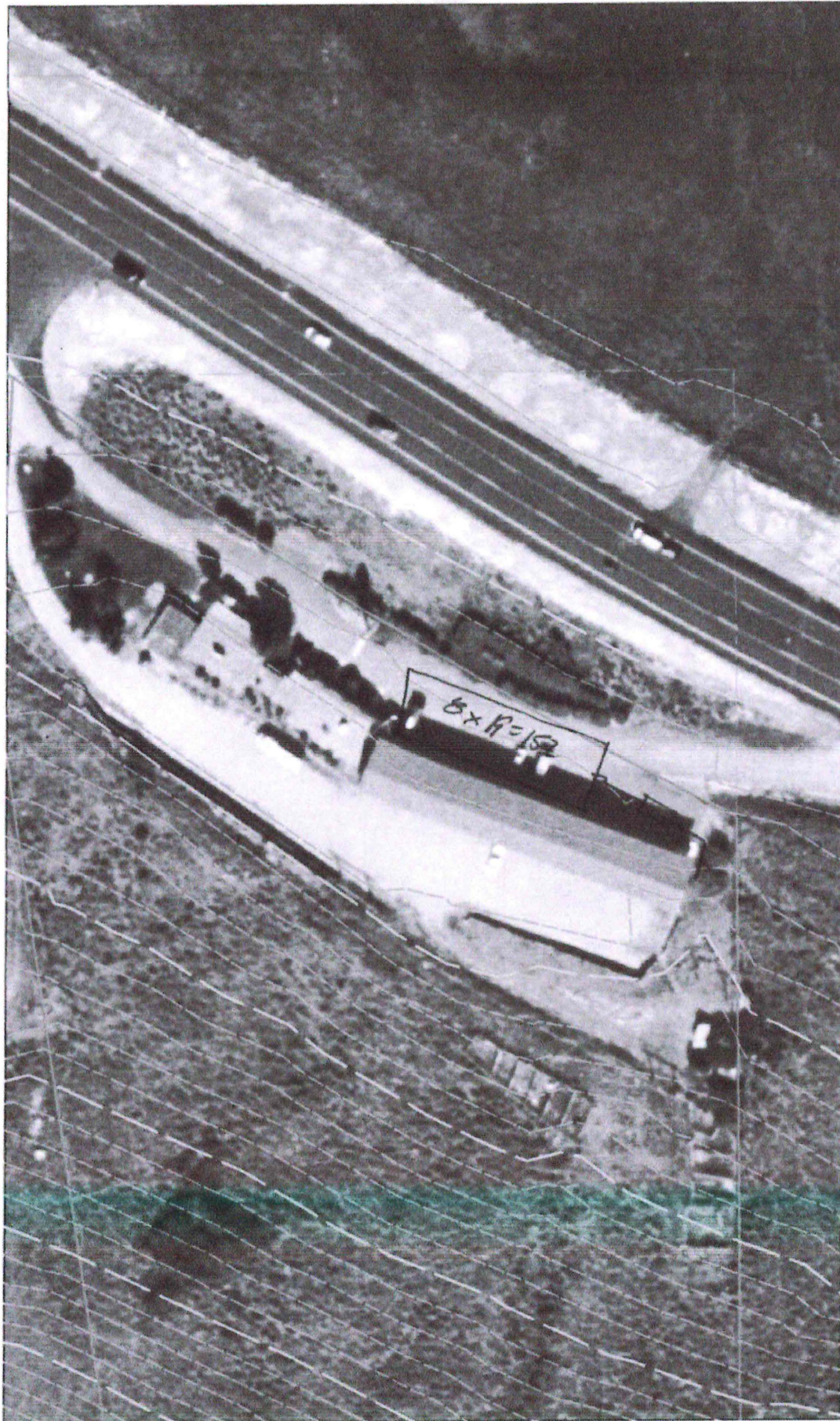
TANK: **Install a "Zabel" A-1800 Effluent Filter' in the outlet baffle of the existing 1,500 gallon septic tank.**

PUMP/DOSING
TANK **Not required.**

ABSORPTION
AREA: **Install one hundred-fifty-two (152) "Infiltrator" Quick 4 High Capacity chambers configured as 8 rows with 19 chambers per trench - inlet piping to consist of 4" sch 40 pipe and a "Tuff-Tite" 9-Hole D-Box with "Speed Levelers" – slope all piping toward chambers – maximum cover over chambers 3'.**

INSTALLATION OF A SEWAGE PUMP IS REQUIRED FOR BASEMENT DRAIN!!

This office shall assume no responsibility in case of failure or inadequacy of a sewage disposal system, beyond consulting in good faith with the property owner or representative. THE INSTALLER IS RESPONSIBLE FOR MEETING THE MINIMUM DISTANCE REQUIREMENTS AND ALL CONDITIONS SPECIFIED ON THE PERMIT. Free access to the property shall be authorized for the necessary required inspections to determine compliance. LEAVE ENTIRE SYSTEM UNCOVERED FOR FINAL INSPECTION BY THIS OFFICE.
MINIMUM 24 hour ADVANCE NOTICE FOR INSPECTION REQUIRED.





BACTERIOLOGICAL WATER ANALYSIS USEPA Certified Water Laboratory

Teton County Public Health

PHONE: (307)

FAX: (307)

Facility Name:	Elk Refuge Inn
Facility Type:	Public
Type Sample:	Routine Sample
EPA Number:	WY5600999
Sample Location:	Elk Refuge Inn
Location Specifics:	kitchen sink
Physical Address:	1755 N. Hwy 89
Chlorine Residual:	ppm
pH:	
Collected By:	Dino Constantini
Collected Date/Time:	02-Jun 2015 08:30 AM
Send Report To:	Jackson Hole Reservations PO BOX 12769 Jackson, Wyoming, 83002

HealthSpace ID:	EFRD-9X5JY5
Lab ID:	575
Date Received:	02-Jun-2015 02:30 PM
Sample Condition:	Good
Date Analyzed:	02-Jun-2015 02:30 PM
Type of Test:	Colilert-18
Final Analysis:	Safe
Comments:	

Parameter	Result	Final Result
☐ Total Bacterial Count		
☒ Total Coliform		Negative
☐ Fecal Coliform		
☒ E. Coli		Negative
☐ Pseudomonas		
☐ Other		

Emily Freeland

03-Jun-2015
Date Reported

DRINKING WATER

Coliform bacteria are naturally present in the environment. Their occurrence in drinking water can indicate the presence of potentially harmful bacteria. Fecal coliform bacteria or E. coli may indicate contamination with animal (including human) wastes. Microbes in these wastes can cause diarrhea, cramps, nausea, headaches, or other symptoms. They may pose a special health risk for infants, young children, and people with severely compromised immune systems.

Public Water Systems: The Maximum Contaminant Level (MCL) is based on the presence or absence of total coliforms. An MCL violation is issued when there is more than one confirmed coliform positive sample within the sampling period. If fecal coliforms or E. coli are also detected, the system incurs an Acute MCL violation. If a sample tests positive for total coliform, four repeat samples must be collected within 24 hours. One sample must be from the original location, one within five connections upstream, one within five connections downstream, and one from anywhere in the system. The purpose of repeat sampling is to isolate the contamination. If a regular sample for any sampling period is found to be unsafe, please contact the Region 8 EPA to determine your sampling responsibilities for the next sampling period.



BACTERIOLOGICAL WATER ANALYSIS

Teton County Public Health Water Lab
460 East Pearl St. PO Box 937 Jackson, WY 83001
(307)732-8463 or (307)732-8490

TYPE ☒ PUBLIC ☐ PRIVATE ☐ USFS ☐ NPS
SOURCE ☒ WELL ☐ SPRING ☐ POOL ☐ SPA

EPA# (if public) _____

TYPE SAMPLE ☒ ROUTINE ☐ REPEAT SPECIAL _____

NAME/ FACILITY ELK REFUGE INN

PHYSICAL ADDRESS 1755 N. HWY 89 JACKSON, WY 83001

SAMPLE LOCATION SPECIFICS (Kitchen, Bathroom, etc...) KITCHEN SINK

CHLORINE RESIDUAL ppm _____ pH _____

COLLECTED BY DINO CONSTANTINOS DATE 1/5/15 TIME 9:00 am

(SAMPLES MORE THAN 30 HOURS OLD WILL NOT BE TESTED)

SEND RESULTS TO: ☐ EMAIL or ☒ MAIL or ☐ BOTH

EMAIL: _____

MAILING ADDRESS: JACKSON HOLE RESERVATIONS LLC
P.O. Box 12769 JACKSON, WY 83002

PHONE NUMBER FOR UNSAFE SAMPLES: 1-800-329-9205 OR
1-307-200-4155

FOR LABORATORY USE ONLY

SAMPLE CONDITION: GOOD INSUFFICIENT OLD

SAMPLE ID# 1 DATE RECEIVED 1/5/15 TIME 1410

ANALYSIS DATE _____ TIME _____

MF SPC COLILERT-18 OTHER _____

VERIFIED COUNT _____

FINAL ANALYSIS: SAFE/ABSENCE UNSAFE/PRESENCE RE-SAMPLE

REMARKS _____ ANALYST EB



BACTERIOLOGICAL WATER ANALYSIS
Teton County Public Health Water Lab
460 East Pearl St. PO Box 937 Jackson, WY 83001
(307)732-8463 or (307)732-8490

TYPE ☐ PUBLIC ☒ PRIVATE ☐ USFS ☐ NPS
SOURCE ☒ WELL ☐ SPRING ☐ POOL ☐ SPA

EPA# (if public) _____

TYPE SAMPLE ☒ ROUTINE ☐ REPEAT SPECIAL _____

NAME/ FACILITY ELK REFUGE INN ⁸³⁰⁰¹

PHYSICAL ADDRESS 1755 N. Hwy 89 JACKSON WY

SAMPLE LOCATION SPECIFICS (Kitchen, Bathroom, etc...) KITCHEN SINK

CHLORINE RESIDUAL ppm _____ pH _____

COLLECTED BY DINO CONSTANTINIDES DATE 7/6/15 TIME _____

(SAMPLES MORE THAN 30 HOURS OLD WILL NOT BE TESTED)

SEND RESULTS TO: ☐ EMAIL or ☒ MAIL or ☐ BOTH

EMAIL: _____

MAILING ADDRESS: JACKSON HOLE RESERVATIONS LLC

P.O. Box 12769 JACKSON, WY 83002

PHONE NUMBER FOR UNSAFE SAMPLES: 1-800-329-9205 OR

1-307-200-4155

FOR LABORATORY USE ONLY

SAMPLE CONDITION: GOOD INSUFFICIENT OLD

SAMPLE ID# _____ DATE RECEIVED _____ TIME _____

ANALYSIS DATE _____ TIME _____

MF SPC COLLERT-18 OTHER _____

VERIFIED COUNT _____

FINAL ANALYSIS: SAFE/ABSENCE UNSAFE/PRESENCE RE-SAMPLE

REMARKS _____ ANALYST _____



BACTERIOLOGICAL WATER ANALYSIS USEPA Certified Water Laboratory

Teton County Public Health

PHONE: (307)) 732-8490

FAX: (307)) 732-8491

Facility Name:	Elk Refuge Inn
Facility Type:	Public
System Component:	Distribution
Type Sample:	Routine Sample
EPA Number:	WY5600999
Sample Location:	Elk Refuge Inn
Location Specifics:	Kitchen Sink
Physical Address:	1755 N. Hwy 89
Chlorine Residual:	ppm
pH:	
Collected By:	Dino Constantini
Collected Date/Time:	05-Jan 2015 10:00 AM
Send Report To:	

HealthSpace ID:	EBAD-9SGTFG
Lab ID:	1
Date Received:	05-Jan-2015 02:10 PM
Sample Condition:	Good
Date Analyzed:	05-Jan-2015 02:10 PM
Type of Test:	Colilert-18
Final Analysis:	Safe
Comments:	

Parameter	Result	Final Result
☐ Total Bacterial Count		
☒ Total Coliform		Negative
☐ Fecal Coliform		
☒ E. Coli		Negative
☐ Pseudomonas		
☐ Other		

Eric Baird

06-Jan-2015

Date Reported

DRINKING WATER

Coliform bacteria are naturally present in the environment. Their occurrence in drinking water can indicate the presence of potentially harmful bacteria. Fecal coliform bacteria or E. coli may indicate contamination with animal (including human) wastes. Microbes in these wastes can cause diarrhea, cramps, nausea, headaches, or other symptoms. They may pose a special health risk for infants, young children, and people with severely compromised immune systems.

Public Water Systems: The Maximum Contaminant Level (MCL) is based on the presence or absence of total coliforms. An MCL violation is issued when there is more than one confirmed coliform positive sample within the sampling period. If fecal coliforms or E. coli are also detected, the system incurs an Acute MCL violation. If a sample tests positive for total coliform, four repeat samples must be collected within 24 hours. One sample must be from the original location, one within five connections upstream, one within five connections downstream, and one from anywhere in the system. The purpose of repeat sampling is to isolate the contamination. If a regular sample for any sampling period is found to be unsafe, please contact the Region 8 EPA to determine your sampling responsibilities for the next sampling period.



Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Matthew H. Mead, Governor

Todd Parfitt, Director

September 9, 2015

CERTIFIED

Grand Teton Reservations, LLC
PO Box 12769
Jackson, WY 83002

Subject: Septic System

To Whom It May Concern:

According to the Wyoming Department of Environmental Quality (WDEQ), Water Quality Rules and Regulations, Chapter 16, Section 3 all discharges to the subsurface identified in Appendix A, are required to obtain an injection permit. The Underground Injection Control (UIC) Program is currently evaluating facilities that may be required to have a UIC permit, and based on records in the UIC database, your facility, the Elk Refuge Inn located at 1755 N. Highway 89, Jackson, WY 83001 does not appear to have applied for a UIC permit in the past.

If your facility is using a septic system, or any combination of septic systems within any 5 acres, that has design flows in excess of 2,000 gallons per day (gpd), you are required to apply for a 5E3 individual permit for a domestic subsurface fluid distribution system. If the septic system(s) have design flows less than 2,000 gpd, you are required to apply for a 5C6-5E5 general permit. If the facility does have a previous UIC permit and has changed ownership, a permit transfer application form must be filled out and sent to WDEQ. Permit application and renewal forms are located on-line at <http://deq.wyoming.gov/wqd/underground-injection-control/resources/forms/>; the form is called "Class V Permit Application". The permit transfer form is also located on this webpage, and is called the "Permit Transfer Form", should you need it. If you are unable to access these forms, please notify me and I will send you the paper forms. **Please provide a response within 60 days and direct to the UIC Program at the address listed at the bottom of this letter.**

The mission of the UIC program is to protect groundwater resources from direct injection of pollutants, for uses now and many years into the future. Your cooperation with our program is appreciated. If you have any questions, please contact me at (307) 777-2960 or christopher.brown@wyo.gov.

Sincerely,

Chris Brown
Natural Resource Analyst
Wyoming Department of Environmental Quality
Underground Injection Control Program
CB/rm/15-0790

c: Lily Barkau, WDEQ Cheyenne
John Passehl, WDEQ Cheyenne



STAFF REPORT



Meeting Date:	20 September 2021	Meeting Title:	Town Council Regular
Submitting Department:	Public Works	Presenter:	Brian Lenz
Agenda Item:	TOJ Project: Snow King Ballpark Sewer Replacement	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to obtain approval to award the contract for the construction of the Snow King Ballpark Sewer Replacement Project.

Requested Action.

Public Works respectfully requests approval of this contract.

Recommendations.

Staff recommends that the Town Council approve the construction contract with Westwood Curtis Construction of Jackson, WY in the amount of \$35,000.00.

Background.

The project consists of replacing approximately 200 linear feet of old 6-inch clay sewer line with 8-inch PVC sewer line from Cache Street into the Snow King Ball Park, installing a new manhole, and installing a new connection to the ballpark restrooms. The project is in conjunction with the Snow King Mountain Resort replacement of existing 6-inch sewer line piping back to the ski shelter and ice arena as part of the new gondola project.

This project was slated for FY22 construction as a 650 linear feet project, but because the Snow King gondola project was approved and required a sewer line replacement, the Town's portion of sewer replacement was reduced to 200 linear feet.

Analysis.

Staff estimated the reduced project scope at \$34,615. As such, this project was not advertised for bidding based on its small scale and pricing below State Statute threshold to bid.

The Town received a quote for a time and materials contract:

1. Westwood Curtis Construction of Jackson, WY \$ 34,760.00

It is important to complete this project in conjunction with the gondola project so that the full length of sewer line is replaced at the same time, and the Town does not need to go back after the ground surface is reconstructed to tear it up and replace it again at a later date. Staff had already included this project in the FY22 capital improvement plan in order to replace the clay sewer line, as we attempt to replace sewer lines in

all areas of town where clay pipe still exists. While we only received one quote, pricing is comparable with staff's estimated cost based on recent sewer project pricing. Additionally, the contractor is available to complete the work this construction season as Town staff intended.

If approved, project construction would begin on September 27, 2021. The project will require closure of a portion or all of the ballfield parking lot, but no public streets.

Possible Alternatives.

Staff presents the following options for the Town Council to consider:

1. Approve the contract of the Snow King Ballpark Sewer Replacement Project
2. Place the Snow King Ballpark Sewer Replacement Project on hold by denying the contract
3. [Other](#)

Comprehensive Plan & Priority Alignment.

Maintaining critical Town infrastructure supports Comprehensive Plan Common Value 3 (Quality of Life):

Section 8. Quality Community Service Provision: Timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

Principle 8.2: Coordinate the provision of infrastructure and facilities needed for service delivery.

Fiscal Impact.

The project is included in and fully funded by the adopted FY 2022 Sewer Fund capital budget.

Staff Impact.

Some coordination between the Contractor and Engineering Staff will be necessary. Approximately 5-10 hours of Public Works staff time will be required prior to construction, and 10-20 hours per week during one to two weeks of construction.

Attachments or Links.

None

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

I move to direct the Town Attorney and Town Engineer to draft a contract for Westwood Curtis Construction of Jackson Wyoming in an amount not to exceed \$35,000.00 for the Snow King Ballpark Sewer Replacement Project and authorize the mayor to execute said contract.

STAFF REPORT



Meeting Date:	September 20, 2021	Meeting Title:	Town Council Meeting
Submitting Department:	Planning & Building	Presenter:	Kelly Sluder, Building Official
Agenda Item:	90 Day Stay of Demolition Permit Application #B21-0617	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to consider a stay in the issuance of a demolition permit for structures addressed as 157 and 165 North Glenwood Street.

Requested Action.

Teton County Historic Preservation Board requests a 90-day stay on the Demolition Permit Application #B21-0617.

Recommendations.

Staff makes no recommendation on this item.

Background.

On July 15, 2021, the Town received a demolition permit application (see attached) for structures at 157 and 165 North Glenwood Street from Bear Development LLC. The Teton County Historic Preservation Board, when notified of the application for demolition, stated it had an interest in the structures and wanted to discuss at their next Board meeting a request for stay of issuance of the demolition permit.



Pursuant to Town demolition procedures for structures listed on the Teton County Historic Preservation Board (the Board) non-exclusive list of structures which are either in excess of fifty (50) years old or are otherwise historically or architecturally significant, the application was forwarded to the Board for review and recommendation. In an email dated August, 11, 2021, the Board requested that Town Council consider granting a 90-day stay on the issuance of the requested demolition permit to allow consideration of moving the structures. Municipal Code Section 15.38.020D.2.B states that the purpose of the stay is to allow public comment and in order for the applicant, the Board, and other interested parties to explore alternatives to demolition. In addition, Section 15.38.020D.2.B states that the Board 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.

In considering this request, staff notes that Council may choose to grant a stay in the issuance of the demolition permit up to a maximum of 90 days, but upon the completion of that time period, the permit would be issued, and the structures would be allowed to be removed as requested by the property owner.

Comprehensive Plan & Priority Alignment.

Section 8.1 and 8.2: Timely, efficiently and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

Fiscal Impact.

None

Staff Impact.

Building staff took approximately 4 hours to process the request and complete this report.

Attachments or Links.

Teton County Historic Preservation Board Request (Email)
Demolition Permit Application

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

I move to grant a ____ (up to 90) day stay on the issuance of Demolition Permit Application #B21-0617.

From: [Teton Preservation Board](#)
To: [Kelly Bowlin](#)
Cc: [Michael Stern](#); [Mackenzie King](#)
Subject: TCHPB Meeting results
Date: Wednesday, August 11, 2021 10:31:43 AM

Dear Kelly,

The Preservation Board met yesterday. After consideration of the submitted demolition permits, the Board finds the following.

B21-0617 for 165 N Glenwood S (Nurses Quarters)

The board recommends a 90-day stay of demolition with consideration that the structure can be moved.

B21-0647 for 430 E. Simpson

The Board did not find cause to recommend a stay of demolition.

B21-0635 for 984 Budge Drive

The Board did not find cause to recommend a stay of demolition

2036 Hidden Ranch

The demolition permit is approved, with the caveat that the cabin is relocated by 8/30/2021.

Regarding our meeting schedule, the TCHPB always meets on the second Tuesday of the month. We moved the meeting time to 4-6 pm in response to members who had a hard time attending the previous time (7-9 p,m) due to family obligations. The board met in person in July and discovered that traffic was a more significant impediment than we anticipated.

We are in the process of polling and choosing a "new" permanent meeting time. Abigail Moore is advising us on the related legal protocol. Once we've determined a final schedule, we will include you in the announcements. Our apologies for any confusion. Between COVID and the record-breaking visitation this summer, meeting is a challenge.

You can rely upon our meetings continuing to take place on the second Tuesday of each month. That has not changed, nor are we considering such a change.

Best,

Susan

--

Susan Eriksen-Meier, Consultant

Teton County Historic Preservation Board

P.O. Box 4083, Jackson WY 83001

307-690-7781



JORGENSEN
It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 203
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

LETTER OF TRANSMITTAL

TO: Town of Jackson Planning and Building
P.O. Box 1687
Jackson, WY 83001
Delivered in person

DATE 7.8.2021	PROJECT NO. 180105
ATTENTION:	
RE: 165 Glenwood Street Demolition Permit	

ORIGINALS	COPIES	DATE	NO.	DESCRIPTION
1		7.8.2021		Demolition Permit Application
	1	12.28.2016		Warranty Deed
	1	4.5.2019		Letter of Authorization
	1	7.8.2021		Photographs of existing exterior conditions
1		7.8.2021		Demolition Plan
	1	4.9.2019		Asbestos inspection and abatement letter
	1	3.27.2019		Asbestos testing report
	1	DRAFT		State of Wyoming Notification of Demolition and Renovation

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| ☒ For approval | ☐ Approved as submitted | ☐ For review and comment |
| ☐ For your use | ☐ Approved as noted | ☐ Other |
| ☐ As requested | ☐ Returned for corrections | ☐ For archiving |
| ☐ FOR BIDS DUE _____ | ☐ PRINTS RETURNED AFTER LOAN TO US | |

REMARKS

To whom it may concern,

Attached please find a Demolition Permit Application and supporting material for the above reference project. The demolition permit is for 165 Glenwood Street.

Sincerely,
JORGENSEN ASSOCIATES

Joseph M Lovett, P.E.
Project Engineer

If enclosures are not as noted, kindly notify us at once

COPY TO _____

SIGNED: _____



DEMOLITION PERMIT APPLICATION

Planning & Building Department Building Division

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

For Office Use Only

Permit No.		Permit Fee:		Date Received:		Date Due:	
------------	--	-------------	--	----------------	--	-----------	--

APPLICABILITY. The purpose of the Demolition Permit is to review and permit demolition of structures and utilities in accordance with Town of Jackson Municipal Code Section 15.38.

When is a Demolition Permit Required?

Demolition includes the act of demolishing or removing (including removals without destruction of the component elements of the structure):

- Fifty percent or more of the exterior walls of a building as measured continuously around the building coverage; or
- Fifty percent or more of the roof area as measured in plan view (defined as the view of a building from directly above which reveals the outer perimeter of building roof areas to be measured across a horizontal plane); or
- Any exterior wall facing a public street or right of way.

PROJECT INFORMATION.

Physical Address: 165 North Glenwood, Jackson, WY 83001

PIDN: 22-41-16-28-4-10-004 Original Year Built: 1927(bld 1), 1928(bld 2)

Please answer the following questions to the best of your ability if unknown please write UNKNOWN.

Years and Description of any Additions: UNKNOWN

Years and Description of any Remodels: UNKNOWN

Years and Description of any other Demolitions: 2020, Northern two buildings

PROJECT DESCRIPTION. Describe the precise nature of the proposed activity.

Demolish existing structures and associated utilities in preparation for new development.

APPLICANT/AGENT. This is the responsible party for the permit, bonding, inspections, and execution of the work.

Name: Bear Development, LLC Phone: 262-842-0656

Mailing Address: 4011 80th Street, Kenosha, WI ZIP: 53142

E-mail: northmann@beardevelopment.com

**If applicant is other than owner, a notarized Town of Jackson Letter of Authorization must accompany this application. Only the Owner or their authorized agent may sign the application.*

PROPERTY OWNER. If other than APPLICANT

Property Owner: Roseville Ventures II, LLC Phone: 262-842-0656

Mailing Address: 4011 80th Street, Kenosha, WI ZIP: 53142

E-mail: northmann@beardevelopment.com

CONTRACTOR.

Name: Shaw Construction Phone: 307-733-8401

E-mail: chrisschuehler@shawwyoming.com License: 5579

NOTICES. <i>The following information should be considered with any demolition permit application.</i>	
A bond for the cost to abandon the water and sewer services as determined by Town Engineering is due at permit issuance.	
An Encroachment (Public Right-of-Way Permit) must be submitted prior to any work within the right-of-way.	
All work to be completed in accordance with the IBC Section 3303.	
All public and commercial / multifamily facilities must be inspected by a trained professional for the presence of asbestos prior to demolition. For more information contact Linda Dewitt the Asbestos Coordinator with the Wyoming DEQ Air Quality Division 307-777-7394.	
A notification of Demolition form is required to be sent to Asbestos.notice@wyo.gov 10-working days before the start of any demolition whether asbestos is present or not.	
Performing demolition work without a permit may result in higher permit fees, fines, and/or loss of business license.	
After Issuance permit is valid for 180 days.	
Permit Fee of \$100 is due at time of permit issuance.	
A 48-hour advanced notice is required to deliver demolition material to the County transfer station. Please call 307-733-7172.	
DEMOLITION PERMIT SUBMITTAL REQUIREMENTS. <i>In order to be considered complete the following elements must be supplied with this application (Please contact the Engineering Division at 733-3079 with any questions regarding this permit):</i>	
APPLICANT INITIALS	Application shall include the following items or acknowledgments:
4	Notarized Town of Jackson Letter off Authorization, if applicant is other than the owner.
4	Copy or receipt of written notification to the Wyoming DEQ Asbestos program. <i>See attached form for submittal to DEQ.</i>
4	Demolition Plans showing: • Extent of the demolition work • Existing utilities to be abandoned and patching in the right-of way. • Finished Conditions Plan or Statement: the vacant lot shall be backfilled and maintained to the existing grade or without slopes steeper than 2:1. • Construction access point and access stabilization methods • Equipment parking areas • Location of construction and silt fencing
4	Photographs of existing exterior conditions: • elevation photos (front, back, sides) of each building or structure intended for removal. If multiple structures or features are proposed for demolition, overall site photographs should be provided for context.

APPLICANT'S SIGNATURE, CERTIFICATION, AND AUTHORIZATION

Under penalty of perjury I hereby certify that I have read this application and state that, to the best of my knowledge, all of the information herein is true and correct and I swear that any information which may be hereafter given by me in hearing before the Planning Commission of Town of Jackson or the Town Council of the Town of Jackson shall be truthful and correct. I agree to comply with all Town, State, and Federal laws relating to the subject matter of this application and hereby authorize representatives of the Town of Jackson to enter the property described herein during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering the property.

In signing this application, I acknowledge that the Town's acceptance of this application does not constitute approval of a permit. I agree not to commence any work for which this application is being made prior to approval of this application by the appropriate Town agencies and payment of any fees due.



Signature of Owner or Authorized Applicant/Agent

Nick Orthmann

Name Printed

7-15-2021

Date

Title

WARRANTY DEED

Released	
Indexed	✓
Abstracted	✓
Scanned	

Cony Corporation, a Wyoming corporation, GRANTOR, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an I.R.C. § 1031 tax deferred exchange for benefit of Grantee, CONVEYS and WARRANTS to Roseville Ventures II, LLC, a Wisconsin limited liability company, GRANTEE whose address is 4011 80th Street, Kenosha, WI 53142, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lots 5 and 6 of Block 6 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded in the office of the Teton County Clerk on July 18, 1901 as Plat No. 100.

PIN: 22-41-16-28-4-10-004

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

WITNESS our hands this 28 day of December, 2016.

GRANTOR: CONY CORPORATION
GRANTEE: ROSEVILLE VENTURES II LLC
Doc 0919653 bk 937 pg 746-746 Filed At 14:34 ON 12/28/16
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

Cony Corporation, a Wyoming corporation:

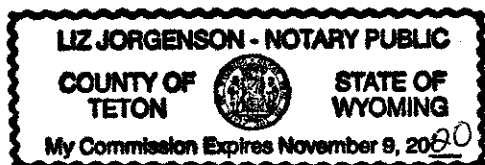
Andrew Evans Carson
Andrew Evans Carson, President/Director

James A. Roscoe
James A. Roscoe, Secretary/Director

STATE OF WYOMING)
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 28 day of December, 2016 by Andrew Evans Carson as President/Director and James A. Roscoe as Secretary/Director of Cony Corporation, a Wyoming corporation.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission Expires: _____

LETTER OF AUTHORIZATION

Roseville Ventures II, LLC

Kenosha, WI, 53142

, "Owner" whose address is: 4015 80th Street,

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Roseville Ventures II, LLC

, as the owner of property

more specifically legally described as: Lots 1-6, Blk 6, Original Town of Jackson, Plat 100

(If too lengthy, attach description)

HEREBY AUTHORIZES Bear Development, LLC & Jorgensen Associates as

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Member

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

STATE OF Wisconsin)

COUNTY OF Kenosha)

)SS.

The foregoing instrument was acknowledged before me by Stephen R Mills this 5 day of April, 2019.

WITNESS my hand and official seal

Sarah E Bell

(Notary Public)

My commission expires: 5/10/22

(Seal)

SARAH E. BELL
Notary Public
State of Wisconsin



JORGENSEN

It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 203
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com



157 Glenwood
South Elevation



157 Glenwood
North Elevation



157 Glenwood
East Elevation



157 Glenwood
West Elevation



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Jackson, WY 83002
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165 Glenwood
South Elevation



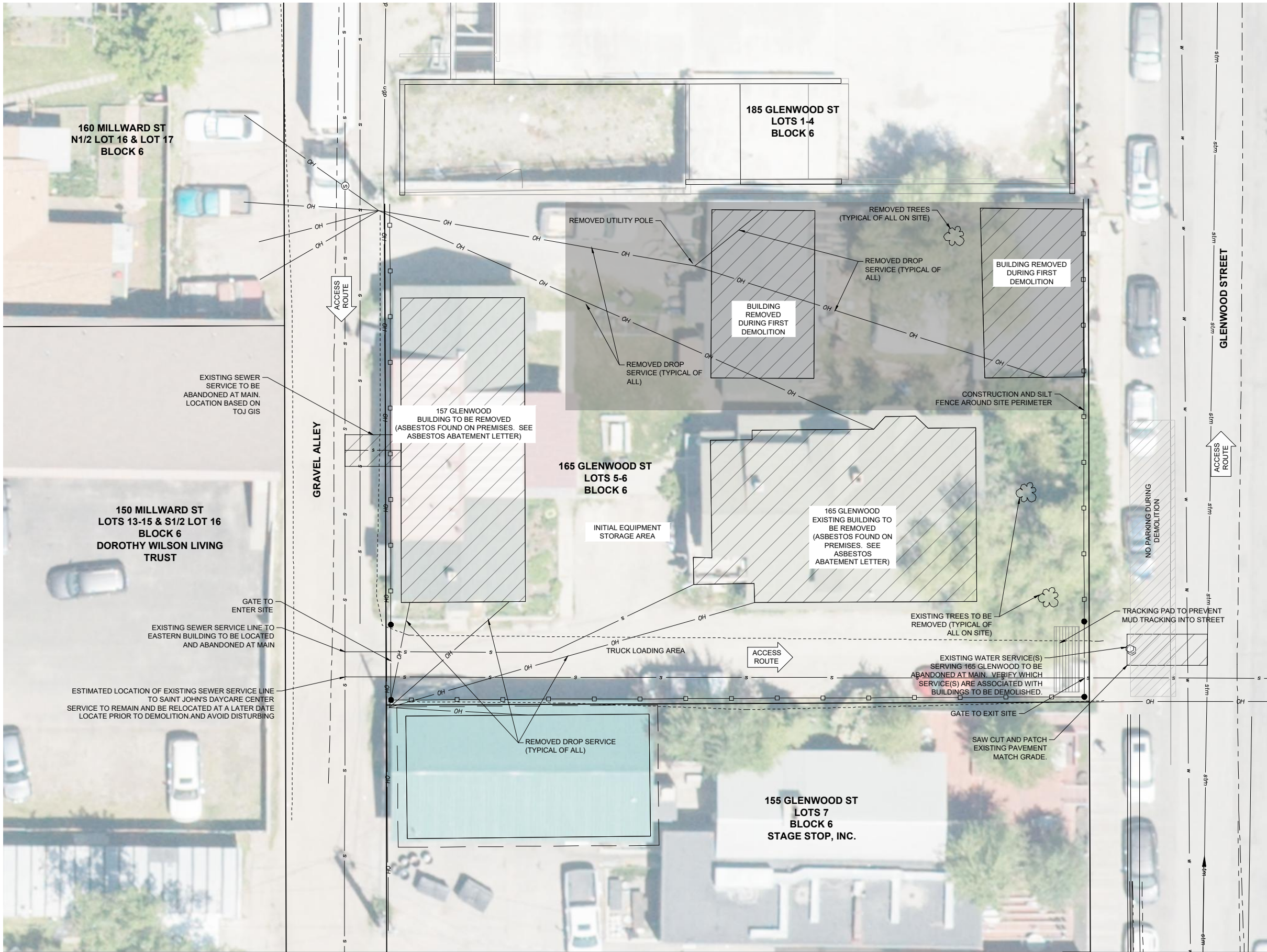
165 Glenwood
Northeast Corner



165 Glenwood
East Elevation



165 Glenwood
Northwest Corner

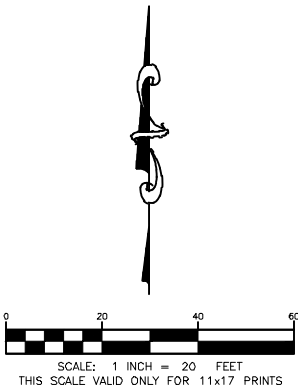


=LEGEND=

- SUBJECT PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE OF STREET
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF CONCRETE
- TOP BACK OF CURB
- FLOWLINE
- OVERHEAD LINE
- SANITARY SEWER LINE
- BUILDING - SIDING
- BUILDING - EAVES OF ROOF
- ELECTRIC TRANSFORMER
- SEWER MANHOLE
- SURVEY STAKE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- UTILITY POLE
- CURBSTOP

NOTE:

- ALL WORK TAKING PLACE IN TOWN OF JACKSON STREETS OR RIGHT OF WAYS REQUIRES A TOWN OF JACKSON RIGHT-OF-WAY PERMIT
- IF BUILDING PERMIT FOR DEVELOPMENT IS NOT ISSUED AT TIME OF DEMOLITION, VACANT LOT SHALL BE BACKFILLED TO APPROXIMATELY FLAT WITH NO SLOPES EXCEEDING 2:1. MITIGATION SHALL BE CONDUCTED FOR WEEDS AND INVASIVE SPECIES.





JORGENSEN
It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

9 April 2019

To Whom It May Concern;

On March 25, 2019, I inspected three buildings located at 157, 165, and 175 North Glenwood Street in Jackson, Wyoming for the presence of any Asbestos Containing Building Materials (ACBM). The 157 and 165 buildings are older residences that have been divided into apartments; eight in 157 and three in 165. The 175 building houses a craft shop on the street side with a living area in the rear.

I inspected each apartment for suspect ACBM and collected bulk samples of said suspect materials. The samples were sent to EMSL Laboratories for analysis using Polarized Light Microscopic technology. The attached lab report indicated the following:

Bldg..157; all of the exterior siding is asbestos containing "transite"

The attic contains "vermiculite insulation, however using the State recommended method of analysis (TEM CARB 435) the amount of asbestos present was less than the 1% threshold.

Bldg..165; The duct work in the basement used asbestos containing "duct tape" to seal the duct joints.

The ducts may extend into the walls or floors of the upper levels.

In apt. #1, the old ceiling in the kitchen has asbestos in the decorative texture.

Bldg..175 No asbestos was found.

All of the asbestos identified in these buildings will have to be removed by certified personnel prior to demolition.

Steve Harrington
Asbestos Inspector



EMSL Analytical, Inc.

307 West 38th Street New York, NY 10018

Tel/Fax: (212) 290-0051 / (212) 290-0058

<http://www.EMSL.com> / manhattanlab@emsl.com

EMSL Order: 031906531

Customer ID: JORG50

Customer PO:

Project ID:

Attention: Steve Harrington
Jorgensen Associates, PC
1315 South Hwy. 89
Suite 201
Hoback Junction, WY 83001
Project: 19706/ SOUTH GLENWOOD ST, WY

Phone: (307) 733-5150
Fax: (307) 733-5187
Received Date: 03/26/2019 11:12 AM
Analysis Date: 03/27/2019
Collected Date: 03/25/2019

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
NG-1D 031906531-0001	DUCT TAPE BASEMENT 165 APT #1	Gray Fibrous Homogeneous	13% Synthetic	30% Ca Carbonate 7.0% Non-fibrous (Other)	50% Chrysotile
NG-2W 031906531-0002	SHEETROCK BASEMENT 165 APT #1	White Fibrous Homogeneous	6% Cellulose	60% Gypsum 34.0% Non-fibrous (Other)	None Detected
NG-3C 031906531-0003	CEILING TEXTURED KITCHEN APT #2	Yellow Non-Fibrous Homogeneous		60% Ca Carbonate 38.0% Non-fibrous (Other)	2% Chrysotile
NG-4F 031906531-0004	SHEET FLOORING KITCHEN + BATH APT #2	Gray/White Fibrous Homogeneous	10% Cellulose 3% Glass	87.0% Non-fibrous (Other)	None Detected
NG-4F-Adhesive 031906531-0004A	SHEET FLOORING KITCHEN + BATH APT #2	Yellow Non-Fibrous Homogeneous	25% Cellulose	75.0% Non-fibrous (Other)	None Detected
NG-5C 031906531-0005	2X4 CEILING TILE KITCHEN APT #2	Tan Fibrous Homogeneous	70% Cellulose	30.0% Non-fibrous (Other)	None Detected
NG-6C 031906531-0006	CEILING PLASTER APT #3	White Non-Fibrous Homogeneous		70% Ca Carbonate 30.0% Non-fibrous (Other)	None Detected
NG-7F 031906531-0007	12X12 FLOOR TILE KITCHEN APT #3	Tan Non-Fibrous Homogeneous		60% Ca Carbonate 40.0% Non-fibrous (Other)	None Detected
NG-7F-Mastic 031906531-0007A	12X12 FLOOR TILE KITCHEN APT #3	Tan Non-Fibrous Homogeneous		40% Ca Carbonate 60.0% Non-fibrous (Other)	None Detected
NG-8F 031906531-0008	FLOORING BATH APT #3	Brown Non-Fibrous Homogeneous	10% Cellulose	90.0% Non-fibrous (Other)	None Detected

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Initial report from: 03/27/2019 19:22:08



EMSL Analytical, Inc.

307 West 38th Street New York, NY 10018

Tel/Fax: (212) 290-0051 / (212) 290-0058

<http://www.EMSL.com> / manhattanlab@emsl.com

EMSL Order: 031906531

Customer ID: JORG50

Customer PO:

Project ID:

Attention: Steve Harrington
Jorgensen Associates, PC
1315 South Hwy. 89
Suite 201
Hoback Junction, WY 83001
Project: 19706/ SOUTH GLENWOOD ST, WY

Phone: (307) 733-5150
Fax: (307) 733-5187
Received Date: 03/26/2019 11:12 AM
Analysis Date: 03/27/2019
Collected Date: 03/25/2019

Test Report: Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
NG-8F-Mastic 031906531-0008A	FLOORING BATH APT #3	Green Non-Fibrous Homogeneous	5% Cellulose	60% Ca Carbonate 35.0% Non-fibrous (Other)	None Detected
NG-9S 031906531-0009	TRANSITE SIDING 157 N GLENWOOD	Gray/White Fibrous Homogeneous		60% Ca Carbonate 22.0% Non-fibrous (Other)	18% Chrysotile
Inseparable paint / coating layer included in analysis					
NG-10F 031906531-0010	SHEET FLOORING KITCHEN + BATH APT #6	Tan Fibrous Homogeneous	15% Cellulose 2% Glass	83.0% Non-fibrous (Other)	None Detected
NG-11W 031906531-0011	WALL TREATMENT 175 N GLENWOOD	Gray Non-Fibrous Homogeneous	4% Cellulose	60% Gypsum 36.0% Non-fibrous (Other)	None Detected
NG-12W 031906531-0012	WALL TREATMENT 175 N GLENWOOD	Gray/White Non-Fibrous Homogeneous	4% Cellulose	15% Ca Carbonate 60% Gypsum 21.0% Non-fibrous (Other)	None Detected

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

Initial report from: 03/27/2019 19:22:08

ASB_PLMwSigs_0007_0001 Printed: 3/27/2019 7:22:24PM

Page 2 of 3



EMSL Analytical, Inc.

464 McCormick Street San Leandro, CA 94577

Phone/Fax: (510) 895-3675 / (510) 895-3680

<http://www.EMSL.com> / sanleandrolab@emsl.com

EMSL Order: 091907176

Customer ID: JORG50

Customer PO: 19706

Project ID:

Attention: Steve Harrington
Jorgensen Associates, PC
1315 South Hwy. 89
Suite 201
Hoback Junction, WY 83001
Project: NORTH GLENWOOD / 157-7

Phone: (307) 733-5150
Fax: (307) 733-5187
Received: 03/28/2019 9:45 AM
Analysis Date: 03/28/2019
Collected:

Test Report: PLM Analysis of Bulk Samples for Asbestos via EPA 600/R-93/116 Method with CARB 435 Prep (Milling) Level A for 0.25% Target Analytical Sensitivity

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
NG-13A 091907176-0001	ATTIC INSULATION	Brown Non-Fibrous Homogeneous		30% Mica 69.75% Non-fibrous (Other)	0.25% Tremolite

Analyst(s)

Cecilia Yu (1)

Matthew Batongbacal
or other approved signatory

This report relates only to the samples listed above and may not be reproduced except in full, without EMSL's written approval. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the federal government. EMSL is not responsible for sample collection activities or method limitations. Some samples may contain asbestos fibers below the resolution limit of PLM. EMSL recommends that samples reported as none detected or less than the limit of detection undergo additional analysis via TEM. Samples received in good condition unless otherwise noted.

Samples analyzed by EMSL Analytical, Inc San Leandro, CA

Initial report from: 03/28/2019 18:28:43



EMSL Analytical, Inc.

307 West 38th Street New York, NY 10018

Tel/Fax: (212) 290-0051 / (212) 290-0058

<http://www.EMSL.com> / manhattanlab@emsl.com

EMSL Order: 031906531

Customer ID: JORG50

Customer PO:

Project ID:

Attention: Steve Harrington
Jorgensen Associates, PC
1315 South Hwy. 89
Suite 201
Hoback Junction, WY 83001
Project: 19706/ SOUTH GLENWOOD ST, WY

Phone: (307) 733-5150
Fax: (307) 733-5187
Received Date: 03/26/2019 11:12 AM
Analysis Date: 03/27/2019
Collected Date: 03/25/2019

The samples in this report were submitted to EMSL for analysis by Asbestos Analysis of Bulk materials via EPA/600 (0513) Method using Polarized Light Microscopy. The reference number for these samples is the EMSL Order ID above. Please use this reference number when calling about these samples.

Report Comments:

Sample Receipt Date: 03/26/2019

Sample Receipt Time: 11:12 AM

Analysis Completed Date: 03/27/2019

Analysis Completed Time: 5:08 PM

Analyst(s):

Christopher Cemansky PLM (15)

Samples Reviewed and approved by:

James Hall, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method"), but augmented with procedures outlined in the 1993 ("final") version of the method. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. All samples received in acceptable condition unless otherwise noted. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. EMSL recommends gravimetric reduction for all non-friable organically bound materials prior to analysis. Estimation of uncertainty is available on request.

The following form is a **partially completed** version of the *State of Wyoming Notification of Demolition and Renovation*

Sections I-V have been completed

Sections VI-XIX must be completed

The form shall be completed and submitted to the Wyoming Asbestos program by email (asbestos.notice@wyo.gov) or fax (307-777-6937) at least 10 working days prior to beginning of demolition

Figure 3
STATE OF WYOMING
 NOTIFICATION OF DEMOLITION AND RENOVATION

I. FACILITY DESCRIPTION (INCLUDE BUILDING NAME, NUMBER, AND FLOOR OR ROOM NUMBER)					
BLDG NAME: 157 Glenwood, 165 Glenwood					
ADDRESS: 165 North Glenwood Street					
CITY: Jackson		STATE: Wyoming		CONTACT: Chris Schuehler	
SITE DESCRIPTION (type of material being removed) Complete demolition of both buildings					
II. FACILITY INFORMATION (IDENTIFY OWNER, REMOVAL CONTRACTOR, AND OTHER OPERATOR)					
OWNER NAME: Roseville Ventures II, LLC					
ADDRESS: 4011 80th Street					
CITY: Kenosha		STATE: Wisconsin		ZIP: 53142	
CONTACT: Nick Orthmann				TEL: 262-842-0656	
REMOVAL CONTRACTOR: Shaw Construction					
ADDRESS: 460 South Cache Street					
CITY: Jackson		STATE: Wyoming		ZIP: 83001	
CONTACT: Chris Schuehler				TEL: 307-413-4185	
OTHER OPERATOR: Fish Creek Excavation					
ADDRESS: 4070 Pub Place					
CITY: Jackson		STATE: Wyoming		ZIP: 83001	
CONTACT: Josh Frappert				TEL: 307-733-4677	
BUILDING SIZE: 157 Glenwood: 3392sf		165 Glenwood: 2680sf		NUM OF FLOORS: 2 (both buildings)	
				AGE IN YEARS: ~95 years	
PRESENT USE: Residential		PRIOR USE: Residential			
III. TYPE OF OPERATION (D=DEMO O=ORDERED DEMO R=RENOVATION E=EMER. RENOVATION): D					
IV. IS ASBESTOS PRESENT? (YES/NO) Yes					
V. PROCEDURE, INCLUDING ANALYTICAL METHOD, IF APPROPRIATE, USED TO DETECT THE PRESENCE OF ASBESTOS MATERIAL: Polarized Light Microscopic Technology (EMSL Laboratories)					
VI. SCHEDULED DATES ASBESTOS REMOVAL (MM/DD/YY)		START:		COMPLETE:	
VII. SCHEDULED DATES DEMO/RENOVATION (MM/DD/YY)		START:		COMPLETE:	
VIII. SCHEDULED WORK HOURS:		START:		COMPLETE:	
IX. APPROXIMATE AMOUNT OF ASBESTOS, INCLUDING: 1. REGULATED ACM TO BE REMOVED 2. CATEGORY I ACM NOT REMOVED 3. CATEGORY II ACM NOT REMOVED	RACM TO BE REMOVED	NONFRIABLE ASBESTOS MATERIAL TO BE REMOVED		NONFRIABLE ASBESTOS MATERIAL NOT TO BE REMOVED	
		CAT I	CAT II	CAT I	CAT II
PIPES					
SURFACE AREA					
VOL. RACM OFF FACILITY COMPONENT					
X. DESCRIPTION OF PLANNED DEMOLITION OR RENOVATION WORK, AND METHOD(S) TO BE USED:					
XI. DESCRIPTION OF WORK PRACTICES AND ENGINEERING CONTROLS TO BE USED TO PREVENT EMISSIONS OF ASBESTOS AT THE DEMOLITION AND RENOVATION SITE:					

Figure 3. NOTIFICATION OF DEMOLITION AND RENOVATION (continued)

XII. TYPE OF NOTIFICATION (O=ORIGINAL R=REVISED C=CANCELLED):		WPR Notice?
XIII. WASTE TRANSPORTER #1		
NAME:		
ADDRESS:		
CITY:	STATE:	ZIP:
CONTACT PERSON:		TELEPHONE:
WASTE TRANSPORTER #2		
NAME:		
ADDRESS:		
CITY:	STATE:	ZIP:
CONTACT PERSON:		TELEPHONE:
XIV. WASTE DISPOSAL SITE		
NAME:		
LOCATION:		
CITY:	STATE:	ZIP:
TELEPHONE:		CONTACT PERSON:
XV. IF DEMOLITION ORDERED BY A GOVERNMENT AGENCY, PLEASE IDENTIFY THE AGENCY BELOW: N/A		
NAME:		TITLE:
AUTHORITY:		
DATE OF ORDER (MM/DD/YY):		DATE ORDERED TO BEGIN (MM/DD/YY):
XVI. FOR EMERGENCY RENOVATIONS N/A		
DATE AND HOUR OF EMERGENCY (MM/DD/YY):		
DESCRIPTION OF THE SUDDEN, UNEXPECTED EVENT:		
EXPLANATION OF HOW THE EVENT CAUSED UNSAFE CONDITIONS OR WOULD CAUSE EQUIPMENT DAMAGE OR AN UNREASONABLE FINANCIAL BURDEN:		
XVII. DESCRIPTION OF PROCEDURES TO BE FOLLOWED IN THE EVENT THAT UNEXPECTED ASBESTOS IS FOUND OR PREVIOUSLY NONFRIABLE ASBESTOS MATERIAL BECOMES CRUMBLED, PULVERIZED, OR REDUCED TO POWDER.		
XVIII. I CERTIFY THAT AN INDIVIDUAL TRAINED IN THE PROVISIONS OF THIS REGULATION (40 CFR PART 61, SUBPART M) WILL BE ON-SITE DURING THE DEMOLITION OR RENOVATION AND EVIDENCE THAT THE REQUIRED TRAINING HAS BEEN ACCOMPLISHED BY THIS PERSON WILL BE AVAILABLE FOR INSPECTION DURING NORMAL BUSINESS HOURS (REQUIRED 1 YEAR AFTER PROMULGATION).		
_____		(SIGNATURE OF OWNER/OPERATOR) (DATE)
XIX. I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT.		
_____		(SIGNATURE OF OWNER/OPERATOR) (DATE)

STAFF REPORT



Meeting Date:	September 20, 2021	Meeting Title:	Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P21-220 TEMPORARY SIGN PERMIT Climb Wyoming	Public Comment:	Yes

Purpose & Policy Considerations.

To approve or deny a temporary sign not requiring a special event or exposition license under the Town's sign standards.

Requested Action.

Climb Wyoming has requested to display one temporary banner under Section 5.6.1.C.4.b of the LDRs for their Fall training program (see attached for details 16w x 8t vinyl).

- 100 E. Snow King, Phil Baux Park during:
 - September 21 – October 3

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.

Recommendations.

The Planning Director recommends approval based on finding that the request is consistent with the LDRs subject to the following conditions:

1. The use of site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign is approved for the following locations:
 - 100 E. Snow King, Phil Baux Park during:
 - September 21 – October 3

Background.

NA

Analysis.

NA

Alternatives (Optional).

NA

Fiscal Impact.

None

Staff Impact.

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

Attachments or Links.

Applicant Submittal

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

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

1. The use of site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign is approved for the following locations:
 - 100 E. Snow King, Phil Baux Park during:
 - September 21 – October 3



TEMPORARY SIGN PERMIT APPLICATION
Planning & Building Department

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

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

10 E. SNOW
King

EVENT NAME:

Event Name: Climb sign Physical Address of Event: Phil Baux Park
Description of Event: Hang Climb sign on Phil Baux park fence
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT: Name: Climb Wyoming, Christy Thomas

Mailing Address: PO Box 9494 Jackson, WY 83002 Phone: 307-733-4088
E-mail: christy@climbwyoming.org ZIP: 83002
Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Phil Baux</u>	Business/Description: _____
Physical Address: <u>10 E Snow King</u>	Physical Address: _____
Dates of Display: <u>Sept. 20 - Oct. 3rd</u>	Dates of Display: _____
Consent from Owner Obtained? Yes ☒ No ☐	Consent from Owner Obtained? Yes ☐ No ☐
Business/Description: _____	Business/Description: _____
Physical Address: _____	Physical Address: _____
Dates of Display: _____	Dates of Display: _____
Consent from Owner Obtained? Yes ☐ No ☐	Consent from Owner Obtained? Yes ☐ No ☐

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

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

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

Christy Thomas
Signature of Authorized Event Applicant

8/13/21
Date

Christy Thomas
Applicant Name Printed

Climb Wyoming Teton Program
Title
Director

this banner would be 16' x 8' when finished

material is vinyl

**FREE JOB TRAINING
FOR SINGLE MOMS!**

starts soon!

Climb

W Y O M I N G

climbready.org

STAFF REPORT



Meeting Date:	September 20, 2021	Meeting Title:	Town Council Regular Meeting
Submitting Department:	Joint Affordable Housing	Presenter:	April Norton, Housing Director
Agenda Item:	400 West Snow King Avenue Community Development Block Grant Public Hearing & Resolution	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to:

1. Hold a public hearing for the application to the Wyoming Community Development Authority ("WCDA") for Community Development Block Grant ("CDBG") funding for a new Affordable Rental development "Flat Creek Apartments" on Town property located at 400 West Snow King Avenue.
2. Consider passing a resolution to apply for this funding.

Requested Action.

Staff seeks Council approval to apply for CDBG funds. Specific details of the application are provided below and if successful, include a Town matching contribution of \$1,000,000 and the land on which the project will exist.

Recommendations.

Staff recommends approving the resolution to apply for this funding. Staff also recommends requiring the Town Attorney, Town Finance Director, and Town & County Housing Director to review and approve the final CDBG application prior to submission.

Background.

At the May 3, 2021, Regular Meeting, the Council directed staff to release a Request for Proposals (RFP) to develop Affordable multifamily housing at 400 West Snow King Avenue. Specifically, Council directed staff to release an RFP that required respondents to provide two options for financing the development:

- 1) Option one required an application to WCDA utilizing a combination of Low-Income Housing Tax Credits ("LIHTC"), HOME Investment Partnerships Program Funds ("HOME"), National Housing Trust Funds ("NHTF"), Town funding and private funding. (These programs require affordability at either <45% median family income or <60% median family income depending on the funding source.)
- 2) Option two did not include any LIHTC, HOME, or NHTF funding and instead relied on private financing and Town funding. Affordable Rental restrictions had to be utilized in this option, serving households earning a mix of 0-50%, 50-80%, and 80-120% median family income.

The RFP also required respondents to include a design that:

- Provided a minimum of 24 residential units, with more units generally being more desired;
- Maximized the amount of residential space facing Snow King Avenue;
- Improved the existing alley on the eastern portion of the property;
- Addressed the dead-end on the south side of the property by creating an alley extension on the south side of the property; and
- Met all Land Development Regulation requirements (zoning: NH-1).

The RFP was released May 4, 2021 and closed June 3, 2021. Two responses were received and reviewed by the Housing Supply Board (HSB). The HSB then interviewed both teams June 15, 2021. Staff recommended working with Blueline Development and Snow King Partners to further refine an application for the September 2021 LIHTC application round.

At the July 19, 2021, Regular Meeting, the Council directed staff to work with BlueLine Development and Snow King Partners to develop a draft application for the 2021 WCDA LIHTC program.

As designed, the development will create 48 Affordable rental units. One of these units will serve as the manager's unit and the remaining 47 units will serve households earning 30-60% of median family income

Analysis.

Since the July 19, 2021, Regular Meeting, the developers have been working closely with WCDA and Town staff to determine how to craft the LIHTC application. 9% LIHTC are competitive and in the past the Town has been unsuccessful in our attempts to secure this funding source due to our high cost to build. 4% LIHTC are noncompetitive, but provide less funding for the project, increasing the amount of public subsidy necessary.

Based on conversations with WCDA staff, the development partners have increased confidence that the cost waivers we will submit with the 9% LIHTC application (that will waive negative points for the high cost to build each unit) will be accepted. The development partners have also received positive feedback from WCDA as it relates to diversifying the funding structure by including CDBG funds.

The development partners are not eligible to apply for CDBG funds. The Town of Jackson is eligible to apply for these funds and, if awarded, will pass the funds through to the project. These applications are for \$500,000 in CDBG funds and \$750,000 in CDBG – Cares Act ("CDBG-CA") funds. This money will be used to build the 48-unit Affordable Rentals.

The project will either receive all the funding requested (LIHTC, HOME, NHTF, CDBG, CDBG-CA) or none of the funding requested. The project will not receive partial CDBG awards, for example. If the project receives all of the funding requested, the Town of Jackson will be required to:

- 1) Administer the CDBG grants. BlueLine Development will prepare the reporting paperwork for the Town Finance Director to review prior to submitting to WCDA. The Town will be responsible for drawing funds and providing them to the project.
- 2) Provide the 1-acre parcel to the project.
- 3) The Town will be responsible for platting and then zoning the parcel to Neighborhood High Density-1. Staff anticipates this will cost an additional \$30,000.
- 4) Provide \$1,000,000 to the project. This funding is identified in the approved 2021 Housing Supply Plan and has previously been discussed by the Council in relation to this project.

The CDBG application is due September 30, 2021. Public notices were published in the *Jackson Hole News & Guide* September 8 and 15, 2021. The Town Finance Director and Town & County Housing Director will coordinate with BlueLine Development and Snow King Partners to submit the application on behalf of the Town of Jackson. The LIHTC application is due October 31, 2021. BlueLine Development and Snow King Partners are responsible for submitting a complete application by the deadline.

Comprehensive Plan & Priority Alignment.

Comprehensive Plan Policy:

- House at least 65% of the workforce locally. 5.1.a
- Focus housing subsidies on full-time, year-round workers. 5.1.b
- Provide a variety of housing options. 5.2.a

Housing Action Plan Initiative:

- Provide land as a public subsidy and build development partnerships. 2B

- Seek and support grants, tax credits, loans, and other sources of funding. 4C

Fiscal Impact.

Future costs to the Town for the project include:

- 1) Platting and Zoning the property, estimated cost \$30,000.
- 2) \$1,000,000 in additional contribution towards the project.

Currently, the Town has \$1,968,175 in unrestricted Housing Supply funds and \$686,386 in restricted housing funds. Staff anticipates utilizing all the restricted funds and some of the unrestricted funds for this project.

Staff Impact.

The following staff members will contribute time and resources to this project:

- Town Finance Director – if awarded CDBG funds, the Finance Director will administer the grant
- Town Attorney – if awarded funds, the Town Attorney will work closely with the developer's counsel to create the legal structure for the development partnership.
- Town Planning Director – will review the rezone request and plat, and ultimately review the building permit.
- Town Community Development Director – will provide support and guidance on the project through the duration of its development.
- Town & County Housing Director – will lead the process for the rezone and plat and manage the overall project for the Town

Attachments or Links.

- Resolution 21-26 A Resolution Supporting the Allocation of, and Application for, Community Development Block Grant Funds to and for The Flat Creek Apartments.
- Draft CDBG Application

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

I move to approve Resolution 21-26 and authorize the Mayor to execute it. I further move to direct staff to review and provide approval for the final Community Development Block Grant applications prior to final submission to the Wyoming Community Development Authority.

**TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING
RESOLUTION 21-26**

**A RESOLUTION SUPPORTING THE ALLOCATION OF COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS TO AND FOR THE FLAT CREEK
APARTMENTS**

WHEREAS, Flat Creek Apartments, LLC, a to-be-created Wyoming limited liability company (the “Owner”), desires to develop, construct, own and operate a multifamily affordable housing project to be located in the Town of Jackson, Wyoming (the “Town of Jackson”) (the “Project”);

WHEREAS, the Project will provide affordable housing units to low-income families targeting individuals with incomes at 30-60% of the Average Median Income (“AMI”) for the Town of Jackson, Wyoming;

WHEREAS, the Project will provide a public benefit by: (1) meeting a community housing need; (2) increasing the affordable housing stock in the Town of Jackson; and (3) providing additional economic development for the community;

WHEREAS, the Owner intends to finance the Project, in part, with an allocation of Low-Income Housing Tax Credits from the State of Wyoming through the Wyoming Community Development Authority (“WCDA”);

WHEREAS, to further facilitate the development, construction, and operations of the Project, the Owner is requesting that the Town of Jackson apply for certain Community Development Block Grant (“CDBG”) Funds from the WCDA. The Town of Jackson will then contribute the CDBG Funds to the Owner, either directly or through the Jackson/Teton County Housing Authority, to be used in furtherance of the Project;

WHEREAS, specifically the Owner has requested that the Town of Jackson apply for the following CDBG Funds from WCDA, with the corresponding matching funds from the Town of Jackson:

1. General CDBG Funds in the amount of Five Hundred Thousand Dollars (\$500,000.00) with Five Hundred Thousand (\$500,000.00) from the Town of Jackson to match the CDBG funds of Five Hundred Thousand Dollars (\$500,000.00).
2. Community Block Development Block Grant CARES Act (“CDBG-CA”) Funds in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000.00) with Five Hundred Thousand Dollars (\$500,000.00) from the Town of Jackson to match the CDBG-CA funds of Seven Hundred Fifty Thousand Dollars (\$750,000.00).

WHEREAS, the Town of Jackson nor the Jackson/Teton County Housing Authority will be held responsible in the case the Project has certain cost overruns and all cost overruns are the sole responsibility of the Owner.

WHEREAS, the Owner has identified to the Town of Jackson that in the case the Project has certain cost overruns, the Owner could access multiple sources of funds to address the cost overruns, including: (1) construction contingencies; (2) the deferred developer fee as permitted under the Low-Income Housing Tax Credit rules; and (3) additional debt financing sources that are available to the Owner and the Project.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, having duly met on September 20, 2021, at a Regular Town Council Meeting, properly noticed and open to the public, and having fully considered the matter at hand, and having held a public meeting thereon, that:

1. The Project provides a Public Benefit to the Town of Jackson in that it provides needed affordable housing to low-income individuals residing in the Town of Jackson, as well as additional economic development for the Town of Jackson; and
2. The Town Council of the Town of Jackson, does hereby support the Owner's request to submit applications for CDBG and CDBG-CA funds by the Town of Jackson to WCDA.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

TOWN OF JACKSON

By _____
Hailey Morton Levinson, Mayor

ATTEST:

Lynsey Lenamond, Town Clerk



Wyoming Community Development Authority

"Financing Affordable Housing in Wyoming"

INTRODUCTION: COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

1. Purpose

The primary intent of the federal Community Development Block Grant (CDBG) grants is to provide funding to local governments to pay for Community Development activities.

2. Program Specifics

Specifics of the program can be found in the Qualified Allocation Plan which is available in the Multifamily section of the Wyoming Community Development Authority (WCDA) website, <http://www.wyomingcda.com>

3. National Objective

One of three national objectives must be met to qualify. Applicants must use The Housing and Community Development Act of 1974 (HCDA) Eligible Activities for States as the primary authority for determining eligibility of potential CDBG activities. Applicants must also refer to §101(c) and §104(b)(3) of Sec. 5301. * Congressional Findings and Declaration of Purpose [*Section 101 of the Act]. For additional national objective information refer to 24 CFR §570.483.

4. Eligibility

Incorporated cities, towns and counties may apply.

5. Funds

The Maximum grant amounts are as follows:

i.	Public Service- Utilities	\$500,000
ii.	CDBG-CV	\$750,000
iii.	Slum & Blight Removal	\$500,000
iv.	Low-and-Mod Income Housing	\$500,000
v.	Urgent Need	\$500,000
vi.	Other	\$500,000

Projects that indicate financial support from other sources will be given preference over those that have no other source of financing.

6. Due Date

The WCDA will accept applications as indicated in the annual Method of Distribution but recommendations and decisions are subject to WCDA Board Meeting schedules. Please consult the WCDA website or your Affordable Housing Department Director for current meeting and application deadlines.

7. Review

The review process includes an initial WCDA staff screening, site visit and recommendation to the WCDA Board.

8. Submissions

Applicants shall provide one copy of the completed application to the WCDA Affordable Housing Department via ProCore. Applications must be submitted with all application information and attachments clearly labeled or tabbed.

9. Contact Information

Housing & Neighborhood Development Department
Wyoming Community Development Authority
155 N Beech Street, Casper, WY 82601
Phone: (307) 266-0603
Email: neighborhooddev@wyomingcda.com

The Wyoming Relay/Deaf Services is offered by the Wyoming Department of Workforce Services - Vocational Rehabilitation Division. TTY to Voice Number is 7-1-1 or 1-800-877-9965.

Revised January 2019

CDBG Master Application

THIS IS FOR YOUR RECORDS ONLY PLEASE DO NOT SEND WITH APPLICATION



Wyoming Community Development Authority

"Financing Affordable Housing in Wyoming"

APPLICATION CHECKLIST AND INSTRUCTIONS

■ Consult with WCDA Housing & Neighborhood Development Department Director.

Your WCDA Affordable Housing Department Director will assist you with project development and application preparation.

Housing & Neighborhood Development Department Director contact information is listed on the previous page.

■ Secured Local Match. If there will be funds to match the CDBG funds, they should be confirmed by the time of the application submission. If they are from a third party, (entities other than local government grantee) include letter(s) of commitment with application.

■ Attach Certification of Applicant. The chief elected official's certification of compliance with Title I Housing and Community Act of 1974, CDBG rules and regulations. **(Read Appendix A to this Application before completing)**, the citizen participation process and project completion requirements.

■ Citizen Participation. An applicant is required to solicit citizen input through a public hearing before submission of an application. For the purposes of this program **seven (7)** days is the minimum period for notification of a hearing date. Attach a public hearing notice, an affidavit of publication or posting and certified/signed public hearing minutes. Include a summary of public comments. Be advised that if funding is awarded, a second hearing prior to the project being complete will be required.

□ Attach Resolution of Support and accompanying minutes. After a public hearing is held, the applicant must pass a resolution of support. The resolution should state, at a minimum:

- The grant type, amount of grant request and nature of the project
- Specified source and amount of match funding
- How cost overruns will be paid
- Public benefit resulting from the project

□ Applicant and Sub-Applicant Development Agreement. For projects that include a sub-recipient, a draft agreement between the local government and sub-recipient must be received by the WCDA with the application. If the application is successful, a formal agreement must be received by the WCDA before funds are released. Contact a CDBG Project Manager for more information.

****For housing projects that include the services of a housing developer, a draft developer agreement must be received by the WCDA with the application. If the application is successful, a formal agreement must be received by the WCDA before funds are released. Contact a CDBG project manager for more information. **You must work with a housing funding entity or housing authority to qualify for funding.****

■ Organization Standing with the Secretary of State's office. If this application is being sponsored by local government on behalf of a non-profit entity, the status of the non-profit entity, must be verified through Secretary of State's office. This information can be obtained online at <https://wyobiz.wy.gov/Business/FilingSearch.aspx>. Please attach documentation that this standing has been checked. If the organization is not in good standing for any reason, it will bear on the decision to award a grant or not.

■ System for Award Management (SAM). Attach evidence of being registered in the SAM system. If there is a sub-applicant, they must also attach evidence of their SAM registration. Applicants must demonstrate they are not debarred.



Wyoming Community Development Authority

"Financing Affordable Housing in Wyoming"

☐ **Attach site information.** Include detail accurate certified cost estimates, a map of the site and if applicable, a picture of the proposed project, an explanation of ownership if public infrastructure, building or community facility.

- If land or building acquisition is proposed, include a market assessment with the application. If the grant is awarded, a certified appraisal will be required.
- If facility construction or rehabilitation is proposed, include preliminary floor plan
- If acquisition or rehabilitation of an existing building is proposed, a structural assessment completed according to WCDA guidelines (Please see Appendix B) will be required.

DO NOT EXECUTE A PURCHASE OFFER OR AN OPTION TO PURCHASE WITHOUT CONSULTING THE CDBG STAFF. YOU MAY NOT OBLIGATE THE GRANT FUNDS IN ANY WAY PRIOR TO GRANT AWARD! CONTACT THE WCDA.

■ **Attach Financial Statements & Housing, Strategic or Business Plan.** Sub-Applicant, non-profit organizations or businesses, as applicable, please attach your three prior years financial statements, tax returns **and** current business plan.

■ **Consult with the State Historic Preservation Office (SHPO).** Applicants must inform the SHPO of the project they would undertake with grant funds if awarded. This provision does not require the applicant to receive SHPO clearance prior to submitting an application, but rather is intended to inform the applicant of the SHPO procedures that will be required if a grant award is made. A sample letter to the SHPO is available on the WCDA website.

NOTE: WCDA staff reserve the right to request additional information as part of our application review process.



Wyoming Community Development Authority
"Financing Affordable Housing in Wyoming"

SECTION 1: COVER SHEET & APPLICANT INFORMATION

1. PROJECT TITLE: Flat Creek Apartments

2. PROJECT TYPE:

- ☐ Public Service
- ☐ CDBG-CV Public Service
- ☐ Public Facilities & Infrastructure
- ☒ CDBG-CV Public Facilities & Infrastructure
- ☐ Slum & Blight Prevention and/or Removal
- ☐ Housing Rehabilitation
- ☐ Urgent Community Need
- ☒ Other

3. APPLICANT INFORMATION:

Applicant (City, Town, County): Town of Jackson

Chief Elected Official: Mayor of Jackson, Wyoming

Mailing Address: PO Box 1687

Street Address: 150 E Pearl St.

Local Contact: Kelly Thompson

Position: Finance Director

Mailing Address: PO Box 714 Jackson, WY 8

Phone: 307-733-3932 ext. 1100

Email: kthompson@jacksonwy.gov

Applicant TINS Number: 83-6000069

Applicant DUNS Number: 042754077



Wyoming Community Development Authority

"Financing Affordable Housing in Wyoming"

A DUNS number is a unique nine digit identification number provided by Dun and Bradstreet. If you do not have a DUNS number, please see the link below for information on how to apply. This is now required for reporting under the Federal Funding Accountability and Transparency Act.

<https://www.sam.gov>



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4. SUB-APPLICANT INFORMATION (IF APPLICABLE):

Name of Organization (as filed with Secretary of State's office): N/A

Doing Business As:

Sub-Applicant DUNS #:

Contact Person:

Position:

Mailing Address:

Phone:

Email:

5. GRANT ADMINISTRATION CONTACT (if application is successful, who will be responsible for the grant administration?)

Name: Kelly Thompson

Mailing Address: P.O. Box 1687

Phone: 307-733-3932 ext. 1100

Email: kthompson@jacksonwy.gov

6. PROJECT COSTS:

A. Amount of CDBG/CDBG-CV grant requested: \$ 750,000

B. Total local/matching contribution: \$ 1,000,000

C. TOTAL Project Cost (a+b): \$ \$1,750,000

7. PROJECT LOCATION:

a. Proposed Service Area (for area benefit projects only): N/A

8. PROJECT DESCRIPTION/NARRATIVE: Low income multifamily housing



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SECTION II: CERTIFICATIONS

TITLE I CERTIFICATION OF APPLICANT

I, Hailey Morton Levinson, the Mayor
(Typed or Printed Name) (Mayor/County Commissioner)

of Jackson, Wyoming certify that this application is being submitted
(City, Town, County)

with the understanding that the responsibility for the following program requirements rest with me as the Chief

Elected Official and the governing body of Jackson.
(City, Town, County)

1. Compliance with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, and with all other applicable laws pertaining to distribution of Title I funds; including identifying community development and housing needs, the needs of low to moderate income persons and the activities to be undertaken to meet such needs. I certify that I have read the current Final Rules and Regulations as adopted for the CDBG Program and will comply with all applicable rules and regulations which are considered a part of this application. (see Appendix A)
2. Compliance with the requirements for a citizen involvement process (Chapter 1, Section 8) which included (at a minimum):
 - a. Two Public Hearings and two notices advertising Public Hearings are required. The first prior to submission of application and the second prior to receipt of final project payment. Each Public Hearing must provide at least seven (7) calendar days' notice (Please attach copies of the notices and affidavits of publication).
 - b. A summary of public comments received at the hearings.
 - c. A copy of the signed minutes of the public hearings.
 - d. A copy of signed council or commissioner's resolution supporting submittal of the application and including the grant type, amount of grant request and nature of the project, specified source and amount of match funding and public benefit resulting from the project.
3. Assurance that Community Development Block Grant funds will be expended exclusively for the purposes specified in the application and that in the event the project is not completed all grant funds will be returned to the state. **If there is a sub-recipient of these grant funds they must also stipulate to this provision.**
4. In the event that I am unavailable to sign required documentation, I authorize the following designee to sign on my behalf.

Kelly Thompson, Finance Director
Name of Designee Position

Signature (Mayor/County Commissioner)

Date

Jackson, Wyoming
Name of City/Town/County



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Certification of Applicant (continued)

Sub-Applicant signature if applicable:

N/A

Signature

(Sub-Applicant)

Date

Printed Name

Name of Organization



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ENVIRONMENTAL REVIEW RECORD AND CHOICE-LIMITING ACTIONS

If awarded, responsible entity must prepare and maintain a written record of the environmental review undertaken for each project. This written record or file is called the Environmental Review Record (ERR), and it must be available for public review upon request. The ERR is not eligible for reimbursement of CDBG funds.

The ERR shall contain all the environmental review documents, public notices (and proof of their publication), and written determinations or environmental findings required by 24 CFR Part 58 as evidence of review, decision making and actions pertaining to a particular project. The document shall:

- Describe the project and each of the activities comprising the project, regardless of individual activity funding source; and
- Evaluate the effects of the project or the activities on the human environment;
- Document compliance with applicable statutes and authorities; and
- Record the written determinations and other review findings required by 24 CFR Part 58.

The ERR will vary in length and content depending upon the level of review required for the categories of activities. Public comments, concerns and appropriate resolution by the recipient are extremely important and must be fully documented in the ERR.

According to the NEPA (40 CFR 1500-1508) and Part 58, the responsible entity is required to ensure that environmental information is available before decisions are made and before actions are taken. In order to achieve this objective, Part 58 prohibits the commitment or expenditure of CDBG funds until the environmental review process has been completed and, if required, the grantee receives a release of funds.

- Grantees may not spend either public or private funds (CDBG, other Federal or non-Federal funds), or execute a legally binding agreement for property acquisition, rehabilitation, conversion, repair or construction pertaining to a specific site until environmental clearance has been achieved.
- Grantees must avoid any and all actions that would preclude the selection of alternative choices before a final decision is made – that decision being based upon an understanding of the environmental consequences and actions that can protect, restore and enhance the human environment (i.e., the natural, physical, social and economic environment).
- Activities that have physical impacts or which limit the choice of alternatives cannot be undertaken, even with the grantee or other project participant's own funds, prior to obtaining environmental clearance. For the purposes of the environmental review process, "commitment of funds" includes: Execution of a legally binding agreement (such as a property purchase or construction contract); Expenditure of CDBG funds; Use of non-CDBG funds on actions that would have an adverse impact--- e.g., demolition, dredging, filling, excavating; and Use of non-CDBG funds on actions that would be "choice limiting"--- e.g., acquisition of real property; leasing property; rehabilitation, demolition, construction of buildings or structures; relocating buildings or structures, conversion of land or buildings/structures.

It is acceptable for grantees to execute non-legally binding agreements prior to completion of the environmental review process. A non-legally binding agreement contains stipulations that ensure the project



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participant does not have a legal claim to any amount of CDBG funds to be used for the specific project or site until the environmental review process is satisfactorily completed.

*NOTE: HUD may request additional information, at cost to the entity, at any time during or for five years after project close-out.

By signing below, I acknowledge that I have fully read and understood the Environmental Review and Choice-Limiting Action Regulation Requirements.

Signature (Mayor/County/Commissioner)

Date

Town of Jackson

Name of City/Town/County



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Preliminary Public Hearing Comments Certification:

The Unit of General Local Government (UGLG) must provide an overview of the proposed project during a properly noticed and advertised public hearing PRIOR to submission of an application. A second public hearing regarding the application is required prior to issuance of an award.

The public hearing is an opportunity for impacted residents to address any concerns and ask any questions they may have regarding the proposed project. If there were any questions or comments received from the public as part of the public hearing, the UGLG must list them below. For details on the requirements of the public hearing, please see the WCDA CDBG Method of Distribution.

The UGLG may choose to address questions or comments regarding the proposed project as part of their application in the section below, or not. However, unresolved/unanswered questions or comments may need to be addressed prior to award.

By signing below, I certify that the UGLG/applicant has completed a public hearing on ^{September 20}_____, 2021. A notice of this meeting was posted in the area newspaper with greatest circulation, and on the UGLG website on 9/16_____, 2021. A copy of the public notice publication proof and public hearing meeting minutes are attached.

There were_____ were NOT_____ questions or comments from the public during this public hearing.

Signature (Mayor/County/Commissioner)

Date

Town of Jackson

Name of City/Town/County



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Preliminary Public Hearing Questions/Comments Received:

1.

UGLG Response:

2.

UGLG Response:



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3.

UGLG Response:



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All Questions Section II through V must be fully answered as they apply to your project.

SECTION III:

PROJECT INFORMATION

1. PROJECT DESCRIPTION:

Provide a description of the proposed project.

47-unit affordable multi-family units and one manager's unit

2. PROJECT NEED

a. Describe in sufficient detail the need for the project and why CDBG funds are necessary.
What are the repercussions if funding is denied?

The Town of Jackson is lacking affordable housing options which is forcing labor s

b. Have any other Federal, State or Private sources been pursued for this project? (Check all that apply)

- ☒ Federal Grants (Specify)
- ☐ State Land and Investment Board
- ☐ Water Development Commission
- ☐ Department of Transportation
- ☐ Wyoming Department of Health
- ☒ Other State Sources (Specify)
- ☐ Private Donations or Foundation Grants (Specify)
- ☒ Commercial Financing (Specify Bank)

Other:

c. Why were these funding sources not obtained?

An application for LIHTC, NHTF and HOME funds are in process for the propose



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3. PUBLIC BENEFIT:

Describe the public benefits of the proposed project. Include the value of the project to the community.

This project will directly benefit 124.5 persons within 30-60% of Area Median Income. It is part of the larger plan for the Town of Jackson to create healthy housing solutions so that workforce can live, spend, and volunteer locally, maintaining the community character.

4. BENEFICIARIES:

This information will become part of the grant agreement. (This generally applies to non-profit organizations or government services.)

- a. Provide the number of verifiable, unduplicated beneficiaries of this activity during the most recent program year and how many additional people will benefit upon completion of this project. Please indicate how these numbers were obtained or derived.

If awarded, funds will be used for the development of Flat Creek Apartments which

- b. Describe the characteristics of the population to be served (i.e. youth, seniors, persons with disabilities, low-income households or neighborhood, etc.)

Families making between 30 and 60% of Area Median Income.

- c. Describe the ethnicity and races of beneficiaries. For example, if there will be 32 beneficiaries include that 16 are non-Hispanic and 16 Hispanic and that 18 are White, 12 are Native American and 2 Pacific Islander.

Flat Creek Apartments will serve all populations and the property management team

5. Please state the national and project objective and outcome that best describes what will be accomplished by carrying out this activity.

Benefit to low- and moderate-income persons specifically in the form of affordable



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a. NATIONAL OBJECTIVE (as determined by the pre-qualification process):

Which one national objective below will be met through completion of this project?

- ☒ Benefit to low- and moderate-income persons
- ☐ Aid in the prevention or elimination of slums or blight
- ☐ Activity designed to meet community development need having a particular urgency

b. PROJECT OBJECTIVE:

Which one objective will be met?

- ☐ Suitable Living Environment (Activities that benefit communities/families/individuals by addressing issues in their living environment)
- ☒ Decent Housing (Housing activities that meet individual family or community needs; should not be used for activities where housing is an element of a larger effort)

c. PROJECT OUTCOME:

Which one outcome will be met?

- ☐ Availability/Accessibility (Activities that make services, infrastructure, housing and shelter available and accessible. Note that accessibility does not only refer to physical barriers).
- ☒ Affordability (Activities that provide affordability in a variety of ways. It can include creation or maintenance of affordable housing, basic infrastructure hookups, or services such as transportation or daycare).
- ☐ Sustainability (Activities that promote livable or viable communities and neighborhoods by providing services or by reviving slums or blighted areas).

6. PREVIOUS ACTION:

What previous actions have been taken and what efforts have been made to solve this problem? What other funding sources exist for this project?

The Town of Jackson has been actively pursuing and providing affordable housing for decades and the Teton County Housing Authority as been serving the area since 1995. For this project, Town of Jackson is contributing the one-acre site to the project and \$1M in matching funds to this specific development which will benefit 124.5 low-income residents. This effort is all part of a larger plan, executed by various departments within the Town of Jackson, to create and sustain affordable housing in the town and Teton County.



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7. INTEGRATED EFFORT:

- a. How does this project combine with other programs or financial resources to solve this problem?

Flat Creek Apartments will be applying for LIHTC, NHTF, and HOME beyond the \$1,000,000

- b. For Downtown Development Applications: Does a downtown organization exist that is actively involved in the promotion and development of the downtown? If so, describe the nature and function of this organization.

N/A

8. STATE HISTORIC PRESERVATION OFFICE:

Provide verifiable evidence that the State Historic Preservation Office was consulted and the results of that consultation. See attached letter from SHPO (Tab 20 of the application)

9. PREVIOUS GRANT ADMINISTRATION:

- a. Describe previous grant management experience of applicant and sub-applicant, as applicable.

Finance Director - 6 years auditing federal awards, 8 years grant administration in local government

- b. List individually previous CDBG grant awards, during the last three years. Include percentage of project completed and funds expended.

None

10. COMMUNITY DEVELOPMENT PLANS:

How is the project consistent with your community's long-range low to moderate income needs?

The Town of Jackson supports low- to moderate-income housing efforts through various entities: Jackson/Teton Affordable Housing Department, Jackson Hole Community Housing Trust, and Habitat for Humanity of the Greater Teton Area which all share the common goal of creating and sustaining workforce and affordable housing for this community. A deed-restricted, affordable housing project is directly aligned with the town's drive to provide new ways to house the community's workforce.

11. SITE CONTROL INFORMATION:

- ☒ Owned
☐ Optioned
☐ Leased
☐ Other (Explain)

Expiration Date

N/A

If this project involves acquisition of a site or a building, please attach a copy of a market analysis, if grant is awarded, a certified appraisal must be completed.



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12. ZONING:

Please discuss the site zoning as well as any relevant ordinances or covenants.

Rezoning of the land is in progress - see tab 7

13. UTILITIES:

Are utilities available and appropriately sized for the site? Who is responsible for the payment of any applicable fees (i.e. tap fees)?

Yes, utilities are available and the project/partnership will pay fees associated with connection.

14. TIMELINE: The timeline is very important. Please give it thorough consideration as it will drive the dates on the grant agreement, reporting, etc. Though there are always unanticipated circumstances, staff expects the timeline to be well thought-out so that the project will proceed in a reasonable and timely manner.

	Anticipated Completion Date
Site Acquisition	<u>Completed</u>
Zoning	<u>12/1/2021</u>
Infrastructure Available	<u>9/1/2021</u>
Environmental Review	<u>5/1/2022</u>
Advertise Architect/Engineer	<u>5/5/2021</u>
Design Completion	<u>3/1/2022</u>
Advertise for Construction Bids	<u>4/1/2022</u>
Construction Bid Award	<u>4/15/2022</u>
Building Permits	<u>5/1/2022</u>
Other (please describe)	<u></u>
	<u></u>
Project Activities	<u></u>
Pre-Construction Conference	<u>2/1/2022</u>
Notice to Proceed	<u>7/1/2022</u>
Begin Construction	<u>7/1/2022</u>
Complete Construction	<u>8/1/2023</u>
Final Inspection/Certif of Occupancy	<u>8/1/2023</u>
Close-Out	<u>9/1/2023</u>



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SECTION IV: Financial Information

Please attach three years of UGLG'S financial statements (balance sheets, annual budgets), and any current budget forecasts plans.

Please see tab 19 for:

Applicant Financial Statements - Town of Jackson

- Annual Financial Report for 2018 (fiscal year ended June 30, 2018)
- Annual Financial Report for 2019 (fiscal year ended June 30, 2019)
- Annual Financial Report for 2020 (fiscal year ended June 30, 2020)
- Fiscal Year 2022 Adopted Budget (which includes the 2020 actual and 2021 estimate)

Sub-Recipient Financial Statements - Flat Creek Apartments, LLC

-Statement of No Financial Activity



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SECTION V: NEIGHBORHOOD DEVELOPMENT APPLICATIONS

Includes COMMUNITY FACILITIES for limited clientele (e.g. youth, seniors, disabled, etc.) OR PUBLIC INFRASTRUCTURE in support of residential or mixed-use low to moderate income neighborhoods. This does NOT include new housing construction funding.

Primary Neighborhood Housing Type/Classification:

- ☐ Single Family Home (1-4 units) ☒ Multi-Family (5 or more units)
- ☐ Mixed-use (Residential/_____)

Type of Project:

- ☐ Community Facility ☐ Group Home/Shelter
- ☐ Clearance and Demolition ☐ Acquisition*
- ☐ Publicly-Owned Infrastructure ☐ Housing Rehabilitation
- ☒ Other (specify) _____ Infrastructure Improvements for Affordable Housing Project

Will this project result in any persons being displaced or relocated? **No**

If yes, do you have an anti-displacement and relocation plan? **N/A**

Please include your community's comprehensive plan or general development plan, if any.

Please see the Jackson/Teton Workforce Housing Action Plan, tab TBD

*If project involves land or building acquisition a market assessment must be included with the application. If the grant is awarded, a formal appraisal will be required.



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TYPE OF UNITS SERVED

OF UNITS

Single Family Homes

Apartment

47

Single Room Occupancy (SRO) Units

Other (specify) _____

1 MGR Unit

Other (specify) _____

TOTAL UNITS

PART I

PROJECT IMPACTS

1 **TOTAL NUMBER OF BUILDINGS IMPACTED**

Square Footage

of Units

47

Low/Mod Income Units

0

0

Market Units

0

0

Commercial Space

1

Common Space (Mgr Unit)

Common Space (Other)

TOTAL

100%

Low Income Percentage

Percentage=(low income units / (low income units + market units + commercial space))

PART II

PROJECT deFICIARIES

12.8

% OF FUNDING WILL SERVE 0%-30% OF THE AREA MEDIAN INCOME

23.4

% OF FUNDING WILL SERVE 31%-50% OF THE AREA MEDIAN INCOME

63.8

% OF FUNDING WILL SERVE 51%-60% OF THE AREA MEDIAN INCOME

0

% OF FUNDING WILL SERVE 61%-80% OF THE AREA MEDIAN INCOME

0

% OF FUNDING WILL SERVE 81%-100% OF THE AREA MEDIAN INCOME



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0 _____ % OF FUNDING WILL SERVE MARKET RATE INCOME
100 _____ TOTAL

PART III
TARGETING OF UNITS/NUMBER OF UNITS IMPACTED

4 _____ Exceeding Fair Housing Standards _____ Elderly _____ Other

24 _____ Family (2+ Bedroom) 4 _____ Disabled _____ Other

4 _____ Units Meeting Section 504 Accessibility Standards (required minimum for federally assisted housing)

PART IV
LOW-INCOME COMPLIANCE PERIOD

This project will remain low-income with the occupancy described above for: 50 _____ years

Will the project have tenant-based or project-based rental assistance? X _____ Yes _____ No

*If yes, provide details as outlined in instructions:

Casper Housing Authority has 7 project-based vouchers intended for this project, see attached LOI.



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SECTION VII: BUDGET INFORMATION (ALL APPLICATIONS)

PART A: FUNDING SOURCES

Please list sources of funding for the project. List both the funding source and the agency that administers the program. Include financing, grants, donations, and equity. Attach letter(s) of commitment. Identify each source as to TYPE by noting after name (L) for Loan, (G) for Grant, or (E) for Equity. Identify each source by DESCRIPTION CODE using the codes from the list below. Indicate in the STATUS column whether: (P) Proposed, (R) Requested, or (A) Approved

LIST ALL SOURCES OF PROJECT FUNDING										
SOURCE	AMOUNT	TYPE	DESCRIPTION CODE	STATUS	RATE %	LOAN TERM (YEARS)	AMORITIZATION PERIOD (YEARS)	ANNUAL DEBT SERVICE	DATE REQUESTED	ACTUAL OR EXPECTED COMMITMENT DATE
LIHTC	\$12,211,568	E	3	P					10/30/2021	2/1/2022
Town of Jackson	\$1,000,000	E	4	A					8/1/2021	
RMCRC	\$5,335,000	L	2	P	4.75%	40	15	\$298,179	9/30/2021	7/1/2023
HOME/NHTF	\$2,325,000	L	2	P	2%/0%	40/30	40/30	\$52,873.36	10/30/2021	7/1/2022
CDBG/CDBG-CV	\$1,250,000	G	9	R					9/30/2021	7/1/2022
Deferred Dev. Fee	\$16,760	E	4	A	0%	14	14	1117.31	10/30/2021	7/1/2022
TOTAL SOURCES	\$22,138,328									
DESCRIPTION CODES										
1. USDA Rural Development			6. Housing Agency Board			11. Rental Rehabilitation				
2. Loans (Conventional)			7. State & Local Grants			12. Other HUD				
3. Low-Income Housing Tax Credit			8. Foundations			13. Other Loans (subsidized)				



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- 4. Equity
- 5. Other Subsidies

- 9. Other Grants
- 10. HOME

NOTE: TOTAL SOURCES OF FUNDS MUST EQUAL TOTAL USES OF FUNDS

6.

7.



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PART B: PROJECT COSTS/FUNDING USES

Some projects are more complex than others. Please complete all items that are applicable to your project.

	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	TOTAL PROJECT BUDGET:
LAND/BUILDING ACQUISITION	LIHTC	Town of Jackson	RMCRC	HOME/NHTF	CDBG/CDBG-CV	Deferred Dev. Fee	22,138,328
Land							
Existing Structure							
Demolition							
Other							
TOTAL LAND/BLDG COSTS							
SITE WORK							
Site Work	200,000				375,000		575,000
Off-Site Improvement					125,000		125,000
Environmental							
Other							
TOTAL SITEWORK COSTS	200,000				500,000		700,000
CONSTRUCTION & REHAB							
New Building	8,576,954	1,000,000	1,555,233	2,325,000	750,000		14,207,187
Rehabilitation							
Accessory Structures							
General Requirements	842,214						842,214
Contractor Overhead	252,664						252,664
Contractor Profit	842,214						842,214
Construction Contingency			842,214				842,214
Other			257,641				257,641
Other			106,377				106,377



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TOTAL REHAB & CONST. COSTS	10,714,046	1,000,000	2,761,465	2,325,000	750,000	0	18,050,511
SUBTOTAL	10,714,046	0	0	0	0	0	0



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PART B: PROJECT COSTS/FUNDING USES (CONT.)							
	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	TOTAL PROJECT BUDGET:
PROFESSIONAL WORK & FEES	LIHTC	Town of Jackson	RMCR	HOME/NHTF	CDBG/CDBG-CV	Deferred Dev. Fee	
Architect Design			707,992				707,992
Architect Supervision			252,664				252,664
Attorney, Real Estate							
Consultant/Agent							
Engineer/Surveyor			61,500				61,500
Other	983,240		12,000			16,760	1,012,000
Other			13,000				13,000
TOTAL PROF. WORK & FEES							
CONSTRUCTION/INTERIM FEES							
Hazard & Liability Insurance			65,884				65,884
Credit Report							
Construction Interests			739,747				739,747
Origination Points			220,000				220,000
Discount Points							
Inspection Fees			25,000				25,000
Title & Recording			32,000				32,000
Legal Fees			25,000				25,000
Taxes							
Other			92,721				92,721
Other			83,502				83,502
TOTAL CONST./INTERIM FEES							
PERMANENT FINANCING FEES							
Credit Report							
Discount Points							
Origination Fees			80,025				80,025
Title & Recording			130,000				130,000
Legal Fees			32,500				32,500
Prepaid MIP							



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Other	212,282						
Other	302,000						
TOTAL FINANCING FEES	514,282						
SUBTOTAL	12,211,569						

Administrative	
Advertising	\$ 4,050.00
Management	\$ 33,793.34
Legal/Partnership	\$ 1,000.00
Accounting/Audit	\$ 7,650.00
Other	\$ 1,925.00
Total Administrative	\$ 48,418.34

Operating	
Fuel	\$ -
Lighting & Misc. Power	\$ 3,700.00
Water/Sewer	\$ 6,800.00
Gas	\$ 1,200.00
Trash Removal	\$ 4,000.00
Payroll/Payroll Taxes	\$ 39,725.00
Insurance	\$ 16,500.00
Other	\$ -
Total Operating	\$ 71,925.00

Maintenance	
Decorating	N/A
Repairs	\$ 6,140.00
Exterminating	\$ 500.00
Ground Expense	\$ 700.00
Snow Removal	\$ 6,000.00
Other - Landscaping	\$ 500.00
Total Maintenance	\$ 13,840.00

Taxes	
Real Estate	\$ 96,591.00
Other	\$ -
Total Taxes	\$ 96,591.00

Total Operating Expense	\$ 230,774.34
Annual Replacement Reserves	\$ 14,400.00

Grand Total Expenses	\$ 245,174.34
-----------------------------	----------------------



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PART C: PROJECTED ONGOING ANNUAL OPERATIONS AND MAINTENANCE COSTS

Double click to edit worksheet

Administrative

Advertising
Management
Legal/Partnership/
Accounting/Audit
Other
Total Administrative

Operating

Fuel
Lighting & Misc
Power
Water/Sewer
Gas
Trash Removal
Payroll/Payroll taxes
Insurance
Other
Total Operating

Maintenance

Decorating
Repairs
Exterminating
Ground Expense
Snow Removal
Other
Total
Maintenance

Taxes

Real Estate Taxes
Other
Total Taxes

Total Operating Expense
Annual Replacement Reserves

Grand Total Expenses



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Administrative						
	Advertising			Maintenance		
	Management				Decorating	
	Legal/Partnership				Repairs	
	Accounting/Audit				Exterminating	
	Other				Ground Expense	
	Total Administrative	\$	-		Snow Removal	
					Other	
					Total Maintenance	\$ -
Operating						
	Fuel			Taxes		
	Lighting & Misc Power				Real Estate Taxes	
	Water/Sewer				Other	
	Gas				Total Taxes	\$ -
	Trash Removal					
	Payroll/Payroll Taxes			Total Operating Expense	\$ -	
	Insurance			Annual Replacement Reserves		
	Other					
	Total Operating	\$	-	Grand Total Expenses	\$ -	



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APPENDIX A GENERAL INFORMATION AND SUMMARY OF GRANTEE RESPONSIBILITIES

Responsibility for Grant Administration:

The local government is responsible for the proper use and administration of the CDBG funds, regardless of any sub-grantee the government may sponsor. Grant agreements are between the state and the local government, and therefore, the local government is the grantee and responsible entity.

Release of Funds:

Prospective applicants and grant recipients should take special note that in all cases per 24 CFR Part 58.22(a-d) CDBG funds and non-CDBG funds cannot be obligated or expended until the environmental review process has been completed and accepted by the Wyoming Community Development Authority (WCDA). 24 CFR Part 58.22(a-d) reads:

- (a) *Neither a recipient nor any participant in the development process including public or private nonprofit or for-profit entities, or any of their contractors may commit HUD assistance under a program listed in Section 58.1(b) on an activity or project until HUD or the state has approved the recipient's RROF and the related certification from the responsible entity. In addition, until the RROF and the related certification have been approved neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives.*
- (b) *If a project or activity is exempt under Section 58.34 or is categorically excluded (except in extraordinary circumstances) under Section 58.35(b) no RROF is required and the recipient may undertake the activity immediately after the responsible entity has documented its determination as required in Section 58.34(b) and Section 58.35(d) but the recipient must comply with applicable requirements under section 58.6.*
- (c) *If a recipient is considering an application from a prospective sub-recipient or beneficiary and is aware that the prospective sub-recipient or beneficiary is about to take an action within the jurisdiction of the recipient that is prohibited by paragraph (a) of this Section, then the recipient will take appropriate action to ensure that the objectives and procedures of NEPA are achieved.*
- (d) *An option agreement on a proposed site or property is allowable prior to the completion of the environmental review if the agreement is subject to a determination by the recipient on the desirability of the property for the project as a result of the completion of the environmental review in accordance with this part and the cost of the option is a nominal portion of the purchase price. There is no constraint on the purchase of an option by third parties that have not been selected for HUD funding, have no responsibility for the environmental review and have no say in the approval or disapproval of the project.*

Until the required environmental review is completed, funds are authorized for release by the Wyoming Business Council, and the formal grant agreement is fully completed, signed and returned to the grantee, funds for the project cannot be committed or expended.

Funds committed or expended before the signing of a grant agreement will not be eligible for reimbursement. Signing a contract with a consultant, architect/engineer or a construction contractor is considered a commitment of funds.



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Federal Laws, Rules & Regulations:

If selected for funding, a grantee must agree to comply with all applicable federal laws and regulations. The following is a list of the major requirements that apply to projects using CDBG funds. They cover a wide range of issues including environmental impacts, labor standards, financial procedures, and civil rights. Many requirements may affect the cost and complexity of project administration. Therefore, all applicants are advised to understand the responsibility involved in receiving a CDBG grant. Detailed written information concerning these requirements may be obtained from the WCDA.

The chief elected official of the grantee or other officer pre-approved by the state consents to or will comply with the following:

- a. He/she is authorized and consents on behalf of the applicant and him/herself to accept the jurisdiction of the federal courts for enforcement of his responsibilities as such an official.
- b. The community development program has been developed to give maximum feasible priority to activities which will benefit low- and moderate-income families, or aid in the prevention or elimination of slums or blight.
- c. The requirement for this certification will not preclude the state from approving a pre-application where the applicant certifies, and the state determines, that all or part of the community development program activities are designed to meet community development needs having a particular urgency as specifically explained in the pre-application.
- d. It will consent to prepare an environmental assessment and assume the status of a responsible Federal Official under the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to the Wyoming Small Communities Block Grant Program; and
- e. It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C.470), Executive Order 11593, and the Preservation of Archaeological and Historical Data Act of 1974 by: (16 U.S.C.469(a)-1, et. seq.) by:
- f. Consulting with the State Historic Preservation Office to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (See 36 CFR Part 800.8) by the proposed activity.
- g. It will comply with the regulations, policies, guidelines and requirements of the OMB Circular Number A-87, "Cost Principles for State, Local, and Indian Tribal Governments" and 24 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments", as they relate to the acceptance and use of Federal funds and will comply with all requirements imposed by the state concerning special requirements of law, program requirements, and other administrative requirements.
- h. It will administer and enforce the labor standards requirements set forth in the Davis-Bacon Act, Contract Work Hours and Safety Standards Act, Copeland Anti-kickback Act and Change of Use of Real Property and other regulations as applicable.
 - It will comply with provisions or Executive Order 11988 relating to evaluation of flood hazards and floodplain management; and Executive order 11990 relating to wetlands protection
 - It will comply with the flood insurance purchase requirement of Section 102(a) of the Flood Disaster Protection Act of 1973, Pub. L.93-234, after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a



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condition for the receipt of any federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect federal assistance.

- It will pursuant to Public Law 90-480 require every building or facility (other than a privately owned residential structure) designed, constructed or altered with funds provided under this Part to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to and Useable by the Physically Handicapped", Number A-117.1-R 1971, subject to the exceptions contained in CFR 101-19.604. Reference should also be made to the accessibility regulations promulgated under the authority of the Americans with Disabilities Act. The applicants will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

1) It will comply with:

- (A) Title VI of the Civil Rights Act of 1964, (Pub.L. 88-352, and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United State shall, on the grounds of race, color or national origin, be excluded from participation in, be denied of, or be otherwise subjected to any discrimination under any program or activity for which the applicant receives federal financial assistance and will immediately take any measures necessary to effectuate this assurance.
- (B) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C 794) and the regulations issued pursuant thereto (24 CFR Part 8), which provides that "No otherwise qualified individual with disabilities in the United States shall solely by reason of his handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance..."
- (C) If any real property or structure thereon is provided or improved with the aid of federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the property or structure is used for a purpose for which the federal financial assistance is extended, or for other purposes involving the provision of similar services or benefits.
- (D) Title VIII of Civil Rights Act of 1968 (Pub. L. 90-184), as amended, administering all programs and activities relating to housing and community development is a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.

2) It will:

- (A) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and 14 CFR 570.602(a);



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- (B) Provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Wyoming CDBG Program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex or source of income;
 - (C) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex or source of income.
- It will comply with the provision of the Hatch Act which limits the political activity of employees.

****Please note that if the project involves construction, in addition to compliance with the federal labor standards and Davis-Bacon, it is also required that the project be in compliance with the Wyoming Preference Act. This means that efforts must be made to hire Wyoming residents for labor whether or not the General Contractor is a Wyoming business. Additional Information will be provided if the grant is awarded.**



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APPENDIX A

Guidelines for Acquiring a Structural Assessment

What is required:

The purpose of acquiring a structural assessment is to engage a design team to assess an existing building for its ability to accommodate the end use desired by the project owner. The assessment should provide sufficient information such that a qualified and experienced contractor or cost consultant can assign reasonable budget estimates to the work required to achieve the intended use. The assessment shall include:

- An investigation of the building in its current condition
- Evaluation and statements of the integrity of the existing building systems necessary for the building to perform in its intended use.
- Statements as to the anticipated level of upgrade, or demolition and reconstruction, required for the project to achieve the intended use within the confines of the applicable building code.
- Where a project is determined by the design team to have aspects of unusual complexity or problems, provide recommendations for any further investigation or analysis necessary to provide reasonable cost information and further instructions on how to proceed with the project.

Qualifications:

The design team proposing to perform the assessment shall consist, at a minimum, of one professional engineer qualified in the discipline of structural engineering, certified to practice in the state of Wyoming. The structural engineer shall be experienced in the evaluation and retrofit of existing buildings and in the design of the project types consistent with end use intended for this project. The structural engineer shall be able to provide, upon request, a project list of similar projects completed by the applicants and at least three external architectural, engineering, general contractor, or subcontractor references.

The design team proposing to perform the assessment may include qualified personnel from additional professional disciplines or areas of expertise as determined to be appropriate for the project. Additional personnel shall be subject to the same project qualification and experience requirements as the structural engineer.

Cost Estimates:

Certified cost estimates are required for the project. The cost estimates must directly relate to the structural assessment and/or further analysis. If the engineer or architect is not the same as those performing the structural analysis, then they must provide the same qualifications stated previously.



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INTRODUCTION: COMMUNITY DEVELOPMENT BLOCK GRANT PROJECTS

1. Purpose

The primary intent of the federal Community Development Block Grant (CDBG) grants is to provide funding to local governments to pay for Community Development activities.

2. Program Specifics

Specifics of the program can be found in the Qualified Allocation Plan which is available in the Multifamily section of the Wyoming Community Development Authority (WCDA) website, <http://www.wyomingcda.com>

3. National Objective

One of three national objectives must be met to qualify. Applicants must use The Housing and Community Development Act of 1974 (HCDA) Eligible Activities for States as the primary authority for determining eligibility of potential CDBG activities. Applicants must also refer to §101(c) and §104(b)(3) of Sec. 5301. * Congressional Findings and Declaration of Purpose [*Section 101 of the Act]. For additional national objective information refer to 24 CFR §570.483.

4. Eligibility

Incorporated cities, towns and counties may apply.

5. Funds

The Maximum grant amounts are as follows:

i.	Public Service- Utilities	\$500,000
ii.	CDBG-CV	\$750,000
iii.	Slum & Blight Removal	\$500,000
iv.	Low-and-Mod Income Housing	\$500,000
v.	Urgent Need	\$500,000
vi.	Other	\$500,000

Projects that indicate financial support from other sources will be given preference over those that have no other source of financing.

6. Due Date

The WCDA will accept applications as indicated in the annual Method of Distribution but recommendations and decisions are subject to WCDA Board Meeting schedules. Please consult the WCDA website or your Affordable Housing Department Director for current meeting and application deadlines.

7. Review

The review process includes an initial WCDA staff screening, site visit and recommendation to the WCDA Board.

8. Submissions

Applicants shall provide one copy of the completed application to the WCDA Affordable Housing Department via ProCore. Applications must be submitted with all application information and attachments clearly labeled or tabbed.

9. Contact Information

Housing & Neighborhood Development Department
Wyoming Community Development Authority
155 N Beech Street, Casper, WY 82601
Phone: (307) 266-0603
Email: neighborhooddev@wyomingcda.com

The Wyoming Relay/Deaf Services is offered by the Wyoming Department of Workforce Services - Vocational Rehabilitation Division. TTY to Voice Number is 7-1-1 or 1-800-877-9965.

Revised January 2019

CDBG Master Application

THIS IS FOR YOUR RECORDS ONLY PLEASE DO NOT SEND WITH APPLICATION



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APPLICATION CHECKLIST AND INSTRUCTIONS

■ Consult with WCDA Housing & Neighborhood Development Department Director.

Your WCDA Affordable Housing Department Director will assist you with project development and application preparation.

Housing & Neighborhood Development Department Director contact information is listed on the previous page.

■ Secured Local Match. If there will be funds to match the CDBG funds, they should be confirmed by the time of the application submission. If they are from a third party, (entities other than local government grantee) include letter(s) of commitment with application.

■ Attach Certification of Applicant. The chief elected official's certification of compliance with Title I Housing and Community Act of 1974, CDBG rules and regulations. **(Read Appendix A to this Application before completing)**, the citizen participation process and project completion requirements.

■ Citizen Participation. An applicant is required to solicit citizen input through a public hearing before submission of an application. For the purposes of this program **seven (7)** days is the minimum period for notification of a hearing date. Attach a public hearing notice, an affidavit of publication or posting and certified/signed public hearing minutes. Include a summary of public comments. Be advised that if funding is awarded, a second hearing prior to the project being complete will be required.

□ Attach Resolution of Support and accompanying minutes. After a public hearing is held, the applicant must pass a resolution of support. The resolution should state, at a minimum:

- The grant type, amount of grant request and nature of the project
- Specified source and amount of match funding
- How cost overruns will be paid
- Public benefit resulting from the project

□ Applicant and Sub-Applicant Development Agreement. For projects that include a sub-recipient, a draft agreement between the local government and sub-recipient must be received by the WCDA with the application. If the application is successful, a formal agreement must be received by the WCDA before funds are released. Contact a CDBG Project Manager for more information.

****For housing projects that include the services of a housing developer, a draft developer agreement must be received by the WCDA with the application. If the application is successful, a formal agreement must be received by the WCDA before funds are released. Contact a CDBG project manager for more information. **You must work with a housing funding entity or housing authority to qualify for funding.****

■ Organization Standing with the Secretary of State's office. If this application is being sponsored by local government on behalf of a non-profit entity, the status of the non-profit entity, must be verified through Secretary of State's office. This information can be obtained online at <https://wyobiz.wy.gov/Business/FilingSearch.aspx>. Please attach documentation that this standing has been checked. If the organization is not in good standing for any reason, it will bear on the decision to award a grant or not.

■ System for Award Management (SAM). Attach evidence of being registered in the SAM system. If there is a sub-applicant, they must also attach evidence of their SAM registration. Applicants must demonstrate they are not debarred.



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☐ **Attach site information.** Include detail accurate certified cost estimates, a map of the site and if applicable, a picture of the proposed project, an explanation of ownership if public infrastructure, building or community facility.

- If land or building acquisition is proposed, include a market assessment with the application. If the grant is awarded, a certified appraisal will be required.
- If facility construction or rehabilitation is proposed, include preliminary floor plan
- If acquisition or rehabilitation of an existing building is proposed, a structural assessment completed according to WCDA guidelines (Please see Appendix B) will be required.

DO NOT EXECUTE A PURCHASE OFFER OR AN OPTION TO PURCHASE WITHOUT CONSULTING THE CDBG STAFF. YOU MAY NOT OBLIGATE THE GRANT FUNDS IN ANY WAY PRIOR TO GRANT AWARD! CONTACT THE WCDA.

■ **Attach Financial Statements & Housing, Strategic or Business Plan.** Sub-Applicant, non-profit organizations or businesses, as applicable, please attach your three prior years financial statements, tax returns **and** current business plan.

■ **Consult with the State Historic Preservation Office (SHPO).** Applicants must inform the SHPO of the project they would undertake with grant funds if awarded. This provision does not require the applicant to receive SHPO clearance prior to submitting an application, but rather is intended to inform the applicant of the SHPO procedures that will be required if a grant award is made. A sample letter to the SHPO is available on the WCDA website.

NOTE: WCDA staff reserve the right to request additional information as part of our application review process.



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SECTION 1: COVER SHEET & APPLICANT INFORMATION

1. PROJECT TITLE: Flat Creek Apartments

2. PROJECT TYPE:

- ☐ Public Service
- ☐ CDBG-CV Public Service
- ☒ Public Facilities & Infrastructure
- ☐ CDBG-CV Public Facilities & Infrastructure
- ☐ Slum & Blight Prevention and/or Removal
- ☐ Housing Rehabilitation
- ☐ Urgent Community Need
- ☒ Other

3. APPLICANT INFORMATION:

Applicant (City, Town, County): Town of Jackson

Chief Elected Official: Mayor of Jackson, Wyoming

Mailing Address: PO Box 1687

Street Address: 150 E Pearl St.

Local Contact: Kelly Thompson

Position: Finance Director

Mailing Address: PO Box 714 Jackson, WY 8

Phone: 307-733-3932 ext. 1100

Email: kthompson@jacksonwy.gov

Applicant TINS Number: 83-6000069

Applicant DUNS Number: 042754077



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A DUNS number is a unique nine digit identification number provided by Dun and Bradstreet. If you do not have a DUNS number, please see the link below for information on how to apply. This is now required for reporting under the Federal Funding Accountability and Transparency Act.

<https://www.sam.gov>



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4. SUB-APPLICANT INFORMATION (IF APPLICABLE):

Name of Organization (as filed with Secretary of State's office): N/A

Doing Business As:

Sub-Applicant DUNS #:

Contact Person:

Position:

Mailing Address:

Phone:

Email:

5. GRANT ADMINISTRATION CONTACT (if application is successful, who will be responsible for the grant administration?)

Name: Kelly Thompson

Mailing Address: P.O. Box 1687

Phone: 307-733-3932 ext. 1100

Email: kthompson@jacksonwy.gov

6. PROJECT COSTS:

A. Amount of CDBG/CDBG-CV grant requested: \$ 500,000

B. Total local/matching contribution: \$ 1,000,000

C. TOTAL Project Cost (a+b): \$ \$1,500,000

7. PROJECT LOCATION:

a. Proposed Service Area (for area benefit projects only): N/A

8. PROJECT DESCRIPTION/NARRATIVE: Low income multifamily housing



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SECTION II: CERTIFICATIONS

TITLE I CERTIFICATION OF APPLICANT

I, Hailey Morton Levinson, the Mayor
(Typed or Printed Name) (Mayor/County Commissioner)

of Jackson, Wyoming certify that this application is being submitted
(City, Town, County)

with the understanding that the responsibility for the following program requirements rest with me as the Chief

Elected Official and the governing body of Jackson.
(City, Town, County)

1. Compliance with all provisions of Title I of the Housing and Community Development Act of 1974, as amended, and with all other applicable laws pertaining to distribution of Title I funds; including identifying community development and housing needs, the needs of low to moderate income persons and the activities to be undertaken to meet such needs. I certify that I have read the current Final Rules and Regulations as adopted for the CDBG Program and will comply with all applicable rules and regulations which are considered a part of this application. (see Appendix A)
2. Compliance with the requirements for a citizen involvement process (Chapter 1, Section 8) which included (at a minimum):
 - a. Two Public Hearings and two notices advertising Public Hearings are required. The first prior to submission of application and the second prior to receipt of final project payment. Each Public Hearing must provide at least seven (7) calendar days' notice (Please attach copies of the notices and affidavits of publication).
 - b. A summary of public comments received at the hearings.
 - c. A copy of the signed minutes of the public hearings.
 - d. A copy of signed council or commissioner's resolution supporting submittal of the application and including the grant type, amount of grant request and nature of the project, specified source and amount of match funding and public benefit resulting from the project.
3. Assurance that Community Development Block Grant funds will be expended exclusively for the purposes specified in the application and that in the event the project is not completed all grant funds will be returned to the state. **If there is a sub-recipient of these grant funds they must also stipulate to this provision.**
4. In the event that I am unavailable to sign required documentation, I authorize the following designee to sign on my behalf.

Kelly Thompson, Finance Director
Name of Designee Position

Signature (Mayor/County Commissioner)

Date

Jackson, Wyoming
Name of City/Town/County



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Certification of Applicant (continued)

Sub-Applicant signature if applicable:

N/A

Signature

(Sub-Applicant)

Date

Printed Name

Name of Organization



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ENVIRONMENTAL REVIEW RECORD AND CHOICE-LIMITING ACTIONS

If awarded, responsible entity must prepare and maintain a written record of the environmental review undertaken for each project. This written record or file is called the Environmental Review Record (ERR), and it must be available for public review upon request. The ERR is not eligible for reimbursement of CDBG funds.

The ERR shall contain all the environmental review documents, public notices (and proof of their publication), and written determinations or environmental findings required by 24 CFR Part 58 as evidence of review, decision making and actions pertaining to a particular project. The document shall:

- Describe the project and each of the activities comprising the project, regardless of individual activity funding source; and
- Evaluate the effects of the project or the activities on the human environment;
- Document compliance with applicable statutes and authorities; and
- Record the written determinations and other review findings required by 24 CFR Part 58.

The ERR will vary in length and content depending upon the level of review required for the categories of activities. Public comments, concerns and appropriate resolution by the recipient are extremely important and must be fully documented in the ERR.

According to the NEPA (40 CFR 1500-1508) and Part 58, the responsible entity is required to ensure that environmental information is available before decisions are made and before actions are taken. In order to achieve this objective, Part 58 prohibits the commitment or expenditure of CDBG funds until the environmental review process has been completed and, if required, the grantee receives a release of funds.

- Grantees may not spend either public or private funds (CDBG, other Federal or non-Federal funds), or execute a legally binding agreement for property acquisition, rehabilitation, conversion, repair or construction pertaining to a specific site until environmental clearance has been achieved.
- Grantees must avoid any and all actions that would preclude the selection of alternative choices before a final decision is made – that decision being based upon an understanding of the environmental consequences and actions that can protect, restore and enhance the human environment (i.e., the natural, physical, social and economic environment).
- Activities that have physical impacts or which limit the choice of alternatives cannot be undertaken, even with the grantee or other project participant's own funds, prior to obtaining environmental clearance. For the purposes of the environmental review process, "commitment of funds" includes: Execution of a legally binding agreement (such as a property purchase or construction contract); Expenditure of CDBG funds; Use of non-CDBG funds on actions that would have an adverse impact--- e.g., demolition, dredging, filling, excavating; and Use of non-CDBG funds on actions that would be "choice limiting"--- e.g., acquisition of real property; leasing property; rehabilitation, demolition, construction of buildings or structures; relocating buildings or structures, conversion of land or buildings/structures.

It is acceptable for grantees to execute non-legally binding agreements prior to completion of the environmental review process. A non-legally binding agreement contains stipulations that ensure the project



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participant does not have a legal claim to any amount of CDBG funds to be used for the specific project or site until the environmental review process is satisfactorily completed.

*NOTE: HUD may request additional information, at cost to the entity, at any time during or for five years after project close-out.

By signing below, I acknowledge that I have fully read and understood the Environmental Review and Choice-Limiting Action Regulation Requirements.

Signature (Mayor/County/Commissioner)

Date

Town of Jackson

Name of City/Town/County



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Preliminary Public Hearing Comments Certification:

The Unit of General Local Government (UGLG) must provide an overview of the proposed project during a properly noticed and advertised public hearing PRIOR to submission of an application. A second public hearing regarding the application is required prior to issuance of an award.

The public hearing is an opportunity for impacted residents to address any concerns and ask any questions they may have regarding the proposed project. If there were any questions or comments received from the public as part of the public hearing, the UGLG must list them below. For details on the requirements of the public hearing, please see the WCDA CDBG Method of Distribution.

The UGLG may choose to address questions or comments regarding the proposed project as part of their application in the section below, or not. However, unresolved/unanswered questions or comments may need to be addressed prior to award.

By signing below, I certify that the UGLG/applicant has completed a public hearing on ^{September 20}_____, 2021. A notice of this meeting was posted in the area newspaper with greatest circulation, and on the UGLG website on 9/16_____, 2021. A copy of the public notice publication proof and public hearing meeting minutes are attached.

There were_____ were NOT_____ questions or comments from the public during this public hearing.

Signature (Mayor/County/Commissioner)

Date

Town of Jackson

Name of City/Town/County



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Preliminary Public Hearing Questions/Comments Received:

1.

UGLG Response:

2.

UGLG Response:



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3.

UGLG Response:



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All Questions Section II through V must be fully answered as they apply to your project.

SECTION III:

PROJECT INFORMATION

1. PROJECT DESCRIPTION:

Provide a description of the proposed project.

47-unit affordable multi-family units and one manager's unit

2. PROJECT NEED

a. Describe in sufficient detail the need for the project and why CDBG funds are necessary.
What are the repercussions if funding is denied?

The Town of Jackson is lacking affordable housing options which is forcing labor s

b. Have any other Federal, State or Private sources been pursued for this project? (Check all that apply)

- ☒ Federal Grants (Specify)
- ☐ State Land and Investment Board
- ☐ Water Development Commission
- ☐ Department of Transportation
- ☐ Wyoming Department of Health
- ☒ Other State Sources (Specify)
- ☐ Private Donations or Foundation Grants (Specify)
- ☒ Commercial Financing (Specify Bank)

Other:

c. Why were these funding sources not obtained?

An application for LIHTC, NHTF and HOME funds are in process for the propose



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3. PUBLIC BENEFIT:

Describe the public benefits of the proposed project. Include the value of the project to the community.

This project will directly benefit 124.5 persons within 30-60% of Area Median Income. It is part of the larger plan for the Town of Jackson to create healthy housing solutions so that workforce can live, spend, and volunteer locally, maintaining the community character.

4. BENEFICIARIES:

This information will become part of the grant agreement. (This generally applies to non-profit organizations or government services.)

- a. Provide the number of verifiable, unduplicated beneficiaries of this activity during the most recent program year and how many additional people will benefit upon completion of this project. Please indicate how these numbers were obtained or derived.

If awarded, funds will be used for the development of Flat Creek Apartments which

- b. Describe the characteristics of the population to be served (i.e. youth, seniors, persons with disabilities, low-income households or neighborhood, etc.)

Families making between 30 and 60% of Area Median Income.

- c. Describe the ethnicity and races of beneficiaries. For example, if there will be 32 beneficiaries include that 16 are non-Hispanic and 16 Hispanic and that 18 are White, 12 are Native American and 2 Pacific Islander.

Flat Creek Apartments will serve all populations and the property management team

5. Please state the national and project objective and outcome that best describes what will be accomplished by carrying out this activity.

Benefit to low- and moderate-income persons specifically in the form of affordable



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a. NATIONAL OBJECTIVE (as determined by the pre-qualification process):

Which one national objective below will be met through completion of this project?

- ☒ Benefit to low- and moderate-income persons
- ☐ Aid in the prevention or elimination of slums or blight
- ☐ Activity designed to meet community development need having a particular urgency

b. PROJECT OBJECTIVE:

Which one objective will be met?

- ☐ Suitable Living Environment (Activities that benefit communities/families/individuals by addressing issues in their living environment)
- ☒ Decent Housing (Housing activities that meet individual family or community needs; should not be used for activities where housing is an element of a larger effort)

c. PROJECT OUTCOME:

Which one outcome will be met?

- ☐ Availability/Accessibility (Activities that make services, infrastructure, housing and shelter available and accessible. Note that accessibility does not only refer to physical barriers).
- ☒ Affordability (Activities that provide affordability in a variety of ways. It can include creation or maintenance of affordable housing, basic infrastructure hookups, or services such as transportation or daycare).
- ☐ Sustainability (Activities that promote livable or viable communities and neighborhoods by providing services or by reviving slums or blighted areas).

6. PREVIOUS ACTION:

What previous actions have been taken and what efforts have been made to solve this problem? What other funding sources exist for this project?

The Town of Jackson has been actively pursuing and providing affordable housing for decades and the Teton County Housing Authority as been serving the area since 1995. For this project, Town of Jackson is contributing the one-acre site to the project and \$1M in matching funds to this specific development which will benefit 124.5 low-income residents. This effort is all part of a larger plan, executed by various departments within the Town of Jackson, to create and sustain affordable housing in the town and Teton County.



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7. INTEGRATED EFFORT:

- a. How does this project combine with other programs or financial resources to solve this problem?

Flat Creek Apartments will be applying for LIHTC, NHTF, and HOME beyond the \$1,000,000

- b. For Downtown Development Applications: Does a downtown organization exist that is actively involved in the promotion and development of the downtown? If so, describe the nature and function of this organization.

N/A

8. STATE HISTORIC PRESERVATION OFFICE:

Provide verifiable evidence that the State Historic Preservation Office was consulted and the results of that consultation. See attached letter from SHPO (Tab 20 of the application)

9. PREVIOUS GRANT ADMINISTRATION:

- a. Describe previous grant management experience of applicant and sub-applicant, as applicable.

Finance Director - 6 years auditing federal awards, 8 years grant administration in local government

- b. List individually previous CDBG grant awards, during the last three years. Include percentage of project completed and funds expended.

None

10. COMMUNITY DEVELOPMENT PLANS:

How is the project consistent with your community's long-range low to moderate income needs?

The Town of Jackson supports low- to moderate-income housing efforts through various entities: Jackson/Teton Affordable Housing Department, Jackson Hole Community Housing Trust, and Habitat for Humanity of the Greater Teton Area which all share the common goal of creating and sustaining workforce and affordable housing for this community. A deed-restricted, affordable housing project is directly aligned with the town's drive to provide new ways to house the community's workforce.

11. SITE CONTROL INFORMATION:

- ☒ Owned
☐ Optioned
☐ Leased
☐ Other (Explain)

Expiration Date

N/A

If this project involves acquisition of a site or a building, please attach a copy of a market analysis, if grant is awarded, a certified appraisal must be completed.



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12. ZONING:

Please discuss the site zoning as well as any relevant ordinances or covenants.

Rezoning of the land is in progress - see tab 7

13. UTILITIES:

Are utilities available and appropriately sized for the site? Who is responsible for the payment of any applicable fees (i.e. tap fees)?

Yes, utilities are available and the project/partnership will pay fees associated with connection.

14. TIMELINE: The timeline is very important. Please give it thorough consideration as it will drive the dates on the grant agreement, reporting, etc. Though there are always unanticipated circumstances, staff expects the timeline to be well thought-out so that the project will proceed in a reasonable and timely manner.

	Anticipated Completion Date
Site Acquisition	<u>Completed</u>
Zoning	<u>12/1/2021</u>
Infrastructure Available	<u>9/1/2021</u>
Environmental Review	<u>5/1/2022</u>
Advertise Architect/Engineer	<u>5/5/2021</u>
Design Completion	<u>3/1/2022</u>
Advertise for Construction Bids	<u>4/1/2022</u>
Construction Bid Award	<u>4/15/2022</u>
Building Permits	<u>5/1/2022</u>
Other (please describe)	<u></u>
	<u></u>
Project Activities	<u></u>
Pre-Construction Conference	<u>2/1/2022</u>
Notice to Proceed	<u>7/1/2022</u>
Begin Construction	<u>7/1/2022</u>
Complete Construction	<u>8/1/2023</u>
Final Inspection/Certif of Occupancy	<u>8/1/2023</u>
Close-Out	<u>9/1/2023</u>



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SECTION IV: Financial Information

Please attach three years of UGLG'S financial statements (balance sheets, annual budgets), and any current budget forecasts plans.

Please see tab 19 for:

Applicant Financial Statements - Town of Jackson

- Annual Financial Report for 2018 (fiscal year ended June 30, 2018)
- Annual Financial Report for 2019 (fiscal year ended June 30, 2019)
- Annual Financial Report for 2020 (fiscal year ended June 30, 2020)
- Fiscal Year 2022 Adopted Budget (which includes the 2020 actual and 2021 estimate)

Sub-Recipient Financial Statements - Flat Creek Apartments, LLC

-Statement of No Financial Activity



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SECTION V: NEIGHBORHOOD DEVELOPMENT APPLICATIONS

Includes COMMUNITY FACILITIES for limited clientele (e.g. youth, seniors, disabled, etc.) OR PUBLIC INFRASTRUCTURE in support of residential or mixed-use low to moderate income neighborhoods. This does NOT include new housing construction funding.

Primary Neighborhood Housing Type/Classification:

- ☐ Single Family Home (1-4 units) ☒ Multi-Family (5 or more units)
- ☐ Mixed-use (Residential/_____)

Type of Project:

- ☐ Community Facility ☐ Group Home/Shelter
- ☐ Clearance and Demolition ☐ Acquisition*
- ☐ Publicly-Owned Infrastructure ☐ Housing Rehabilitation
- ☒ Other (specify) _____ Infrastructure Improvements for Affordable Housing Project

Will this project result in any persons being displaced or relocated? **No**

If yes, do you have an anti-displacement and relocation plan? **N/A**

Please include your community's comprehensive plan or general development plan, if any.

Please see the Jackson/Teton Workforce Housing Action Plan, tab TBD

*If project involves land or building acquisition a market assessment must be included with the application. If the grant is awarded, a formal appraisal will be required.



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TYPE OF UNITS SERVED

OF UNITS

Single Family Homes

Apartment

47

Single Room Occupancy (SRO) Units

Other (specify)

1 MGR Unit

Other (specify)

TOTAL UNITS

PART I

PROJECT IMPACTS

1 **TOTAL NUMBER OF BUILDINGS IMPACTED**

Square Footage

of Units

0

47

Low/Mod Income Units

0

0

Market Units

0

0

Commercial Space

1

Common Space (Mgr Unit)

Common Space (Other)

TOTAL

100%

Low Income Percentage

Percentage=(low income units / (low income units + market units + commercial space))

PART II

PROJECT deFICIARIES

12.8

% OF FUNDING WILL SERVE 0%-30% OF THE AREA MEDIAN INCOME

23.4

% OF FUNDING WILL SERVE 31%-50% OF THE AREA MEDIAN INCOME

63.8

% OF FUNDING WILL SERVE 51%-60% OF THE AREA MEDIAN INCOME

0

% OF FUNDING WILL SERVE 61%-80% OF THE AREA MEDIAN INCOME

0

% OF FUNDING WILL SERVE 81%-100% OF THE AREA MEDIAN INCOME



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0 _____ % OF FUNDING WILL SERVE MARKET RATE INCOME
100 _____ TOTAL

PART III
TARGETING OF UNITS/NUMBER OF UNITS IMPACTED

4 _____ Exceeding Fair Housing Standards _____ Elderly _____ Other

24 _____ Family (2+ Bedroom) 4 _____ Disabled _____ Other

4 _____ Units Meeting Section 504 Accessibility Standards (required minimum for federally assisted housing)

PART IV
LOW-INCOME COMPLIANCE PERIOD

This project will remain low-income with the occupancy described above for: 50 _____ years

Will the project have tenant-based or project-based rental assistance? ☒ Yes _____ No

*If yes, provide details as outlined in instructions:

Casper Housing Authority has 7 project-based vouchers intended for this project, see attached LOI.



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SECTION VII: BUDGET INFORMATION (ALL APPLICATIONS)

PART A: FUNDING SOURCES

Please list sources of funding for the project. List both the funding source and the agency that administers the program. Include financing, grants, donations, and equity. Attach letter(s) of commitment. Identify each source as to TYPE by noting after name (L) for Loan, (G) for Grant, or (E) for Equity. Identify each source by DESCRIPTION CODE using the codes from the list below. Indicate in the STATUS column whether: (P) Proposed, (R) Requested, or (A) Approved

LIST ALL SOURCES OF PROJECT FUNDING										
SOURCE	AMOUNT	TYPE	DESCRIPTION CODE	STATUS	RATE %	LOAN TERM (YEARS)	AMORITIZATION PERIOD (YEARS)	ANNUAL DEBT SERVICE	DATE REQUESTED	ACTUAL OR EXPECTED COMMITMENT DATE
LIHTC	\$12,211,568	E	3	P					10/30/2021	2/1/2022
Town of Jackson	\$1,000,000	E	4	A					8/1/2021	
RMCRC	\$5,335,000	L	2	P	4.75%	40	15	\$298,179	9/30/2021	7/1/2023
HOME/NHTF	\$2,325,000	L	2	P	2%/0%	40/30	40/30	\$52,873.36	10/30/2021	7/1/2022
CDBG/CDBG-CV	\$1,250,000	G	9	R					9/30/2021	7/1/2022
Deferred Dev. Fee	\$16,760	E	4	A	0%	14	14	1117.31	10/30/2021	7/1/2022
TOTAL SOURCES	\$22,138,328									
DESCRIPTION CODES										
1. USDA Rural Development			6. Housing Agency Board			11. Rental Rehabilitation				
2. Loans (Conventional)			7. State & Local Grants			12. Other HUD				
3. Low-Income Housing Tax Credit			8. Foundations			13. Other Loans (subsidized)				



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- 4. Equity
- 5. Other Subsidies

- 9. Other Grants
- 10. HOME

NOTE: TOTAL SOURCES OF FUNDS MUST EQUAL TOTAL USES OF FUNDS

6.

7.



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PART B: PROJECT COSTS/FUNDING USES

Some projects are more complex than others. Please complete all items that are applicable to your project.

	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	TOTAL PROJECT BUDGET:
LAND/BUILDING ACQUISITION	LIHTC	Town of Jackson	RMCRC	HOME/NHTF	CDBG/CDBG-CV	Deferred Dev. Fee	22,138,328
Land							
Existing Structure							
Demolition							
Other							
TOTAL LAND/BLDG COSTS							
SITE WORK							
Site Work	200,000				375,000		575,000
Off-Site Improvement					125,000		125,000
Environmental							
Other							
TOTAL SITEWORK COSTS	200,000				500,000		700,000
CONSTRUCTION & REHAB							
New Building	8,576,954	1,000,000	1,555,233	2,325,000	750,000		14,207,187
Rehabilitation							
Accessory Structures							
General Requirements	842,214						842,214
Contractor Overhead	252,664						252,664
Contractor Profit	842,214						842,214
Construction Contingency			842,214				842,214
Other			257,641				257,641
Other			106,377				106,377



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TOTAL REHAB & CONST. COSTS	10,714,046	1,000,000	2,761,465	2,325,000	750,000	0	18,050,511
SUBTOTAL	10,714,046	0	0	0	0	0	0



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PART B: PROJECT COSTS/FUNDING USES (CONT.)							
	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	SOURCE:	TOTAL PROJECT BUDGET:
PROFESSIONAL WORK & FEES	LIHTC	Town of Jackson	RMCR	HOME/NHTF	CDBG/CDBG-CV	Deferred Dev. Fee	
Architect Design			707,992				707,992
Architect Supervision			252,664				252,664
Attorney, Real Estate							
Consultant/Agent							
Engineer/Surveyor			61,500				61,500
Other	983,240		12,000			16,760	1,012,000
Other			13,000				13,000
TOTAL PROF. WORK & FEES							
CONSTRUCTION/INTERIM FEES							
Hazard & Liability Insurance			65,884				65,884
Credit Report							
Construction Interests			739,747				739,747
Origination Points			220,000				220,000
Discount Points							
Inspection Fees			25,000				25,000
Title & Recording			32,000				32,000
Legal Fees			25,000				25,000
Taxes							
Other			92,721				92,721
Other			83,502				83,502
TOTAL CONST./INTERIM FEES							
PERMANENT FINANCING FEES							
Credit Report							
Discount Points							
Origination Fees			80,025				80,025
Title & Recording			130,000				130,000
Legal Fees			32,500				32,500
Prepaid MIP							



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Other	212,282						
Other	302,000						
TOTAL FINANCING FEES	514,282						
SUBTOTAL	12,211,569						

Administrative	
Advertising	\$ 4,050.00
Management	\$ 33,793.34
Legal/Partnership	\$ 1,000.00
Accounting/Audit	\$ 7,650.00
Other	\$ 1,925.00
Total Administrative	\$ 48,418.34

Operating	
Fuel	\$ -
Lighting & Misc. Power	\$ 3,700.00
Water/Sewer	\$ 6,800.00
Gas	\$ 1,200.00
Trash Removal	\$ 4,000.00
Payroll/Payroll Taxes	\$ 39,725.00
Insurance	\$ 16,500.00
Other	\$ -
Total Operating	\$ 71,925.00

Maintenance	
Decorating	N/A
Repairs	\$ 6,140.00
Exterminating	\$ 500.00
Ground Expense	\$ 700.00
Snow Removal	\$ 6,000.00
Other - Landscaping	\$ 500.00
Total Maintenance	\$ 13,840.00

Taxes	
Real Estate	\$ 96,591.00
Other	\$ -
Total Taxes	\$ 96,591.00

Total Operating Expense	\$ 230,774.34
Annual Replacement Reserves	\$ 14,400.00

Grand Total Expenses	\$ 245,174.34
-----------------------------	----------------------



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PART C: PROJECTED ONGOING ANNUAL OPERATIONS AND MAINTENANCE COSTS

Double click to edit worksheet

Administrative

Advertising
Management
Legal/Partnership/
Accounting/Audit
Other
Total Administrative

Operating

Fuel
Lighting & Misc
Power
Water/Sewer
Gas
Trash Removal
Payroll/Payroll taxes
Insurance
Other
Total Operating

Maintenance

Decorating
Repairs
Exterminating
Ground Expense
Snow Removal
Other
Total
Maintenance

Taxes

Real Estate Taxes
Other
Total Taxes

Total Operating Expense
Annual Replacement Reserves

Grand Total Expenses



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Administrative						
	Advertising			Maintenance		
	Management				Decorating	
	Legal/Partnership				Repairs	
	Accounting/Audit				Exterminating	
	Other				Ground Expense	
	Total Administrative	\$	-		Snow Removal	
					Other	
					Total Maintenance	\$ -
Operating						
	Fuel			Taxes		
	Lighting & Misc Power				Real Estate Taxes	
	Water/Sewer				Other	
	Gas				Total Taxes	\$ -
	Trash Removal					
	Payroll/Payroll Taxes			Total Operating Expense	\$ -	
	Insurance			Annual Replacement Reserves		
	Other					
	Total Operating	\$	-	Grand Total Expenses	\$ -	



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APPENDIX A GENERAL INFORMATION AND SUMMARY OF GRANTEE RESPONSIBILITIES

Responsibility for Grant Administration:

The local government is responsible for the proper use and administration of the CDBG funds, regardless of any sub-grantee the government may sponsor. Grant agreements are between the state and the local government, and therefore, the local government is the grantee and responsible entity.

Release of Funds:

Prospective applicants and grant recipients should take special note that in all cases per 24 CFR Part 58.22(a-d) CDBG funds and non-CDBG funds cannot be obligated or expended until the environmental review process has been completed and accepted by the Wyoming Community Development Authority (WCDA). 24 CFR Part 58.22(a-d) reads:

- (a) *Neither a recipient nor any participant in the development process including public or private nonprofit or for-profit entities, or any of their contractors may commit HUD assistance under a program listed in Section 58.1(b) on an activity or project until HUD or the state has approved the recipient's RROF and the related certification from the responsible entity. In addition, until the RROF and the related certification have been approved neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives.*
- (b) *If a project or activity is exempt under Section 58.34 or is categorically excluded (except in extraordinary circumstances) under Section 58.35(b) no RROF is required and the recipient may undertake the activity immediately after the responsible entity has documented its determination as required in Section 58.34(b) and Section 58.35(d) but the recipient must comply with applicable requirements under section 58.6.*
- (c) *If a recipient is considering an application from a prospective sub-recipient or beneficiary and is aware that the prospective sub-recipient or beneficiary is about to take an action within the jurisdiction of the recipient that is prohibited by paragraph (a) of this Section, then the recipient will take appropriate action to ensure that the objectives and procedures of NEPA are achieved.*
- (d) *An option agreement on a proposed site or property is allowable prior to the completion of the environmental review if the agreement is subject to a determination by the recipient on the desirability of the property for the project as a result of the completion of the environmental review in accordance with this part and the cost of the option is a nominal portion of the purchase price. There is no constraint on the purchase of an option by third parties that have not been selected for HUD funding, have no responsibility for the environmental review and have no say in the approval or disapproval of the project.*

Until the required environmental review is completed, funds are authorized for release by the Wyoming Business Council, and the formal grant agreement is fully completed, signed and returned to the grantee, funds for the project cannot be committed or expended.

Funds committed or expended before the signing of a grant agreement will not be eligible for reimbursement. Signing a contract with a consultant, architect/engineer or a construction contractor is considered a commitment of funds.



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Federal Laws, Rules & Regulations:

If selected for funding, a grantee must agree to comply with all applicable federal laws and regulations. The following is a list of the major requirements that apply to projects using CDBG funds. They cover a wide range of issues including environmental impacts, labor standards, financial procedures, and civil rights. Many requirements may affect the cost and complexity of project administration. Therefore, all applicants are advised to understand the responsibility involved in receiving a CDBG grant. Detailed written information concerning these requirements may be obtained from the WCDA.

The chief elected official of the grantee or other officer pre-approved by the state consents to or will comply with the following:

- a. He/she is authorized and consents on behalf of the applicant and him/herself to accept the jurisdiction of the federal courts for enforcement of his responsibilities as such an official.
- b. The community development program has been developed to give maximum feasible priority to activities which will benefit low- and moderate-income families, or aid in the prevention or elimination of slums or blight.
- c. The requirement for this certification will not preclude the state from approving a pre-application where the applicant certifies, and the state determines, that all or part of the community development program activities are designed to meet community development needs having a particular urgency as specifically explained in the pre-application.
- d. It will consent to prepare an environmental assessment and assume the status of a responsible Federal Official under the National Environmental Policy Act of 1969, insofar as the provisions of such Act apply to the Wyoming Small Communities Block Grant Program; and
- e. It will, in connection with its performance of environmental assessments under the National Environmental Policy Act of 1969, comply with Section 106 of the National Historic Preservation Act of 1966 (16 U.S.C.470), Executive Order 11593, and the Preservation of Archaeological and Historical Data Act of 1974 by: (16 U.S.C.469(a)-1, et. seq.) by:
- f. Consulting with the State Historic Preservation Office to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects (See 36 CFR Part 800.8) by the proposed activity.
- g. It will comply with the regulations, policies, guidelines and requirements of the OMB Circular Number A-87, "Cost Principles for State, Local, and Indian Tribal Governments" and 24 CFR Part 85, "Uniform Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments", as they relate to the acceptance and use of Federal funds and will comply with all requirements imposed by the state concerning special requirements of law, program requirements, and other administrative requirements.
- h. It will administer and enforce the labor standards requirements set forth in the Davis-Bacon Act, Contract Work Hours and Safety Standards Act, Copeland Anti-kickback Act and Change of Use of Real Property and other regulations as applicable.
 - It will comply with provisions or Executive Order 11988 relating to evaluation of flood hazards and floodplain management; and Executive order 11990 relating to wetlands protection
 - It will comply with the flood insurance purchase requirement of Section 102(a) of the Flood Disaster Protection Act of 1973, Pub. L.93-234, after March 2, 1974, the purchase of flood insurance in communities where such insurance is available as a



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condition for the receipt of any federal financial assistance for construction or acquisition purposes for use in any area, that has been identified by the secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any other form of direct or indirect federal assistance.

- It will pursuant to Public Law 90-480 require every building or facility (other than a privately owned residential structure) designed, constructed or altered with funds provided under this Part to comply with the "American Standard Specifications for Making Buildings and Facilities Accessible to and Useable by the Physically Handicapped", Number A-117.1-R 1971, subject to the exceptions contained in CFR 101-19.604. Reference should also be made to the accessibility regulations promulgated under the authority of the Americans with Disabilities Act. The applicants will be responsible for conducting inspections to insure compliance with these specifications by the contractor.

1) It will comply with:

- (A) Title VI of the Civil Rights Act of 1964, (Pub.L. 88-352, and the regulations issued pursuant thereto (24 CFR Part 1), which provides that no person in the United State shall, on the grounds of race, color or national origin, be excluded from participation in, be denied of, or be otherwise subjected to any discrimination under any program or activity for which the applicant receives federal financial assistance and will immediately take any measures necessary to effectuate this assurance.
- (B) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C 794) and the regulations issued pursuant thereto (24 CFR Part 8), which provides that "No otherwise qualified individual with disabilities in the United States shall solely by reason of his handicap, be excluded from the participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance..."
- (C) If any real property or structure thereon is provided or improved with the aid of federal financial assistance extended to the applicant, this assurance shall obligate the applicant, or in the case of any transfer of such property, any transferee, for the period during which the property or structure is used for a purpose for which the federal financial assistance is extended, or for other purposes involving the provision of similar services or benefits.
- (D) Title VIII of Civil Rights Act of 1968 (Pub. L. 90-184), as amended, administering all programs and activities relating to housing and community development is a manner to affirmatively further fair housing in the sale or rental of housing, the financing of housing and the provision of brokerage services.

2) It will:

- (A) Comply with Title II (Uniform Relocation Assistance) of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and HUD implementing regulations at 24 CFR Part 42 and 14 CFR 570.602(a);



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- (B) Provide relocation payments and offer relocation assistance as described in Section 205 of the Uniform Relocation Assistance Act to all persons displaced as a result of acquisition of real property for an activity assisted under the Wyoming CDBG Program. Such payments and assistance shall be provided in a fair and consistent and equitable manner that insures that the relocation process does not result in different or separate treatment of such persons on account of race, color, religion, national origin, sex or source of income;
 - (C) Assure that, within a reasonable period of time prior to displacement, comparable decent, safe and sanitary replacement dwellings will be available to all displaced families and individuals and that the range of choices available to such persons will not vary on account of their race, color, religion, national origin, sex or source of income.
- It will comply with the provision of the Hatch Act which limits the political activity of employees.

****Please note that if the project involves construction, in addition to compliance with the federal labor standards and Davis-Bacon, it is also required that the project be in compliance with the Wyoming Preference Act. This means that efforts must be made to hire Wyoming residents for labor whether or not the General Contractor is a Wyoming business. Additional Information will be provided if the grant is awarded.**



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APPENDIX A

Guidelines for Acquiring a Structural Assessment

What is required:

The purpose of acquiring a structural assessment is to engage a design team to assess an existing building for its ability to accommodate the end use desired by the project owner. The assessment should provide sufficient information such that a qualified and experienced contractor or cost consultant can assign reasonable budget estimates to the work required to achieve the intended use. The assessment shall include:

- An investigation of the building in its current condition
- Evaluation and statements of the integrity of the existing building systems necessary for the building to perform in its intended use.
- Statements as to the anticipated level of upgrade, or demolition and reconstruction, required for the project to achieve the intended use within the confines of the applicable building code.
- Where a project is determined by the design team to have aspects of unusual complexity or problems, provide recommendations for any further investigation or analysis necessary to provide reasonable cost information and further instructions on how to proceed with the project.

Qualifications:

The design team proposing to perform the assessment shall consist, at a minimum, of one professional engineer qualified in the discipline of structural engineering, certified to practice in the state of Wyoming. The structural engineer shall be experienced in the evaluation and retrofit of existing buildings and in the design of the project types consistent with end use intended for this project. The structural engineer shall be able to provide, upon request, a project list of similar projects completed by the applicants and at least three external architectural, engineering, general contractor, or subcontractor references.

The design team proposing to perform the assessment may include qualified personnel from additional professional disciplines or areas of expertise as determined to be appropriate for the project. Additional personnel shall be subject to the same project qualification and experience requirements as the structural engineer.

Cost Estimates:

Certified cost estimates are required for the project. The cost estimates must directly relate to the structural assessment and/or further analysis. If the engineer or architect is not the same as those performing the structural analysis, then they must provide the same qualifications stated previously.

STAFF REPORT



Meeting Date:	September 20, 2021	Meeting Title:	Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	Item P21-150 - Request for a Subdivision Plat at the property addressed at 1085 W. Highway 22	Public Comment:	Yes

Purpose & Policy Considerations.

This is Council's opportunity to review the Plat for a condominium subdivision at 1085 W. Highway 22. A Subdivision Plat is required to subdivide a building into individual condominium units. All plats must be approved by the Town Council at a public hearing per the Town of Jackson Land Development Regulations, Sections 7.2.4 and 8.5.4.

Requested Action.

The applicant, Sue Karichner of Nelson Engineering, representing Kojak, LLC, is requesting approval of a Subdivision Plat called Metro Plateau Third Addition to subdivide 1 building into 5 units – 1 commercial and 4 live/work units – in the Commercial Residential – 3 (CR-3) zoning district.

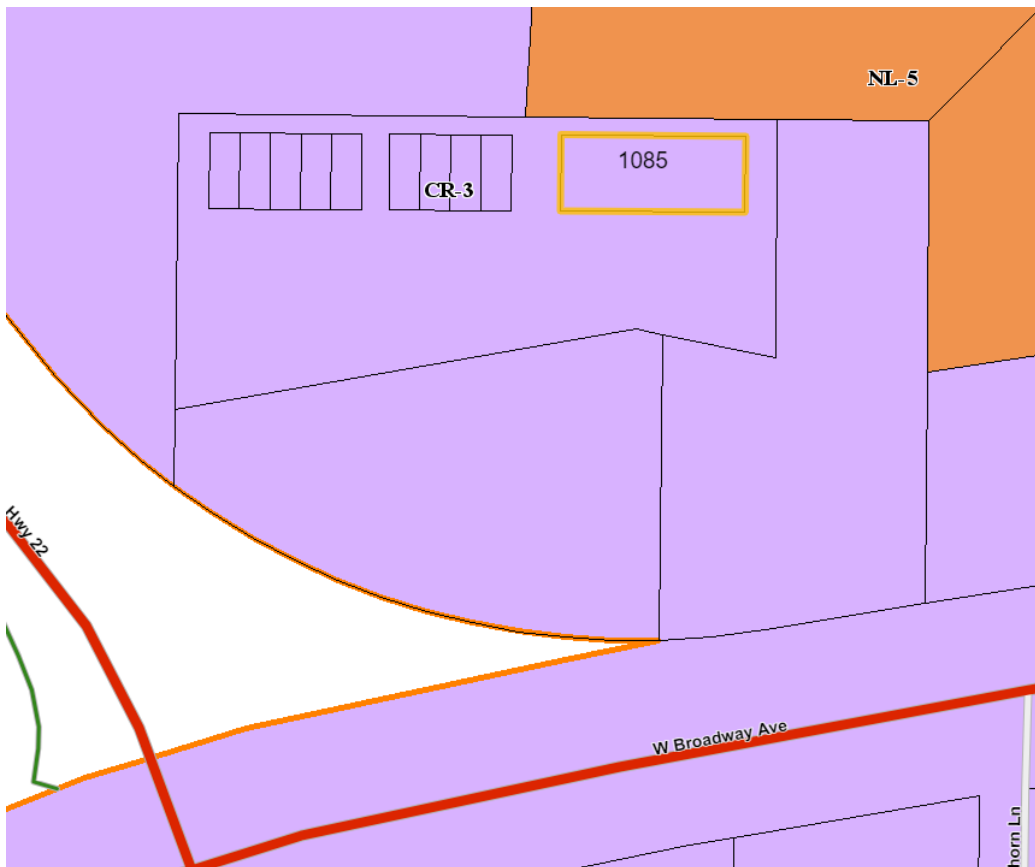
Recommendations.

The Planning Director recommends approval of a Subdivision Plat for a 5-unit condominium subdivision for the property addressed at 1085 W Highway 22, subject to the departmental reviews attached hereto and following 3 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. Park and School Exactions shall be paid at the time of plat recording.
3. The HOA Lien – Exception 11 (Instrument 0974591) – shall be resolved prior to the recordation of the plat.

Project Location.

The property is located 1085 W Highway 22, and legally known as LOT 9, METRO PLATEAU ADDITION. The parcel identification number is 22-41-16-32-1-14-009. An aerial photo and zoning map are shown on the following page:



Background.

The building currently under review for subdivision was originally approved by Town Council in September 1999 for a Final Development Plan (FDP) and Conditional Use Permit (CUP) for a Heavy Retail/Service use, hillside development, and an 8,300 SF structure. A subsequent CUP and FDP were approved in November 2000 to allow for a light industrial use in this building. In August 2001, the previously approved Conditional Use Permits and Final Development Plan were amended to add the construction of a 6,000 square-foot building, to change the retaining wall materials, and propose a 20-foot shift of the location of the existing south retaining wall. In May 2004, another CUP was granted to allow a snowmobile/ATV rental and repair shop to the premises.

In June 2008, the applicant was granted approval of a Minor Development Plan to change the previous service/light industrial uses to the current office use (which is the current location of Steven Dynia Architects).

In 2009, an FDP was approved that allowed for the development of two (2) additional 7,000 SF buildings containing office space and employee housing units. Later that year, the FDP was amended (P09-061) to reprogram the buildings as de facto live/work spaces, in which office spaces were paired with residential units. Because the residential units were to be inhabited by employees generated by their corresponding office spaces, they were found to be self-mitigating with respect to employee housing requirements. In addition, because they are considered employee housing units, the development utilized a Floor Area Ratio (FAR) bonus, which increased the FAR from .4 to .5.

In August 2010, the Town Council adopted Ordinance 975, which created an official Live/Work use in the Land Development Regulations (LDRs). This use category was created with its own standards such as parking and employee housing, and the applicant obtained approval to reduce the parking area from 57 spaces required under an office scenario to 42 spaces under the Live/Work standard (P10-069). Construction began on the western-most building began in fall 2010 which contains five (5) Live/Work units.

In September 2011, Town Council approved an Amendment of a Final (Intermediate) Development Plan (P11-006) to allow a re-configuration of approximately 28,000 above grade SF between buildings on the property located at 1085-1125 W. Highway 22 thus transferring development potential to the western-most building and removing development potential from the eastern-most building (the building currently under review for a subdivision plat).

Staff completed a site visit in conjunction with the current application and has confirmed parking of forty-four (44) spaces currently on the site in compliance with previously approved parking requirement.

Public Comment

Staff received public comment with concerns for traffic, parking, fire safety, live/work enforcement, and future use of the site. Staff has explored all issues addressed in public comments and have not found any violations of the LDRs or inconsistencies with previous approvals. The applicant confirmed for Staff the businesses in the four live/work businesses and each either have an active business license or are in the process of renewing their business license as of the time of this Council meeting. A summary of public comment is attached.

HOA Lien

A lien on the property was found during the technical review of the proposed plat. The lien described as Exception 11 (instrument 0974591) was recorded on August 2, 2019, with the Teton County Clerk. The lien states Kojak LLC is indebted to the Metro Plateau Homeowners Association in the amount of \$6,189.84 for delinquent homeowner's assessments. The lien shall be resolved by Kojak, LLC prior to plat recordation.

Analysis.

Staff finds that the proposed subdivision meets the requirements of the Land Development Regulations (LDRs) for Div. 7.2 Subdivision Standards and of Sec. 8.5.3 Subdivision Plat.

According to Division 7.5, all residential subdivisions, including affordable and live/work units, are required to dedicate lands for school and park development. The proposed subdivision will result in 4 live/work units, thus the applicant/owner is subject to a Park Exaction fee of \$4,500 and School Exaction fee of \$8,000.

Condominium and townhouse subdivisions are permitted subject to the following standards found in Section 7.2.4 Condominium and Townhouse Subdivisions:

- A. ***Final plat required.*** *Condominium and townhouse subdivisions shall require approval of a Subdivision Plat pursuant to Sec. 8.5.4.*

Complies. Staff finds that the proposed Final Plat satisfies this standard.

- B. ***Building and fire code applicability.*** *Condominium and townhouse subdivisions constitute a change of use under the currently adopted building and fire codes as well as these LDR. The conversion of dwelling units to condominiums or townhomes shall comply with the currently adopted building and fire codes.*

Complies. The building has been reviewed by the Building Department with no concerns at this time. The units must meet the requirements of the corresponding occupancy type (Business or R-2 occupancy) under the 2018 International Building Code. The building has been reviewed by the Fire Department which approved the plat under the condition that all commercial areas be inspected by the Fire Department and any violations be brought into compliance during the annual inspection process.

1. ***Report on building required.*** *To ensure compliance with the currently adopted building and fire codes, a written and graphic report shall be professionally prepared by an individual qualified by the Town Building Official and submitted to the Building Official for review. The report shall identify any conditions of the existing structure(s) that do not conform to the currently adopted building and fire codes and the alterations to the structure(s) required to bring the structure(s) into compliance with the codes. A structural analysis of the existing building(s) shall not be required unless the Building Official determines the structural integrity of the building(s) is questionable under the authority granted to the Building Official by the currently adopted building and fire codes.*

Complies. The building has been reviewed by the Building Department with no concerns at this time. The units must meet the requirements of the corresponding occupancy type (Business or R-2 occupancy) under the 2018 International Building Code.

2. **Necessary building upgrades.** *The Town Building Official shall review the report, and structural analysis when required, and inspect the building(s) to determine any alterations to the building(s) necessary to comply with the currently adopted building and fire codes.*

- a. **Fire sprinkler system.** *Condominium and townhouse subdivisions shall not require installation of a fire sprinkler system in the building(s) unless the subdivision includes significant alteration to the existing building(s) that require a fire sprinkler system pursuant to the currently adopted building and fire codes.*

Complies. Live/work and commercial units on site have fire sprinkler systems.

- b. **Construction plans.** *Construction plans to complete any required alterations shall be submitted to the Town Building Official for review and approval, approval with conditions or denial.*

Not applicable.

C. **Tenant notification.** *The owner proposing a condominium or townhouse subdivision shall, in writing, notify the current tenants of the dwelling units, provide the tenants the opportunity to purchase their unit, and provide a grace period to relocate.*

1. **Notice to tenants.** *The owner of a proposed condominium or townhouse subdivision shall notify the current tenants, in writing, via certified and U.S. mail, of the plans to convert the development to condominiums or townhouses and provide the tenants the opportunity to purchase the unit they occupy. The tenants shall be given a minimum of thirty (30) days to decide if they wish to purchase the unit they occupy. This written notice and thirty (30) day decision period may run concurrently with the Final Development Plan and Final Plat applications.*

Complies. Tenants have been notified of subdivision by the applicant or owner.

2. **Grace period to relocate.** *If any tenant decides to not purchase the unit they occupy or does not respond, in writing, within thirty (30) days to the offer to purchase their unit, the owner of the development shall provide a written notice to the tenant, via certified and U.S. Mail, to vacate the unit and provide a minimum of sixty (60) days from receipt of said written notice to relocate.*

Complies. Tenants have been notified of subdivision by the applicant or owner.

D. **Site Compliance.** *Conformity of the physical development and use of a lot of record to be subdivided into townhouse or condominium lots will continue to be determined based on the boundary of the site to be subdivided, not the boundaries of the resultant townhouse lots or condominium units.*

Complies.

E. **Townhouse Subdivision.** *Townhouse subdivision is the subdivision of land around the base of a unit that is intended to separate ownership of the units in a development while still retaining the character of a single,*

integrated development. A Townhouse subdivision shall be exempt from the minimum lot size requirement if the following standards are met

Not applicable.

1. **Common Element Interest Required.** *A lot of record may be subdivided into lots of less than the minimum lot size for the zone if each resultant lot retains an undivided interest in common elements of the lot of record.*

Not applicable. The proposed subdivision is not a Townhouse Subdivision.

2. **Maximum Lot Size.** A townhouse lot shall not exceed 125% of the area of footprint of the approved unit.

Not applicable. The proposed subdivision is not a Townhouse Subdivision.

3. **Building Official Review.** The building official shall review and approve the proposed location of the townhouse lots.

Not applicable. The proposed subdivision is not a Townhouse Subdivision.

Findings

Pursuant to Section 8.5.4.C (Subdivision Plat) of the Land Development Regulations, the following findings shall be made for the approval of a Subdivision Plat.

1. *The proposed Subdivision Plat shall be in substantial conformance with an approved development plan or development option plan.*

Complies. As conditioned, staff finds the proposed third filing of the Final Plat for Phase Three to be in substantial conformance with the previously approved Final Development Plan and subsequent amendments.

2. *The proposed Subdivision Plat shall comply with Section 8.5.4 – Subdivision Plat.*

Complies. Staff finds that the proposed subdivision plat complies with the standards of Section 8.5.4 – Subdivision Plat regarding the purpose, applicability, required documentation information and review process.

3. *The proposed Subdivision Plat shall comply with Division 7.2 – Subdivision Standards.*

Complies. The proposed subdivision plat meets the standards laid out in Division 7.2 pertaining to the provision of such requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure.

4. *The subdivision plat shall comply with all other relevant standards of these LDRs and other Town Ordinances.*

Complies. Staff finds that the proposed subdivision complies with the provisions of the LDRs. In addition, the subdivision complies with all other Town Ordinances.

Fiscal Impact.

Park Exactions - \$4,500.00

School Exactions - \$8,000.00

Staff Impact.

The amount of staff time to review, research and write this report including future work to send final letters and obtain signatures for the plat is greater than typical of that for a subdivision plat of this size and is 20 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Park and School Exactions

Public Comment Summary

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

Based upon the findings as presented in the staff report and as made by the applicant for Item P21-150, I move to make findings 1-4 as set forth in Section 8.5.4.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 8.5.4. Subdivision Plat; 3) Complies with standards of Division 7.2. Subdivision Standards; 4) Complies with other relevant standards of these LDRs, to approve a Final Plat for the Metro Plateau Third Addition to the Town of Jackson for the property addressed at 1085 W. Highway 22 subject to the departmental reviews attached hereto and the following conditions of approval:

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. Park and School Exactions shall be paid at the time of plat recording.
3. The HOA Lien – Exception 11 (Instrument 0974591) – shall be resolved prior to the recordation of the plat.

9/14/2021

Town of Jackson Project Reviews

Project Number	P21-150	Applied	6/15/2021	AL
Project Name	Final Plat - 1085 W. Hwy 22 Third Filing	Approved		
Type	FINAL PLAT	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		
Applicant	Nelson Engineering	Owner	KOJAK, LLC	
Site Address		City		State
1085 W Highway 22		Jackson		WY
				Zip
				83001
Subdivision		Parcel No		
		22411632114009		

Type of Review Notes		Dates			Remarks
		Sent	Due	Received	
Building	APPROVED W/CONDITI	9/3/2021	9/9/2021	9/7/2021	
(9/7/2021 10:17 AM KS) Units must meet the requirements of a R-2.					
Fire	APPROVED W/CONDITI	9/3/2021	9/9/2021	9/14/2021	
(9/14/2021 10:10 AM CLAY) Many of the units have outstanding fire code violations in the commercial, downstairs areas. All commercial areas must be inspected by this department and violations be brought into compliance.					
Legal	NO COMMENT	6/15/2021	7/7/2021	6/24/2021	
Planning	APPROVED W/CONDITI	6/15/2021	7/7/2021	9/14/2021	
(7/07/2021 2:45 PM KP) No comment at this time. Planning Department will continue to verify Plat consistency with Final Developent Plan and amendments as well as take into account any public comment.					
(9/14/2021 2:02 PM KP) P21-150 approved with the following 3 conditions from the Planning Dept.					
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.					
Park and School Exactions shall be paid at the time of plat recording.					
The HOA Lien – Exception 11 (Instrument 0974591) – shall be resolved prior to the recordation of the plat.					
Public Works	APPROVED W/CONDITI	6/15/2021	7/7/2021	7/9/2021	See Notes

Type of Review Notes	Status	Dates			Remarks
		Sent	Due	Received	

(7/9/2021 4:08 PM SM)
FINAL PLAT – APPROVED w CONDITIONS

P21-150 Plat Review
ADDRESS: 1085 W HWY 22
OWNER: Kojak, LLC
APPLICANT: Nelson Engineering

7/9/2021
Scott Mohror, 733-3079

DATE OF SUBMITTAL: 06/15/2021
DATE OF MATERIALS: 06/15/2021
REVISION NO.:

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

PRIOR TO PLAT APPROVAL THE FOLLOWING SHALL BE ADDRESSED:

GENERAL

1. Name of Subdivision Conflicts

CERTIFICATE OF ACCEPTANCE

2. Revise subdivision name per County Surveyor review comment for primary subdivision name.
3. Revise to the correct subdivision name throughout plat sheets. The Job Title within the Title Block is different than the subdivision name shown on the plat sheets.
4. Revise Town Clerk to Lynsey Lenamond, two places.
5. Revise Planning Director to Paul Anthony

NOTES

6. Add a note for, NO PUBLIC MAINTENANCE OF SEWAGE COLLECTION SYSTEM
7. Add a note for, NO PUBLIC MAINTENANCE OF WATER DISTRIBUTION SYSTEM
8. Add a note for, NO PUBLIC MAINTENANCE OF ROADS OR DRIVES
9. Correct the spelling of Code in the Seismic Zone 3 statement.
10. Revise Seismic Zone fault line statement to state that there is or is not a fault line on the property. Refer to LDR 5.4.3.B for more information.
11. Be consistent with the use of upper-case letters or lower-case letters throughout plat sheets.

CERTIFICATE OF SURVEYOR

12. Subdivision name does not match Job Title within the drawing Title Block. Revise accordingly.
13. Revise subdivision name per County Surveyor review comment for primary subdivision name.

CERTIFICATE OF OWNER

14. Add statement, "that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson; and"

PLAT SHEETS

15. Revise Vicinity Map(s) with appropriate plat name for Metro Plateau Addition.
16. Be consistent with the use of upper-case letters or lower-case letters throughout plat sheets.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

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

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

PROJECT.

Name/Description: Metro Plateau Third Filing
Physical Address: 1085 W. Highway 22
Lot, Subdivision: 9, Metro Plateau Addition Plat no. 1279 PIDN: 22-41-16-32-1-14-009

PROPERTY OWNER.

Name: Kojak LLC Phone: 307.733.3766
Mailing Address: P.O. Box 4356, Jackson, WY ZIP: 83001
E-mail: sdynia@dynia.com

APPLICANT/AGENT.

Name: Nelson Engineering Phone: 307-733-2087
Mailing Address: Box 1599, Jackson, WY ZIP: 83001
E-mail: skarichner@nelsonengineering.net

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

☒ _____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: P10-061 & P11-006 Date of Neighborhood Meeting: _____

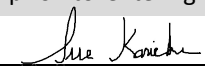
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

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

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

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



Signature of Property Owner or Authorized Applicant/Agent
Sue Karichner

Name Printed

6-15-2021

Date
Engineer Tech.

Title

SK/20-391-02

June 15, 2021

Town of Jackson
Planning Dept.
P.O. Box 1687
Jackson, Wyoming 83001

RE: Final Plat Application Submittal, Metro Plateau Third Addition to the Town of Jackson.

We are submitting for Final Plat Application a subdivision of Lot 9 of Metro Plateau Addition to the Town of Jackson into Condominiums units. A brief history of this development is that Lot 9, which is Building "C" of that amended Final Development Plan that was approved by the Town Council on September 7, 2011. That FDP allowed Building "C" to the official Live/Work category. The Live/Work category is exempt from Affordable/Employee Housing.

Included in this submittal for Final Plat:

- a signed application form
- fee of \$1,202 paid over the phone
- Title Report
- the most recent Deed
- Proof of Publication for Notice of Intent to Subdivide
- A copy of the Supplemental Declaration to Declaration of Covenants, Conditions and Restrictions
- Letter of Authorization
- Articles of Organization

I believe this address all the requirements for Final Plat Application. Please call me if you have any questions or concerns.

Sincerely,



Sue Karichner

Encl.

• Public Notices •

2021.
F. Wyoming Water and Wastewater Mutual Aid and Assistance Agreement. To approve the Wyoming Water and Wastewater Mutual Aid and Assistance Agreement and further authorize the Mayor to sign the approved Agreement.
G. Bid 21-02 Award of Purchase for Pickup Truck for Water Division. To approve the procurement of Bid #21-02 for the purchase of a new ¾ service truck for the Water Division within Public Works and award the bid to Teton Motors of Jackson, Wyoming, in the amount of \$46, 778.00.
H. Bid 21-03 Award of Contract for Well 9 Exploration. To approve award of the contract for the Town of Jackson Well 9 Exploration to Cahoy Pump Service of Cheyenne, Wyoming in the amount of \$233,123.00, and amend the FY21 budget by allocating an additional \$207,000.00 from the Water Enterprise Fund balance to this project, and authorize the Mayor to execute all necessary agreements.
I. Malt Beverage Permit Application Jackson Hole Rodeo. To approve the issuance of a malt beverage permit to the Jackson Hole Rodeo for the dates requested during the summer 2021 rodeo season, including the Shriner's Rodeo dates, from 6:00 pm to 10:15 pm, subject to the conditions and restrictions listed in the staff report. The vote showed 5-0 in favor and the motion carried.
Public Hearing for Proposed Annexations of One Parcel and Portions of Three Roadways. Lynsey Lenamond, Floren Poliseo and Lea Colasuonno made staff comment. Council held discussion with staff. The Mayor opened public comment. No public comment was given. A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to continue the public hearing to the June 7 regular Town Council meeting at 6pm. A vote showed 5-0 in favor and the motion carried. Item B19-0393 Construction Management Plan at 135 N. Cache for Hotel Jackson. Arne Jorgensen recused himself. Floren Poliseo and Brian Lenz made staff comment. Nate Rectanus, Tom Mangelsen, Shaun Seligman, Dan Harrison, Tiffany Talbot, Kurt Harland, Ed Bruno, David Brookover, Annette Seligman and Sadek Darwiche made public comment. Council held discussion with staff. A motion was made by Jonathan Schechter and seconded by Mayor Hailey Morton Levinson to direct staff to approve the CMP for Hotel Jackson Phase 2 as presented, subject to the attached conditions of approval, and subject to any future modification as may be required by the Town. The vote showed 4-0 in favor and the motion carried. Council recessed at 7:41 pm and readjourned at 7:46 pm. Resolution 21-18: A Resolution Banning Commercial Air Tours in GTNP. Lynsey Lenamond and Lea Colasuonno made staff comment. A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve Resolution 21- 18 Banning Commercial Air Tours in GTNP and editing the title of the Resolution to reflect commercial air tours.
RESOLUTION 21-18
A Resolution Banning Commercial Air Tours in Grand Teton National Park
WHEREAS, Wind River Air, LLC scenic helicopter tours represents a commercial use that is incompatible with Grand Teton National Park and other surrounding public lands; and
WHEREAS, the mission of Grand Teton National Park (GTNP) is to preserve unimpaired the natural and cultural resources and values of the National Park System and specifically the resources and values within the boundary of Grand Teton National Park for the enjoyment, education and inspiration of this and future generations; and
WHEREAS, GTNP is the only national park in the country that has an airport, the Jackson Hole Airport (JHA), within its boundary; and
WHEREAS, the JHA operates under Federal Aviation Administration (FAA) rules and regulations regarding authorized operations and aeronautical activities; and
WHEREAS, those activities include aircraft arrivals and departures necessary for the transportation of people and cargo; and
WHEREAS, those activities also include daily flight operations that are for scenic purposes only and not for passenger transport; and
WHEREAS, multiple daily scenic tours originate from airports outside but on the borders of GTNP and Yellowstone National Park; and
WHEREAS, these flight operations from surrounding airports purport to be for transport but whose documented flight paths clearly indicate are for scenic purposes; and
WHEREAS, the JHA cannot further restrict flight paths because of the federal preemption provided by the Aviation Noise and Capacity Act of 1990; and
WHEREAS, GTNP offers guidance that aircraft should stay 2,000 feet or more above the landscape but that this is only guidance and not a legally enforceable restriction; and
WHEREAS, scenic helicopter tours have created well-documented negative impacts over GTNP and adjacent public lands that include noise, wildlife disturbances, scenic intrusions in viewsheds, potential safety hazards, interference with Teton County Search and Rescue operations and diminished experiences for visitors of the park; and
WHEREAS, Congressional legislation directing the FAA to craft rules and guidance restricting flights for scenic purposes from operating out of Jackson Hole Airport is the most effective method to protect the mission and values of GTNP; and
NOW, THEREFORE, having duly met at a regular meeting and considered the matter, the Town Council of the Town of Jackson, does hereby support a permanent ban of commercial helicopter tours over Grand Teton National Park and adjacent public lands in Teton County, Wyoming, and the Town of Jackson, and seeks Congressional relief through legislation.
PASSED AND APPROVED this 17th day of May 2021. Mayor Hailey Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Resolution 21- 19: A Resolution Accepting FAA Grant Addendum Under Coronavirus Response & Relief Act. Lynsey Lenamond made staff comment. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve Resolution 21-19 as presented.
RESOLUTION 21-19
A Resolution Accepting FAA Grant Addendum Under Coronavirus Response and Relief Act ACRGP Addendum No. 3-56-0014-066-2021
WHEREAS, the Jackson Hole Airport Board (the "Board") was organized as an airport board on January 17, 1968 pursuant to Wyoming Statute §10-5-202; is deemed a joint power board pursuant to Wyoming Statute §16-1-105; and is the owner and operator of a public use airport known as the Jackson Hole

Airport ("Airport"); and
WHEREAS, the Federal Aviation Administration ("FAA") has tendered an Addendum to Grant Agreement No. 3-56-0014-065-2021, in the form annexed hereto as Exhibit A (the "Addendum"), to provide relief from rent and minimum annual guarantee ("MAG") obligations to airport concessions at the Airport, in accordance with the Coronavirus Response and Relief Act (the "Act"), Public Law 116-260, Division M, in the additional amount of Ninety-Five Thousand One Hundred Three Dollars (\$95,103); and
WHEREAS, the FAA requires resolutions of approval from all airport sponsors, including the Town of Jackson, in order for the Airport to receive such a grant.
NOW, THEREFORE, be it resolved by the Town Council of the Town of Jackson, Wyoming that it hereby provides approval for the Board to accept ACRGP Addendum No. 3-56-0014-066-2021 from FAA in the amount of \$95,103, to provide relief from rent and minimum annual guarantee ("MAG") obligations to airport concessions at the Airport.
This Resolution shall become effective upon adoption.
PASSED AND APPROVED this 17th day of May 2021. Mayor Hailey Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Matters from Mayor and Council. Council discussed bike lanes and TC Public Health's efforts to initiate mobile vaccines. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to add Avant Delivery's request for a franchise agreement to an upcoming agenda for consideration. Lea Colasuonno made staff comment. Sam Schwartz made public comment. The vote showed 5-0 in favor and the motion carried. Council discussed the Rancher corridor project in relation to May Park. Larry Pardee made staff comment. Council discussed in-person meetings, the mask mandate, and mask usage. Lea Colasuonno made staff comment. Council discussed coordination between local fire response agencies. Town Manager's Report. A motion was made by Jonathan Schechter and seconded by Jim Rooks to accept the Town Manager's Report into the record. The Town Manager's Report contained information on the Willow and Broadway Cache Tube Replacement Project, Long-term Legislative Strategy, the Community Development Department name, the Town's Employee Housing Program shared with Driggs, ID, and mask requirements in Town facilities open to the public. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. The meeting adjourned at 8:32 p.m. minutes:ll. Review complete and approved minutes at www.jacksonwy.gov/491.
Publish: 05/26/21

• CONTINUED PUBLICATIONS •

PUBLIC NOTICE: Notice of Application for a Restaurant Liquor License
Notice is hereby given that the applicant whose name is set forth below filed application for a Restaurant Liquor License in the Office of the Town Clerk of the Town of Jackson, Teton County, Wyoming. The date of filing, name of the said applicant, and description of the place or premises which the applicant desires to use are as follows: Date Filed: May 4, 2021. Applicant: Thai Plate Cuisine Inc d/b/a Thai Plate. Location: 145 N. Glenwood Street. Protest, if any there be, against the transfer of the above license will be heard at the hour of 6:00 pm or as soon thereafter as the matter can be heard, on the 7th day of June 2021 before the Town Council of the Town of Jackson, Teton County, Wyoming, in the Council Chambers of the Town Hall at 150 East Pearl. Dated this May 10, 2021. L.Lenamond, Town Clerk
Publish: 05/19, 05/26/21

ADVERTISEMENT FOR BIDS
TOJ Bid No. 21-04
Notice is hereby given that the Town of Jackson, Wyoming is requesting Bids for the construction of the 2021 Chip Seal Project. Sealed bids for Project will be received at the Office of the Town Clerk, Town of Jackson, PO Box 1687, located at 150 East Pearl Avenue, Jackson, WY 83001 (Town Hall), emailed bids will be received at LynseyLenamond@jacksonwy.gov until Thursday, June 3rd, 2021 at 2:00 PM local time. At that time the Bids received will be publicly opened and read. Bids shall be delivered according to the Instructions to Bidders. The Project includes furnishing of all necessary, labor, equipment, transportation, services, and materials required for the application of approximately 450,000 square feet of chip seal treatment in various locations throughout Town. Construction to be completed by August 27th, 2021. Issuing Office: Town of Jackson Engineering Division townengineering@jacksonwy.gov (Phone: 307-733-3079). Digital bidding documents at www.questcdn.com. QuestCDN project No. 7829050. For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents. Responsible Wyoming bidders will be given a 5% preference. The Town of Jackson reserves the right to reject any and all bids, and to waive all informalities. The Town of Jackson may accept any bid which in its opinion best serves its interests.
Publish: 05/19, 05/26/21

GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

In Re. the Matter of the Estate of:

James Joseph Wright,
Deceased.

Probate No.:

NOTICE OF PROBATE

You are hereby notified that the Petition for Letters of Administration was filed with the above-named court for purposes of having Barbara Marie Wright, Angela Hope Wright, Katherine Wright Warden and Sarah J. Devine appointed as the Administrators of the estate of James Joseph Wright, deceased. Any action to contest the appointment of Barbara Marie Wright, Angela Hope Wright, Katherine Wright Warden and Sarah J. Devine as Administrators in the above captioned action must be filed with the above captioned court within fifteen (15) days from the filing of the Petition, or Barbara Marie Wright, Angela Hope Wright, Katherine Wright Warden and Sarah J. Devine shall be appointed as the administrators in accordance with WS § 2-4-209, as amended. Notice is further given that all persons indebted to James Joseph Wright or to his estate are requested to make immediate payment to the undersigned in care of Geittmann Larson Swift LLP, PO Box 1226, Jackson, Wyoming 83001. Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three (3) months after the date of the first publication of this notice; and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.
DATED this May ____, 2021.

Katherine Spencer Zelazny
Geittmann Larson & Swift LLP
155 East Pearl Street, Suite 200
P.O. Box 1226
Jackson, Wyoming 83001
(307) 733-3923 – voice
(307) 734-3947 – facsimile

Publish: 05/26, 06/02, 06/09/21

• PUBLIC NOTICE •

PUBLIC NOTICE

Notice is hereby given that the TETON VILLAGE IMPROVEMENT AND SERVICE DISTRICT Board of Directors has proposed amendments and shall amend District's Rules and Regulations at its first meeting after July 13, 2021. The proposed amendments are: (a) to repeal existing Rules 1-10; (b) revise the content of Rule 11with regard to Amendments which will be re-designated as Rule 1; (c) revise the content of Rule 12 with regard to Street Parking, Construction Impacting Streets, ad Roadway Cuts which will be re-designated as Rule 2; and (d) revise the content of Rule 13 with regard Hazardous Road Condition Restrictions which shall re-designated as Rule 3. A copy of the proposed amendments to the Rules and Regulations may be obtained at the Teton Village District Office, 7020 Rachel Way, Teton Village, WY 83025, during normal business hours, which are Monday through Thursday from 9:00 a.m. until 4:00 p.m.

Public comment as well as written comments on the proposed amendments may be presented to the Teton Village Improvement and Service District Board of Directors on Tuesday July 13, at 9:00 a.m. at the Teton Village District Office, 7020 Rachel Way, Teton Village, WY 83025. An oral hearing will be held at that time if requested by twenty-five (25) or more persons, or a governmental subdivision, or by an association having not less than twenty-five (25) members. This notice shall be mailed to all persons requesting advance notice of amendments within twenty (20) days of the date proposed for the adoption of the amendment.
Publish: 05/26/21

• INTENT TO SUBDIVIDE •

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Kojak LLC intends to apply for a permit to subdivide in Teton County. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Council Chambers. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 5 COMMERCIAL/RESIDENTIAL UNITS, which the commercial/residential lots average .02 acres per lot, the common area lot being re-configured to 1.13 acres. The project is located on 0.14 acres, generally described as Lots 9 of Metro Plateau addition to the Town of Jackson Plat no. 1279, within Section 32, Township 41 North, Range 116 West, street addresses 1083 W. Highway 22. The site is accessed from U.S. Hwy 22 and will be named METRO PLATEAU SUBDIVISION THIRD ADDITION TO THE TOWN OF JACKSON.
Publish: 05/26, 06/02/21

• CONTINUED PUBLICATIONS •

ADVERTISEMENT FOR BIDS
Lost Creek Ranch Water Infrastructure Replacement – Phase 1
Teton County, Wyoming

Notice is hereby given that Lost Creek Ranch, Inc. (Owner) is accepting Bids for a general contract for the construction of the Lost Creek Ranch Water Infrastructure Replacement – Phase 1.

Sealed Bids for the construction of the Project will be received at the Office of the Engineer, Nelson Engineering, PO Box 1599, located at 430 S. Cache St., Jackson, WY 83001 until June 3, 2021 at 3:00 PM. At that time, the Bids received will be publicly opened and read aloud at the Office of the Engineer. Bids shall be sealed in in an envelope plainly marked with the Bidder's name and the following title: "Lost Creek Ranch Water Infrastructure Replacement – Phase 1".

The Project consists of replacement of a single steel water storage tank with two fiberglass reinforced plastic tanks and 400 LF of 6-inch AC pipe with 6-inch HDPE pipe; installation of accessory tank piping, including subdrains, overflows, vents, tank

Jackson Hole News&Guide

Public NOTICES

What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

How to place a Public Notice

Jackson Hole News&Guide • PO Box 7445
Jackson, WY 83002 • (307) 733-2047

Rate: \$10.05 per column inch

Preferred Method of Submission is via Email in a Word/Text document to Legals@jhnewsandguide.com. Legals submitted via hard copy or PDF will be charged a typesetting fee of \$10.00 per typed page

LEGAL DEADLINE: THURSDAY AT 3:00 PM

JUNE 2, 2021

TETON COUNTY NOTICES

Teton County Board of Commissioners

• MEETING NOTICES •

Teton County Board of Commissioners
In conjunction with the Town of Jackson
Joint Information Meeting Notice
200 S. Willow St., Jackson, Wyoming
Monday, June 7, 2021, 3:00 p.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised up until 5:00pm the day before the meeting.
Publish: 06/02/21

Teton County Board of Commissioners
Voucher Meeting Notice
200 S. Willow, Jackson, Wyoming
Monday June 7, 2021, 9:00 a.m.
Meeting agenda is available on tetoncountywy.gov
Meeting streaming is available online.
Be advised the online meeting agendas may be revised up until 5:00pm the day before the meeting.
Publish: 06/02/21

TETON COUNTY DIVISION OFFICES

• REQUEST FOR BIDS •

INVITATION FOR BIDS
EQUIPMENT LIST AND HOURLY RATES
PROJECT NO. E-21-M
TETON COUNTY, WYOMING

Invitation for comprehensive Contractor's equipment list and/or material list with rates, including any applicable fuel surcharge. Teton County, Wyoming is requesting interested Contractor's to provide a list of equipment and/or materials available, with a brief description, and the hourly and tonnage rate for each item, including any applicable fuel surcharge. Contractor shall include their mailing address, physical address, business email address, contact phone numbers, and name of business owner and/or manager. The equipment list and/or material list will be valid July 1, 2021 through June 30, 2022.

Contractors interested in registering their equipment and/or materials for the 2021/2022 fiscal year shall email the above information to dgustafson@tetoncountywy.gov prior to 10:00 AM MDT on Friday, June 18, 2021. Submitting Contractor shall phone Dave Gustafson, Road & Levee Manager, at 307-732-8586 to confirm receipt of the emailed information. It is the responsibility of the Contractor to confirm the email was successfully received with confirmation phone call.

Questions regarding any of the requested information shall be directed to the Teton County Road & Levee Department at 307-733-7190.

END OF INVITATION
Publish: 06/02, 06/09, 06/16/21

INVITATION FOR BIDS
2021 HOBACK JUNCTION SOUTH ROAD REALIGNMENT PROJECT
TETON COUNTY, WYOMING

Invitation for Bids to realign a portion of the Hoback Junction South Road located in Teton County, Wyoming.

Notice is hereby given that Teton County, Wyoming (Owner) will receive sealed bids prior to 9:00 AM MDT on Friday, June 18, 2021 at the Teton County Road & Levee Office, located at 3190 South Adams Canyon Road, Jackson, Wyoming. The project will generally consist of roadway realignment, gravity retaining wall installation, curb and gutter installation, guard-rail realignment, site grading, and landscaping. Total length of roadway realignment is 432 lineal feet.

The Drawings along with bid and Contract Documents are available electronically. Contact Dave Gustafson at dgustafson@tetoncountywy.gov or 307.732.8586 to request a set of the Documents.

No bids will be opened unless sealed and filed with the Owner and accompanied by a money order, certified check, or bid bond payable to the Owner for 10% of the bid amount (to be forfeited as liquidated damages in the event that the bidder fails to enter promptly into a written agreement contract and furnish the required documents).

The successful bidder shall provide performance and payment bonds for the full amount of the project.

In accordance with Wyoming Statutes, a five percent (5%) bid preference will apply to bids from Wyoming Resident Contractors and all bidders shall comply with the "Preference for State Laborers / Wyoming Preference Act of 1971".

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.

END OF INVITATION
Publish: 06/02, 06/09, 06/16/21

• CONTINUED PUBLICATIONS •

TETON COUNTY
INTEGRATED SOLID WASTE AND RECYCLING
JACKSON, WYOMING
TETON COUNTY TRANSFER STATION REMEDIATION

ADVERTISEMENT FOR BIDS

Sealed Bids for the remediation construction at the Teton County Transfer Station will be received, by Teton County, WY (Owner) at the Teton County Integrated Solid Waste and Recycling office at 3270 Adams Canyon Road, Jackson, WY, 83001, until 1:00 P.M. local time on Friday, June 18, 2021 (commonly known as the Recycling Center), at which time the Bids received will be publicly opened and read per Wyoming Statute 16-6-1001(a)(iii). The Project consists of remediation to the push walls and trash chute curtain within the Transfer Station Building.

Bids will be received for a single prime Contract. Bids shall be on a lump sum and unit price basis as indicated in the Bid Form.

The Issuing Office for the Bidding Documents is Teton County Integrated Solid Waste and Recycling Office, 3270 Adams Canyon Road, Jackson, WY, 83001, Brenda Ashworth, Superintendent, 307-733-7678, bashworth@tetoncountywy.gov. Download documents (.pdf file extension format) available from either Parkhill Info Exchange web site after registering as a plan holder by emailing contact information to PGonzales@parkhill.com or calling 505-401-3734 or logging into <https://www.publicpurchase.com/gems/bid/bidView?bidId=143143>. There is no cost or deposit required. All prospective bidders must register as a plan holder. Bidders may examine the Bidding Documents online at <https://www.publicpurchase.com/gems/bid/bidView?bidId=143143>. Printed copies are available for purchase from Stinky Prints, Inc., 260 E. Broadway, Jackson, WY 83001, 307-690-8892.

No bids will be opened unless sealed and filed with the Teton County Integrated Solid Waste and Recycling Office and accompanied by a bid bond payable to the Owner for 5% of the bid amount (to be forfeited as liquidated damages in the event that the bidder fails to enter promptly into a written agreement contract and furnish the required documents). The successful bidder has 30 days to execute the contract once it is awarded.

The successful bidder shall provide a 100% Performance and Payment bond in an amount at least equal to the Contract Price, as security for the faithful performance and payment of all of Contractor's obligations under the Contract.

Pursuant to Wyoming Statutes (W.S.16-6-106), preference is hereby given to materials, supplies, agricultural products, equipment, machinery and provisions produced, manufactured or grown in Wyoming, or supplied by a resident of the state, quality being equal to articles offered by the competitors outside the state.

The Contract shall be let to the responsible certified resident making the lowest bid, if the certified resident's bid is not more than five percent (5%) higher than that of the lowest responsible nonresident bidder and the resident bidder does not propose to subcontract more than thirty percent (30%) of the work to nonresident contractors. A resident for this purpose must be certified as a resident by the Wyoming Department of Workforce Services prior to bidding upon the Contract. See W.S. 16-6-101, et seq. A resident bidder shall submit a copy of its certificate of residency with its bid.

A MANDATORY pre-bid conference will be held in person and online at 9:00 A.M. local time on June 8, 2021 with invitations distributed to plan holders of record. All prospective bidders who wish to submit a proposal must participate in person or online. Any prospective bidder who joins the (either in person or online) later than 9:00 AM will be disqualified from bidding.

The Owner reserves the right to reject any or all proposals and to waive informalities and irregularities in proposals.
Publish: 05/26, 06/02/21

Project name WUI Type 1 Fire Engines
Request for Bid

Teton County, Jackson Hole Fire/EMS is requesting bids for (Four) Wildland Urban Interface Type 1, 4 x 4 Fire Engines. Jackson Hole Fire/EMS Administrative Office, 40 East Pearl Avenue, Jackson WY. 83001.

Invitation to Bid packages may be obtained online at the Public Purchase website, <http://www.publicpurchase.com>. The bid ID is 142422 WUI Type 1 Engines.
Vendors must complete the free registration on the Public Purchase site. Assistance with registration can be obtained at <http://www.tetoncountywy.gov/1951/Purchasing>. Bids may be submitted on that same website or mailed. Proposals will be due on or before June 9th by 3:00 PM and opened upon release by Public Purchase immediately thereafter at the Teton County Jackson Hole Fire/EMS Administration office at 40 East Pearl Avenue Jackson, WY 83001.
Teton County reserves the right to reject all proposals and to waive informalities and irregularities in proposals.
Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.
Publish: 05/26, 06/02/21

Project name: Fair Pavilion Change of Use Architectural Services

Request for Qualifications

Teton County General Services is issuing this Request for Qualifications ("RFQ") in search of architectural firms that have expertise and experience in the field of Change of Use (CUP) permits for non-residential structures in the Town of Jackson. The Pavilion is located at 305 W. Snow King Ave. Jackson, Wyoming.

RFP/RFQ packages may be obtained online at the Public Purchase website, <http://www.publicpurchase.com>. The bid id is 137708. Vendors must complete the free registration on the Public Purchase site. Assistance with registration can be obtained at <http://www.tetoncountywy.gov/1951/Purchasing>. Proposals are to be submitted on that same website. Proposals will be due on or before Friday, June 4, 2021 at 12:00 PM and opened upon release by Public Purchase immediately thereafter at the Teton County General Services office at 185 South Willow, Jackson, WY.

Teton County reserves the right to reject all proposals and to waive informalities and irregularities in proposals. Questions are to be posted on the Public Purchase website. All questions and answers will be available to all respondents.
Publish: 05/26, 06/02/21

Request for Qualifications
Design and Preparation of Construction Documents for Improvements to Spring Gulch Road, Teton County, WY
Teton County is seeking engineering services for the design of improvements to the 5517' gravel section of Spring Gulch Road between Riva Ridge Road and Bar BC Ranch Road.
RFQ packages may be obtained online at the Public Purchase website, <http://www.publicpurchase.com>. The bid id is 142840. Vendors must complete the free registration on the Public Purchase site. Assistance with registration can be obtained by emailing jwatson@tetoncountywy.gov. Proposals are to be submitted on that same website. Proposals will be due on or before June 4, 2021 and opened by Public Purchase immediately thereafter.

Teton County reserves the right to reject all proposals and to waive informalities and irregularities in proposals.

Questions are to be posted on the Public Purchase website. All questions and answers will be available to all bidders.
Publish: 05/26, 06/02/21

TOWN OF JACKSON NOTICES

• OFFICIAL PROCEEDINGS •

TOWN COUNCIL PROCEEDINGS - UNAPPROVED
May 24, 2021 JACKSON, WYOMING
The Jackson Town Council met in special budget workshop session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 1:01 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present: TOWN COUNCIL: In-person: Mayor Hailey Morton Levinson, Arne Jorgensen, and Jim Rooks. via Zoom: Jonathan Schechter. Jessica Sell Chambers was absent. Town of Jackson Budget. Anne Cresswell spoke on behalf of the Jackson Hole Community Housing Trust. Larry Pardee and Kelly Thompson presented highlights from the FY22 Budget including JH Community Housing Trust, Community Health and Human Services, Capital Funds, Enterprise, the Internal Service Fund, Tracked Changes to Date, and a Town Property Tax. Johnny Ziem and Steve Ashworth made staff comment. Council held discussion with staff. Jim Rooks left the meeting at 2:00 pm and returned at 2:02 pm. Arne Jorgensen left the meeting at 2:26 pm and returned at 2:28 pm. Jim Rooks left the meeting at 2:31 pm. Desmond Jennings made public comment. Adjourn. A motion was made by Arne Jorgensen and

• Public Notices •

seconded by Jonathan Schechter to adjourn the meeting. The Mayor called for the vote. The vote showed 3-0 in favor and the motion carried. The meeting adjourned at 2:52 pm. minutes:ll. Review complete and approved minutes at www.jacksonwy.gov/491.

Publish: 06/02/21

• PUBLIC NOTICE •

TOWN OF JACKSON, WYOMING PROPOSED BUDGET FOR FISCAL YEAR 2022

The Town Council of the Town of Jackson, Wyoming, in regular session duly assembled, will consider adopting the budget for fiscal year ending June 30, 2022 proposed as follows:

TOWN OF JACKSON, WYOMING ADOPTED BUDGET FOR FISCAL YEAR 2022 ALL FUNDS - FINANCIAL SOURCES AND USES						
DESCRIPTION	GENERAL FUND	SPECIAL REVENUE	CAPITAL PROJECTS	ENTERPRISE FUNDS	INTERNAL SERVICE	TOTAL FUNDS
Beginning Fund Balance	\$17,286,392	\$ 9,451,004	\$16,479,263	\$10,381,089	\$ 3,247,453	\$ 56,845,201
Revenues:						
Taxes	8,878,950	918,085	6,147,490	-	-	15,944,525
Licenses & Permits	1,279,143	391,000	-	-	-	1,670,143
Intergovernmental	12,259,441	8,835,786	649,434	-	-	21,744,661
Charges for Services	656,549	1,353,145	-	5,584,769	6,529,266	14,123,729
Fines & Forfeitures	350,000	-	-	-	-	350,000
Miscellaneous Revenue	370,463	648,060	235,569	133,920	16,100	1,404,112
Total Revenues	23,794,546	12,146,076	7,032,493	5,718,689	6,545,366	55,237,169
Transfers In	1,610,959	2,800,703	5,381,761	640,000	75,000	10,508,423
Total Sources	25,405,505	14,946,779	12,414,254	6,358,689	6,620,366	65,745,592
Expenditures:						
General Government	6,542,952	476,459	420,000	-	3,944,293	11,383,704
Public Safety	9,003,994	20,000	819,780	-	327,500	10,171,274
Public Works	2,802,623	-	9,981,428	5,186,679	2,270,984	20,241,714
Community Health & Human Services	1,103,132	-	-	-	-	1,103,132
Community Initiatives	286,300	1,544,044	-	-	-	1,830,344
Transit	-	11,635,190	-	-	-	11,635,190
Culture & Recreation	1,369,889	327,156	896,704	-	-	2,593,749
Debt Service	-	-	-	66,970	-	66,970
General Unallocated	327,562	-	-	-	-	327,562
Total Expenditures	21,436,452	14,062,849	12,117,912	5,253,649	6,542,777	59,353,639
Transfers Out	7,287,690	1,222,211	640,000	1,378,522	-	10,508,423
Total Uses	28,704,142	15,225,060	12,757,912	6,632,171	6,542,777	69,862,062
Ending Fund Balance	\$ 13,987,755	\$ 9,172,722	\$ 16,135,605	\$ 10,107,607	\$ 3,325,042	\$ 52,728,731
Change in Fund Balance	(3,298,637)	(278,282)	(343,658)	(273,482)	77,589	(4,116,470)

Any persons wishing to make public comment on the budget may attend the public hearing scheduled for June 21, 2021 at the regular Town Council meeting, starting at 6:00 p.m., located at 150 East Pearl Avenue, Jackson, Wyoming. Please visit www.jacksonwy.gov for meeting schedules and agendas. Public comment may also be sent to the Town Council at council@jacksonwy.gov.

Dated: May 24, 2021

L. Lenamond, Town Clerk

Publish: 06/02/21

GENERAL PUBLIC NOTICES

• NAME CHANGE •

IN THE DISTRICT COURT OF TETON COUNTY, WYO-MING

NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE CHANGE OF)
NAME OF ELIZA LOVELL WOODIN)
MATHIEU,) Civil Action No. 18456
)
Petitioner.)
)

NOTICE IS HEREBY GIVEN that on May 20, 2021, a Petition was filed to change the name of Eliza Lovell Woodin Mathieu to Eliza Laura Lovell Woodin. Any objections to the Petition must be filed in the District Court for the County of Teton, Ninth Judicial District, P.O. Box 1727, Jackson, Wyoming, 83001 the Attorney for the Petitioner, Lea Kuvinka, Kuvinka & Kuvinka PC, P.O. Box 3007, Jackson, WY 83001 no later than July 27, 2021.
DATED this 24th day of May, 2021.

By: /s/
Deputy Clerk of Court
Publish: 06/02, 06/09, 06/16, 06/23/21

• REQUEST FOR BIDS •

NEW BID OPPORTUNITY AT THE JACKSON HOLE AIR-PORT

Wadman Corporation is the Construction Manager at Risk for the Jackson Hole Airport which includes several projects at the Jackson Hole Airport.

Wadman Corporation is seeking subcontractor bids from qualified subcontractors and suppliers for the construction of the Jackson Hole Airport TERMINAL SECURE SCREENING CHECKPOING

Subcontractors who are qualified are encouraged to view the bid documents and submit a proposal. DBE subcontractors are highly encouraged to bid. Wadman Corporation is also committed to the development and implementation of initiatives, which promote the inclusion of local businesses. Wyoming Residency Preference applies as defined in W.S. 16-6-101 to 107.

Project Name: TERMINAL SECURE SCREENING CHECK-POINT

Remodel , Demolition and Re Build of the existing space for the new Terminal Screening Checkpoint. This space is approx.. 13,520.00 SF. The scope of work will include demolition, civil, structural , wood framed beams, general remodel, mechanical, electrical, fire protection and technology work.

WORK TO START: Spring 2021
We need to procure all materials this summer.

PLANS ARE AVAILABLE NOW.
Please email Tera Hadley for the plan link and information.
Her email address is thadley@wadman.com

PROPOSALS ARE DUE - JUNE 8th by 2 PM MST
to Wadman Corporation via email at bids@wadman.com

To obtain further bid information on this project and any public opening of bids please contact:
Wadman Corporation
Estimating - Cody Toone - ctoone@wadman.com
Project Manager - Sam Venable – svenable@wadman.com
Office Line: 801-621-4185
Publish: 06/02, 06/09/21

NEW BID OPPORTUNITY AT THE JACKSON HOLE AIR-PORT

Wadman Corporation is the Construction Manager at Risk for the Jackson Hole Airport which includes several projects at the Jackson Hole Airport.

Wadman Corporation is seeking subcontractor bids from qualified subcontractors and suppliers for the construction of the Jackson Hole Airport RESTROOMS & HOLDROOM REMODEL

Subcontractors who are qualified are encouraged to view the bid documents and submit a proposal. DBE subcontractors are highly encouraged to bid. Wadman Corporation is also committed to the development and implementation of initiatives, which promote the inclusion of local businesses. Wyoming Residency Preference applies as defined in W.S. 16-6-101 to 107.

Project Name: RESTROOMS & HOLDROOM REMODEL

Remodel of the existing ATO offices to convert the space into public restrooms adjacent to the airport holdroom area. Work also includes the holdroom modifications and upgrades to enhance the space. This space is approx. 13,000 SF. The scope of work will include demolition, concrete, structural modifications, general remodel work, flooring, ceiling, signage, fire protection, mechanical, electrical, technology work, etc.

WORK TO START: End of August 2021
Please let us know about long lead items related to your scope as soon as possible.

PLANS ARE AVAILABLE NOW.
Please email Tera Hadley for the plan link and information.
Her email address is thadley@wadman.com

PROPOSALS ARE DUE - JUNE 25th by 2 PM MST
to Wadman Corporation via email at bids@wadman.com
To obtain further bid information on this project and any public opening of bids please contact:
Wadman Corporation
Estimating - Cody Toone - ctoone@wadman.com
Project Manager - Sam Venable – svenable@wadman.com
Office Line: 801-621-4185
Publish: 06/02, 06/09/21

INVITATION TO BID

Fremont County School District 2 – Access Control RFP

Fremont County School District 2 (FCSD2), Dubois, Wyoming is accepting RFP's for a new Access Control solution. FCSD2 will consider all qualified responses to this RFP and score each response based on the evaluation criteria established in the RFP document. Sealed proposals are being solicited to replace FCSD2's Access Control System in the Main K-12 Building, Admin Building, Maintenance Building, and Bus Barn. During the RFP process, vendors will conduct an on-site walk through in order to get a sense of the school district's needs.

In order to be considered, proposals must be received in the school district business office by 10:00 AM June 4th, 2021. Proposals will be opened and reviewed at that time. It is anticipated that the selection of a vendor will be completed June 15, 2021 at the regularly scheduled meeting of the Board of Trustees. FCSD2 Board of Trustee's reserves the right to reject any conditional and/or nonresponsive RFP's.

RFP packets and other information can be obtained from FCSD2's website: http://www.fremont2.org/Business_Services. Look for Open Bids & RFP's on the left side of the page. Final award notification will take place June 16, 2021.
Publish: 06/02, 06/09/21

• PUBLIC NOTICE •

Official Notice
Lower Valley Energy, Inc.
2021 Annual Meeting

Notice is hereby given that the annual meeting of members of Lower Valley Energy, Inc. will be held at 6 pm June 24, 2021, at our Jackson office. Registration will begin at 5:30pm. Business will be conducted as follows:

1. Report on the number of members present in person and by proxy in order to determine the existence of a quorum.
2. Read the notice of the meeting and proof of due publication or mailing thereof.
3. Read unapproved minutes of previous meetings of the members and take necessary action thereon.
4. Officers' presentations and consideration of reports.
5. Unfinished business.
6. New business.
7. Adjournment.

Dan Dockstader, Secretary/Treasurer
Publish: 06/02, 06/09, 06/16/21

WYOMING DEPARTMENT OF TRANSPORTATION CHEYENNE, WYOMING NOTICE OF ACCEPTANCE OF AND FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the State Transportation Commission of Wyoming has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming, acting through said Commission, and Reiman Corp., The Con-

tractor, on Highway Project Number OC22034 & ARS3894 in Teton County, consisting of grading, draining, placing crushed base and bituminous pavement surfacing, removal and re-placement of bridge and miscellaneous work, and the Contractor is entitled to final settlement therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on July 13, 2021.

The date of the first publication of this Notice is June 2, 2021.

STATE TRANSPORTATION COMMISSION OF WYOMING

By: _____
Pam Fredrick
Senior Budget Analyst
Budget Program

Publish: 06/02, 06/09, 06/16/21

Please take notice that a special meeting of the Jackson Hole Airport Board (the “Board”) will commence at 9:00 a.m. on Monday, June 14, 2021 at the National Museum of Wildlife Art, with Board members participating either in person or via WebEx. This meeting is in lieu of the regularly scheduled June Board meeting. The meeting can be viewed via live stream and public comment may be provided through the link at www.jacksonholeairport.com. An agenda will be published on the airport website prior to the meeting and in the June 9, 2021 issue of the Jackson Hole News and Guide legal.

Publish: 06/02/21

• CONTINUED PUBLICATIONS •

IN THE DISTRICT COURT OF THE STATE OF WYOMING IN AND FOR THE COUNTY OF TETON NINTH JUDICIAL DISTRICT

In Re. the Matter of the Estate of:

James Joseph Wright,
Deceased.

Probate No.:

NOTICE OF PROBATE

You are hereby notified that the Petition for Letters of Administration was filed with the above-named court for purposes of having Barbara Marie Wright, Angela Hope Wright, Katherine Wright Warden and Sarah J. Devine appointed as the Administrators of the estate of James Joseph Wright, deceased. Any action to contest the appointment of Barbara Marie Wright, Angela Hope Wright, Katherine Wright Warden and Sarah J. Devine as Administrators in the above captioned action must be filed with the above captioned court within fifteen (15) days from the filing of the Petition, or Barbara Marie Wright, Angela Hope Wright, Katherine Wright Warden and Sarah J. Devine shall be appointed as the administrators in accordance with WS § 2-4-209, as amended. Notice is further given that all persons indebted to James Joseph Wright or to his estate are requested to make immediate payment to the undersigned in care of Geittmann Larson Swift LLP, PO Box 1226, Jackson, Wyoming 83001.

Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the Office of the Clerk of Court on or before three (3) months after the date of the first publication of this notice; and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.
DATED this May ____, 2021.

Katherine Spencer Zelazny
Geittmann Larson & Swift LLP
155 East Pearl Street, Suite 200
P.O. Box 1226
Jackson, Wyoming 83001
(307) 733-3923 – voice
(307) 734-3947 – facsimile

Publish: 05/26, 06/02, 06/09/21

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Kojak LLC intends to apply for a permit to subdivide in Teton County. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Council Chambers. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 5 COMMERCIAL/RESIDENTIAL UNITS, which the commercial/residential lots average .02 acres per lot, the common area lot being re-configured to 1.13 acres. The project is located on 0.14 acres, generally described as Lots 9 of Metro Plateau addition to the Town of Jackson Plat no. 1279, within Section 32, Township 41 North, Range 116 West, street addresses 1085 W. Highway 22. The site is accessed from U.S. Hwy 22 and will be named METRO PLATEAU SUBDIVISION THIRD ADDITION TO THE TOWN OF JACKSON.
Publish: 05/26, 06/02/21

In the Ninth Judicial District Court, Teton County, Wyoming Civil No. 15253
Jim Pyer Plastering INC; James S. Pyer, Elaine M. Pyer;
Mike and Kathy Shidner (Plaintiffs)
v.
John B. Vick (Defendant)

PLEASE TAKE NOTICE that the Plaintiffs in the above referenced case have received a Conditional Order Reviving the Default Judgement entered against Defendant on November 2, 2012. The Default Judgement will be revived if no objection to the Conditional Order is made by Defendant in writing to the Ninth Judicial District Court, Teton County, Wyoming and served upon the Plaintiffs on or before June 16, 2021.
Publish: 05/12, 05/19, 05/26, 06/02/21

LETTER OF AUTHORIZATION

Kojack LLC, "Owner" whose address is: 1085 W. Highway 22
Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Kojack LLC, (Stephen Dynia as manager), as the owner of property
more specifically legally described as: Lot 9 of Metro Plateau Addition, Plat No. 1279

(If too lengthy, attach description)

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Stephen Dynia, as manager

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Stephen Dynia this 18 day of
December, 2020

WITNESS my hand and official seal.

Jean Marie Hobart
(Notary Public)

My commission expires: January 8, 2022

(Seal)

JAN MARIE HOBART
State of Wyoming-Notary Public
County of Teton
My Commission Expires
January 08, 2022

OPERATING AGREEMENT
FOR
KOJAK, LLC
A WYOMING LIMITED LIABILITY COMPANY

THIS OPERATING AGREEMENT (this "Agreement") is adopted as of September 3, 2008, by Stephen Dynia as the sole and initial Member of KOJAK, LLC, a Wyoming limited liability company (the "Company"), and is as follows:

1. DEFINITIONS

All capitalized terms used in this Agreement are equally applicable to both the singular and plural derivations of the defined terms:

"Act" means the Wyoming Limited Liability Company Act, as set forth in Title 17, Chapter 15, Wyoming Statutes Annotated, as amended from time to time (or any corresponding provisions of succeeding law).

"Member" means the initial member identified above and all new, or substitute Members, pursuant Section 11 of this Agreement.

2. ORGANIZATION.

2.1 Formation. The Member has organized a limited liability company pursuant to the Act and the provisions of this Agreement. The Company has caused Articles of Organization ("Articles") to be prepared, executed, and filed with the Wyoming Secretary of State, Corporate Division (the "Secretary"), in accordance with the Act.

2.2 Name. The Company's name is "Kojak, LLC". The Company may conduct business under any other name the Member deems necessary or desirable to comply with local law.

2.3 Purpose. The Company's purpose is to engage in any lawful act or activity for which a limited liability company may be organized under the Act on the terms and conditions and subject to the limitations set forth in this Agreement.

2.4 Term. The Company's existence commenced on the date the Articles were filed with the Secretary and shall continue until dissolved pursuant to Section 10 of this Agreement.

2.5 Registered Office and Principal Place of Business. The Company shall continuously maintain a registered office in the State of Wyoming as required by the Act. The Company's initial registered office and principal place of business shall be located at 1085 W. Broadway, Jackson, Wyoming, or at such other location as the Member may determine from time

to time. The Company may also have such offices, anywhere within or without the State of Wyoming, as the Member may determine from time to time.

2.6 Registered Agent. The Company shall continuously maintain a registered agent in the State of Wyoming as required by the Act. The registered agent shall be as stated in the Articles or as otherwise determined by the Member from time to time.

2.7 Filing of Other Certificates. The Member shall execute, file, publish, and record all certificates, notices, statements, and other instruments and amendments thereto for the formation and operation of a limited liability company as the Member deems appropriate. The Member is authorized to register the Company to transact intrastate business in such jurisdictions as the Member deems appropriate and in connection therewith to execute and file statements of information and similar required documents.

2.8 Tax Classification: Requirement of Separate Books and Records and Segregation of Assets, Liabilities. The Member acknowledges that because the Company is formed to have a single Member pursuant to Treasury Regulations Section 301.7701-3, the Company shall be disregarded as an entity separate from its owner for federal income tax purposes until the effective date of any election it may make to change its classification for federal income tax purposes to that of a corporation by filing IRS Form 8832, Entity Classification Election, or until the Company has more than one member in which case it would be treated as a partnership for federal income tax purposes (provided that the Company has not elected on Form 8832 to be treated as a corporation.) In all events, however, the Company shall keep books and records separate from those of its Member and shall at all times segregate and account for all of its assets and liabilities separately from those of its Member.

3. MEMBER.

3.1 Member Names. The Member's name and current business address are as follows:

<u>Name</u>	<u>Address</u>
Stephen Dynia	P.O. Box 4356 1085 W. Broadway Jackson, WY 83001

3.2 Member Meetings. No annual or regular member meetings are required.

4. CAPITAL CONTRIBUTION. Upon the Member's execution of this Agreement, or within a reasonable time thereafter, the Member shall contribute to the Company, as a capital contribution, certain real property located in Teton County, Wyoming, and more particularly described as follow:

Lot 21 of 810 West Addition to the Town of Jackson,
according to that plat recorded in the Office of the Clerk of
Teton County on February 7, 2005, as Plat No. 1141.

The Member shall receive a credit to the Member's Capital Account equal to the value of such contribution as determined by the Member. Such Capital Account will be established and maintained in accordance with the capital accounting rules of Treasury Regulations Section 1.704-1(b)(2)(iv). The Member is not required to make any additional contribution to the capital of the Company. The Member may make additional contributions to the capital of the Company in the Member's sole and absolute discretion.

5. LIMITED LIABILITY. No Member shall be personally liable for the debts, obligations, losses, liabilities, or expenses of the Company, except as expressly set forth in this Agreement or provided by applicable law. Any provision of this Agreement stating circumstances under which a Member may be required to return a distribution from the Company is intended only to state the current law, not to create additional obligations. No allocation of losses or any item thereof to a Member shall create any implication that a Member is liable for anything other than the Member's capital contribution.

6. DISTRIBUTIONS.

6.1 Payment. Distributions shall be made at such times, and from time to time as the Member may determine.

6.2 Restrictions on Distributions. Notwithstanding Section 6.1, no distribution shall be made if, after giving effect to the distribution: (a) the Company would not be able to pay its debts as they become due in the usual course of business; or (b) the Company's total assets would be less than the sum of its total liabilities.

7. MANAGEMENT.

7.1 Member-Managed. The Company's business, property, and affairs shall be managed and all Company powers shall be exercised by or under the direction of the Member.

7.2 Powers. The Member shall have all necessary powers to manage and carry out the Company's purposes, business, property, and affairs.

8. COMPETING ACTIVITIES. The Member may engage or invest in, independently or with others, any business activity of any type or description, including without limitation those that might be the same as or similar to the Company's business and that might be in direct or indirect competition with the Company. The Company shall not have any right in or to such other ventures or activities, or to the income or proceeds derived therefrom. The Member is not obligated to present any opportunity to the Company.

9. ACCOUNTING, RECORDS, AND REPORTS.

9.1 Fiscal Year. The Company's fiscal year shall be the calendar year.

9.2 Method of Accounting. The Company's accounting records shall be kept on a method to be determined by the Member upon advice of the Company's accountants.

9.3 Books and Records. The Member shall keep books and records of the Company that reflect all material Company transactions and are appropriate and adequate for the Company's business.

9.4 Bank Accounts. All Company funds shall be deposited in the Company's name in one or more banks, money funds, bank certificates of deposit, or government securities to be designated by the Member. All deposits into and withdrawals from any such Company account shall be made by the Member or such persons as the Member may designate, subject to the limitations provided in this Agreement.

9.5 Tax Filings. The Member shall prepare and timely file the income tax returns for the Company with the appropriate authorities. The Member shall also prepare and timely file, with appropriate authorities, amendments to, or restatements of, the Articles and all reports required to be filed by the Company with those entities under the Act or other applicable laws, rules, regulations.

10. DISSOLUTION.

10.1 Dissolution Events. The Company shall dissolve, dispose of its assets, and wind up its affairs upon the Member's written consent (a "Dissolution Event").

10.2 Certificate of Dissolution. As soon as possible following the occurrence of a Dissolution Event, the Member shall (a) execute a statement of intent to dissolve pursuant to W.S. 17-15-123(b) of the Act (the "Statement") in such form as shall be prescribed by the Secretary and (b) file the Statement as required by the Act.

10.3 Procedures upon Dissolution.

10.3.1 General. Upon dissolution, the Company shall continue solely for the purpose of winding up its affairs in an orderly manner, liquidating its assets, and satisfying the claims of its creditors pursuant to the appropriate provisions of the Act and the procedures set forth in this Section 10.3.

10.3.2 Control of Winding Up. The Member shall have all the duties and responsibilities associated with winding up the Company's affairs. The Member shall determine the times manner, and terms of the sale of the Company assets, consistent with his/her/its fiduciary responsibilities and having due regard to the activity and condition of the relevant market and general financial and economic conditions.

10.3.3 Liquidating Distributions. Following the Company's dissolution, the Company's assets shall be applied to satisfy claims of creditors and distributed to the Member in liquidation as provided in the Act.

10.4 Certificate of Cancellation. On completion of the Company's winding up, the Member shall file articles of dissolution in the office of, and on a form prescribed by, the Secretary.

11. TRANSFERS, NEW MEMBERS, AND ASSIGNMENTS.

11.1 Transfer and Assignment of Interests. No Member shall be entitled to transfer, assign, convey, sell, encumber or in any way alienate all or any part of the Member's interest in the Company without the prior written consent of all Members. The Member assigning his, her or its interest in the Company shall not be released from any liability the assigning Member may have to the Company or to any third party solely as a result of the assignment.

11.2 New or Substitute Members. A new Member or a transferee of a Member's interest shall have the right to become a new or substitute Member only if such person (a) executes an instrument accepting and adopting all of the terms and provisions of this Agreement, and (b) pays all reasonable costs and expenses in connection with the admission of the new Member or the transferee as a substitute Member. The admission of a new Member or a transferee in violation of this Section shall be null and void.

11.3 Assignment of Economic Interests. The assignee of a Member's economic interest shall not have any right to vote or to participate in the management and affairs of the Company or to become or exercise any rights of a Member.

11.4 Death of Stephen Dynia. If Stephen Dynia in his individual capacity (and not as trustee of a trust) is the sole Member, then, in the event of his death, the personal representative, appointed by the court, may exercise all of the dead Member's rights, including, without limitation, any power conferred under applicable law or this Agreement for the personal representative, as an assignee, to become a Member in order to exercise such rights of the deceased Member.

12. INDEMNIFICATION AND INSURANCE.

12.1 Indemnification of Member. The Company shall indemnify any Member and may indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending, or completed action, suit or proceeding because he, she or it was a Member, officer, employee, or other agent or that, being, or having been such a Member, officer, employee, or agent, he, she or it is or was serving at the Company's request as a manager, director, officer, employee, or other agent of another limited liability company, corporation, partnership, joint venture, trust, or other enterprise (collectively an "agent"), to the fullest extent permitted by applicable law.

13. MISCELLANEOUS.

13.1 Successors and Assigns. This Agreement shall bind and inure to the benefit of the Member and the Members' successors and assigns.

13.2 Parties in Interest. Except as expressly provided in this Agreement, nothing in this Agreement shall (a) confer any rights or remedies on any persons other than the parties and their respective successors and assigns, (b) relieve or discharge the obligation of any third person to any party, or (c) shall give any third person any right of subrogation or action against any party.

13.3 Amendments. This Agreement shall not be amended except in a writing signed by the Member.

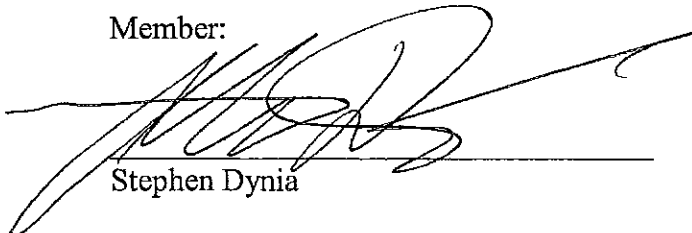
13.4 Governing Law. The rights and obligations of the Member shall be governed by, and this Agreement shall be construed and enforced in accordance with, the laws of the State of Wyoming.

13.5 Entire Agreement. This Agreement constitutes the entire agreement concerning the Company's affairs and the conduct of its business, and supersedes all prior agreements and understandings, whether oral or written. The Company shall have no oral operating agreements.

13.6 Severability. If any provision of this Agreement, or the application of such provision to any person or circumstances, is held invalid or unenforceable, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall continue in full force without being impaired or invalidated.

IN WITNESS WHEREOF, the undersigned has made and entered this Agreement to be effective as of the date set forth above.

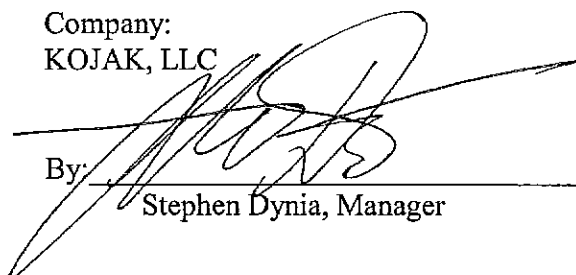
Member:



Stephen Dynia

Company:
KOJAK, LLC

By:



Stephen Dynia, Manager

ARTICLES OF ORGANIZATION

OF

KOJAK, LLC

The undersigned, desiring to form a flexible limited liability company under the Wyoming Limited Liability Company Act (the "Act"), and specifically under Wyo. Stat. § 17-15-107(a)(x), does sign, verify and deliver in duplicate to the Secretary of State of the State of Wyoming these Articles of Organization.

ARTICLE I.

Name

The name of the limited liability company (the "Company") shall be:

KOJAK, LLC

ARTICLE II.

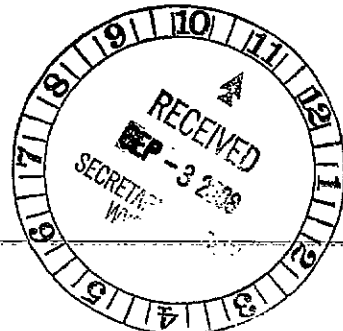
Period of Duration

The period of the Company's duration is perpetual.

ARTICLE III.

Objects and Purposes

The nature of the business and the objects and purposes to be transacted, promoted or carried on, and for which the company is organized, are as follows: (1) to maintain, improve, develop, operate, lease, mortgage and otherwise manage the property of the limited liability company, and (2) to carry on and engage in and/or conduct any lawful business or investment activities, and to have and exercise all of the powers, rights and privileges which a limited liability company organized under the Act may have and exercise, and is not organized for purposes of engaging in the business of banking and insurance.



ARTICLE IV.

Registered Office and Agent

The name of the initial registered agent is Stephen Dynia with a mailing address of P.O. Box 4356, Jackson, WY 83001 and a street address of 1085 W. Broadway, Jackson, WY 83001.

ARTICLE V.

Contributions

The Members will contribute cash to the Company in the amount of \$500.00.

ARTICLE VI.

Additional Contributions

The Members shall make any additional contributions to the Company in accordance with the Operating Agreement of the Company.

ARTICLE VII.

Additional Members

The Members shall have the right to admit additional Members to the Company in accordance with the terms and conditions of the Company's Operating Agreement.

ARTICLE VIII.

Continuation of Business

The Company shall be dissolved and its affairs shall be wound up upon the unanimous written agreement of all members or upon the death, retirement, resignation, expulsion, bankruptcy or dissolution of a member or occurrence of any other event which terminates the continued membership of a member in the Company or upon the happening of any other event or events specified in the Company's operating agreement, unless the business of the Company is continued either by the consent of all of the remaining members following the occurrence of any such event or pursuant to a right to continue stated in the Company's operating agreement.

ARTICLE IX.

Operating Agreement and Authority

The manner in which the Company conducts its business and affairs, the duties and authority of its Members, and the rights and obligations of its Members, to the extent not expressly required by and provided for in the Act, shall be set forth in the Operating Agreement

of the Company. Said Operating Agreement may from time to time be amended in accordance with the provisions contained therein.

ARTICLE X.

Management

Management of the Company is reserved to a Manager in accordance with the Company's Operating Agreement of the Company. The name and address of the Manager are as follows:

Stephen Dynia
P.O. Box 4356
1085 W. Broadway
Jackson, WY 83001.

ARTICLE XI.

Transferability of Interest

No interest in the Company may be transferred except as specifically set forth in the Operating Agreement of the Company.

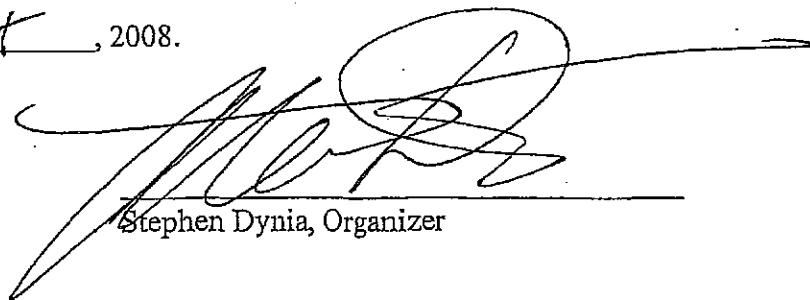
ARTICLE XII.

Election as a Flexible Limited Liability Company

The Company hereby elects the status as a flexible limited liability company pursuant to Wyo. Stat. § 17-15-107 (a)(x).

IN WITNESS WHEREOF the undersigned forms this limited liability company.

Executed this 2 day of SEPT, 2008.



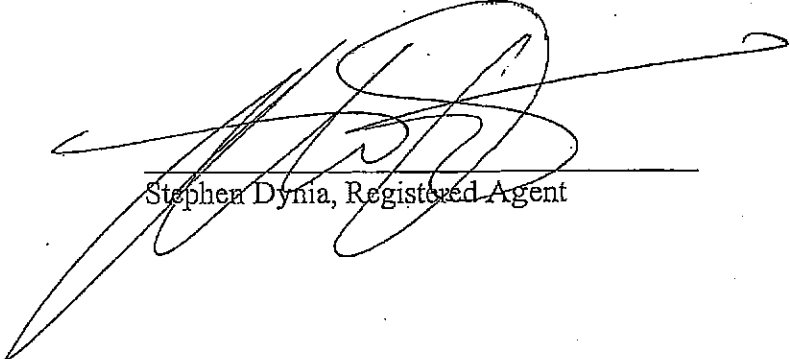
Stephen Dynia, Organizer

Secretary of State
State of Wyoming
The Capitol
Cheyenne, Wyoming 82002

**CONSENT TO
APPOINTMENT BY REGISTERED AGENT**

1. I, Stephen Dynia, voluntarily consent to serve as the registered agent for Kojak, LLC, on the date shown below.
2. I, as the registered agent, certify that I am an individual who resides in this State and whose business office is identical with the registered office.
3. I know and understand the duties of a registered agent as set forth in the Wyoming Limited Liability Company Act.

Dated this 2 day of Sept, 2008.



Stephen Dynia, Registered Agent

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-24072
Effective Date: December 11, 2020
Current Date: December 30, 2020
Cost: \$350.00

Project Reference: Kojak, LLC

Property Address: 1085 West Highway 22, Jackson, WY 83001

County: Teton

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

Kojak, LLC, a Wyoming limited liability company

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

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

Issued By:

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

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

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 9 of Metro Plateau Addition to the Town of Jackson, Teton County, Wyoming, according that plat recorded in the Office of the Teton County Clerk on November 18, 2009 as Plat Number 1279.

PIDN: 22-41-16-32-1-14-009

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

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Taxes, special and general, assessment districts and service areas for the year 2020.
Tax ID No.: OJ-007566
1st Installment: \$3,598.61 PAID
2nd Installment: \$3,598.61 OPEN

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

4. General taxes for the year 2021 and subsequent years, not yet due or payable.
5. Assessments for the Metro Plateau Homeowners' Association, if any, which are excluded from the coverage afforded hereby.
6. An appurtenant easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as shown in a document recorded August 10, 2000, as (book) 403 (page) 969, Official Records:
Purpose: UTILITY [403-969](#)
7. An appurtenant easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as shown in a document recorded July 6, 2009, as (book) 734 (page) 715, Official Records:
Purpose: 30 FOOT ACCESS [734-715](#)
8. All matters as delineated on the Official Plat of Metro Plateau addition to the Town of Jackson, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1279. [Plat 1279](#)
9. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Covenants, Conditions and Restrictions, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded November 18, 2009, as (book) 744 (page) 624, Official Records. [744-624](#)

Contains: Homeowners association charges, assessments and liens.

Said Covenants, Conditions and Restrictions were modified in part by instrument recorded May 13, 2011, as (book) 782 (page) 452, Official Records. [782-452](#)

Said Covenants, Conditions and Restrictions were modified in part by instrument recorded February 6, 2012, as (book) 800 (page) 715, Official Records. [800-715](#)

10. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$1,481,016.00, dated December 28, 2015, recorded January 6, 2016, as (instrument) 0897306 (book) 912 (page) 405, Official Records.

Mortgagor: Kojak, LLC, a Wyoming limited liability company

Mortgagee: Wells Fargo Bank, National Association

[0897306](#)

11. Statement of Claim of Homeowner's Association Lien, in the amount of \$6,189.84 plus any accruing interest, penalties and fees, executed by Metro Plateau Homeowners Association, against Kojak, LLC, Recorded August 2, 2019, (instrument) 0974591, Official Records.

[0974591](#)

12. The effect, if any, of that Quitclaim Deed, recorded December 22, 2020, as (instrument) 1005686, Official Records.

NOTE: IMAGE NOT YET AVAILABLE

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

*** CHAIN OF TITLE REPORT

According to the public records, no documents conveying the property described in this report have been recorded within a period of 24 months prior to the date of this report, except as shown herein: NONE

Warranty Deed from Stephen Dynia, a single man, to Kojak, LLC, a Wyoming limited liability company, recorded November 5, 2008, as (instrument) 0741534 (book) 712 (page) 547, Official Records.

[Vesting Deed](#)

DATE	7/18/09
SUBMITTED	7/18/09
REVISION	10/30/09
REV	10/30/09

1279

METRO PLATEAU
addition
to the Town of Jackson

located within
a portion of the
S1/2NE1/4 of Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

LOT 9 OF THIS SUBDIVISION IS SUBJECT TO FURTHER DIVISION.
THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON
SEWER SYSTEM BY A 12" D.I. SEWER LINE. THE SEWER SYSTEMS
ON SITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND
MAINTAINED.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS
IN THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE
SUBDIVISION.
WYOMING LAW DOES NOT RECOGNIZE ANY ABANDON RIGHTS TO THE
CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS
LIVING ON THE BANKS OF THE STREAM OR RIVER.
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT
TO FALL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

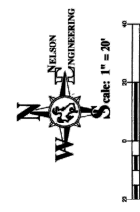
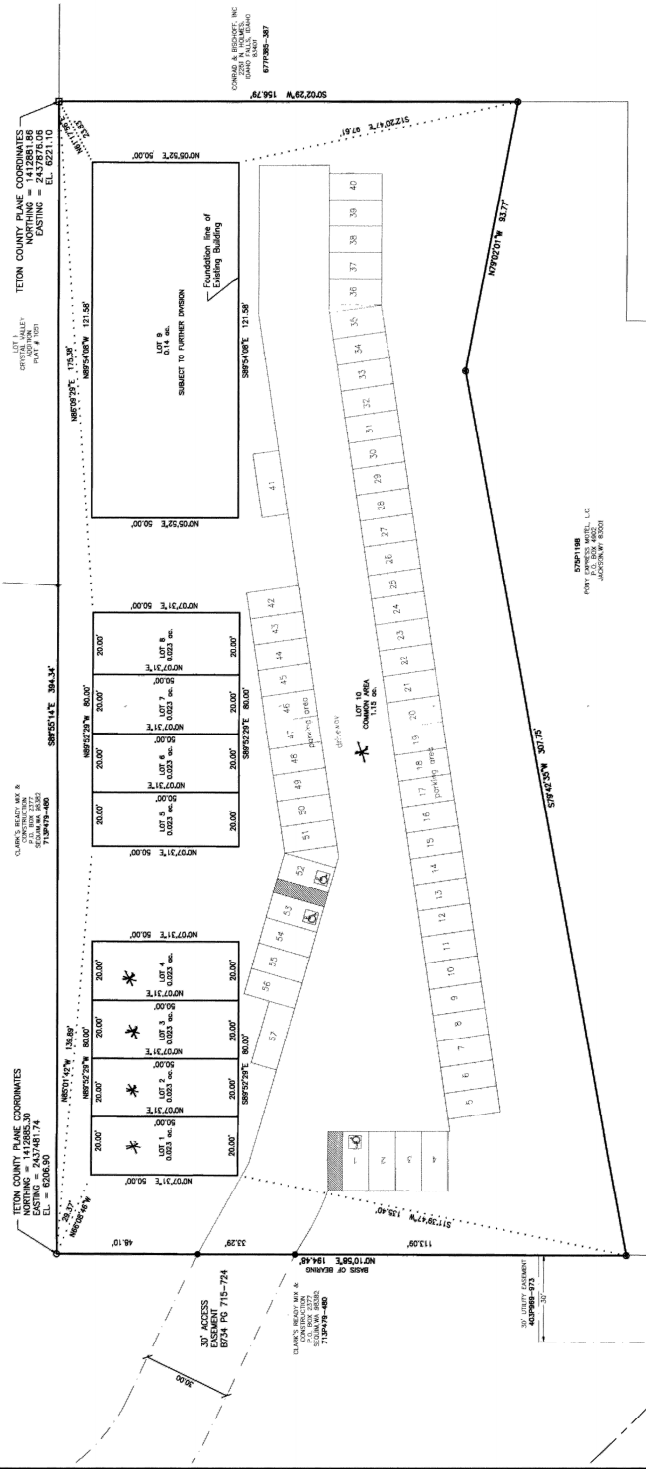
SUBMITTAL DATE: 7/18/09
FINAL SUBMITTAL REVISION: 10/30/09

Owner and Subdivider:
Knapik, LLC
1000 W. Broadway
Jackson, WY 83301
(307) 733-3766

Surveyor:
Nelson Engineering
Box 1599
Jackson, WY 83301
(307) 733-2087

VICINITY MAP
N1/4, SECTION 32
T41N, R116W, 6th P.M.
Teton County, WY
Scale: 1" = 400'

THIS SUBDIVISION



- LEGEND
- BOUNDARY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - ADJACENT LOT LINE
 - TIE LINE
 - FOUND BRASS CAP IN CONCRETE
 - FOUND REBAR
 - FOUND REBAR AND CAP "PLS 381"
 - TO BE SET REBAR AND CAP INSCRIBED "NE ENGR PLS 4270"

State of Wyoming)
County of Teton) SS

1. **1. THAT**, Wells Fargo Bank NA is the holder of a mortgage upon that certain real property described as Lot 9 of Metro Plateau Addition to the Town of Jackson, a subdivision of record in the Office of the Teton County Clerk, as Plat no. 1279 and located in the S 1/2 NE 1/4 of Section 32, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, which mortgage is recorded in Instrument No. 0897306, records of Teton County, and which mortgage encumbers that certain real property shown on that plat titled ***Metro Plateau Third Addition to the Town of Jackson*** and described in the Certificate of Surveyor thereon;
2. **THAT**, said plat ***Metro Plateau Third Addition to the Town of Jackson*** has been reviewed by the undersigned officer of Wells Fargo Bank NA;
3. **THAT**, said officer has read and understands the statements and dedications in the Certificate of Owners on said plat, and agrees to the subdivision of land and dedications and easements as shown on said plat;
4. **THAT**, this affidavit is signed in the stead of, and with the same effect, as if the original plat was itself manually signed.

Attest:

BY: _____

ITS: _____

On the ____ day of _____, 2021, before me personally appeared, _____ and _____ known to me, and who executed the foregoing instrument as _____ and _____ of Wells Fargo Bank NA and being by me duly sworn, did depose and say they executed the foregoing instrument on behalf of said corporation and that said instrument is the free act and deed of said corporation

Notary Public
My Commission Expires: _____

**SECOND SUPPLEMENTAL DECLARATION TO THE
DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR
THE METRO PLATEAU ADDITION TO THE TOWN OF JACKSON, WYOMING**

This Second Supplemental Declaration to the Declaration of Covenants, Conditions, and Restrictions for the Metro Plateau Addition to the Town of Jackson, Wyoming ("**Second Supplement**") is made to be effective as of the date of recording with the Clerk's Office of Land Records of Teton County, (the "**Effective Date**") Wyoming by Kojak, LLC, a Wyoming limited liability company (hereinafter, with its successors and assigns, referred to as "**Declarant**").

Recitals

- a. Declarant previously recorded the Declaration of Covenants, Conditions and Restrictions for the Metro Plateau Addition to the Town of Jackson with the Clerk's Office of Land Records of Teton County on November 18, 2009 as document No. 0763437 ("**Declaration**").
- b. Declarant previously recorded the First Amendment to Declaration of Covenants, Conditions and Restrictions for The Metro Plateau Addition to the Town of Jackson, Wyoming with the Clerk's Office of Land Records of Teton County on May 13, 2011 as Document No. 0793525 ("**First Amendment**").
- c. Declarant previously recorded the Supplemental Declaration and Second Amendment to Declaration of Covenants, Conditions and Restrictions for the Metro Plateau Addition to the Town of Jackson, Wyoming with the Clerk's Office of Land Records of Teton County on February 6, 2012 as Document No. 0808791 ("**Supplemental Declaration**").
- d. Section 9.1 of the Declaration reserves to Declarant the right to subject any portion of the "Properties" as defined in the Declaration to additional covenants and easements, including covenants obligating the Association (as defined in the Declaration) to maintain and insure such property and authorizing the Association to recover its costs through the various assessments as provided in the Declaration. Such additional covenants and easements may be set forth either in a supplemental declaration subjecting such property to the Declaration or in a separate supplemental declaration referencing property previously subjected to the Declaration. Any such supplemental declaration may supplement, create exceptions to, or otherwise modify the Declaration as it applies to the subject property in order to reflect the different character and intended use of such property.
- e. Section 9.1 of the Declaration requires that if property being subjected to supplemental declarations is owned by someone other than the Declarant then the consent of such owner shall be necessary and evidenced by their execution of the supplemental declaration. Declarant owns all of the Condominium Property (as defined below) that is subject to this Second Supplement, thus no additional consents are necessary.
- f. This Second Supplement is being recorded as Declarant is replatting Lot 9 of the Metro Plateau Addition to the Town of Jackson, Wyoming (Plat Number 1279) into 5 separate Condominium Units (as defined below) pursuant to the Metro Plateau Third Addition to the Town of Jackson according to that plat recorded in the Office of the Teton County Clerk contemporaneously herewith as Plat Number _____ ("**Condominium Property**").
- g. The Units in the Metro Plateau Addition are townhome units, whereas the Condominium Property contains Condominium Units. Therefore, Declarant is recording this Second Supplement to subject the Condominium Property and each Condominium Unit within the Condominium Property to the Declaration, as it has been amended and supplemented, subject to the additional

provisions of this Second Supplement which are intended to address the condominiumization of the Condominium Property.

Pursuant to the authority granted the Declarant under the Declaration as amended and supplemented, Declarant hereby supplements the Declaration and declares as follows:

Article I—Condominium Property

- 1.1 **The Condominium Property.** The Declarant hereby declares that the Condominium Property shall be owned, conveyed, and used subject to all provisions of this Second Supplement, as amended, and supplemented, and to those provisions of the Declaration (as it is amended and supplemented). If there is a conflict between the Declaration and Second Supplement as it applies to the Condominium Property, the Second Supplement shall control. This Second Supplement, as it may be amended and supplemented, and the Declaration, as it is amended and supplemented, shall be binding upon all Persons having any right, title, or interest in any portion of the Condominium Property, their heirs, successors, successors-in title and assigns.
- 1.2 **Estate of Condominium Owner.** The Condominium Property is hereby divided into Condominium Units, each consisting of a separate interest in a Condominium Unit and an undivided interest in common in the Common Elements in accordance with the Condominium Plat which sets forth the General Common Elements and any Limited Common Elements appurtenant to each Condominium Unit. Each Condominium Unit's percentage of ownership interest in the Common Elements for purposes of taxes, assessments and other charges is set forth in **Exhibit A**. Such undivided interests in the Common Elements are hereby declared to be appurtenant to the respective Condominium Units.
- 1.3 **Relationship of Condominium Property to Declaration.** A Condominium Owner (as defined herein) shall have all the rights, privileges, and obligations as Owners of a Unit under the Declaration, including without limitation voting rights, easement rights and the obligation to pay assessments, as if "Owner" was defined in the Declaration to include "Condominium Owner" and "Unit" was defined in the Declaration to include "Condominium Unit", unless expressly provided otherwise herein.

Article II--Definitions

The definitions below shall be applicable to the Condominium Property.

- 2.1 **Condominium Association.** The Metro Plateau Condominium Owners Association^[JA1], a Wyoming nonprofit corporation, its successors or assigns.
- 2.2 **"Condominium Board of Directors" or "Condo Board".** The body responsible to the membership of the Condominium Association and for operations of the Condominium Association. The Declarant shall exercise all rights and responsibilities of the Condo Board **until the sale of all Condominium Units to non-affiliated buyers.**
- 2.3 **Base Assessments--Condo.** Assessments levied on all Condominium Units to fund Common Condo Expenses.

- 2.4 Common Condo Expenses. The actual and estimated expenses incurred, or anticipated to be incurred, by the Condominium Association for the general benefit of all Condominium Units including any reasonable reserve, as the Condo Board may find necessary and appropriate.
- 2.5 Condo Member. Each owner of a Condominium Unit shall be a Member in the Condominium Association.
- 2.6 Building. The structure constructed or located on the Condominium Property and consisting of the Condominium Units and Common Elements.
- 2.7 Condominium Plat. Plat Number _____ recorded on _____, 2021 in the Office of the Teton County, Wyoming Clerk, consisting of a plat of the Condominium Property, showing a survey and legal description thereof, the location of the Building with respect to the boundaries of the Condominium Property, together with diagrammatic floor plans of the Building showing the boundaries of each Condominium Unit within the Building, including horizontal and vertical locations and dimensions of all boundaries of each Condominium Unit, Condominium Unit numbers identifying the Condominium Units and the General Common Elements and Limited Common Elements, together with such information as may be included therein in the discretion of the Declarant.
- 2.8 Condominium Unit. Those certain individual air spaces and improvements as shown on the Condominium Plat. Each Condominium Unit shall consist of that part of the Building as bounded by the middle of any party wall and the outer sheathing (but not the siding of any perimeter wall or the roof). The Condominium Unit shall also include the following: (i) all exterior windows, exterior doors, door frames and other fixtures and improvements attached to the exterior perimeter wall of a Condominium Unit; (ii) all outlets, lines and ducts of utility service lines, including but not limited to power, light, gas, hot and cold water, heating and waste disposal, within the boundaries of the Condominium Unit which serve only that Condominium Unit; and (c) all heating, hot water and air conditioning apparatus exclusively serving the Condominium Unit. For the sake of clarity, foundations and basements shall not be part of the Condominium Unit and are Common Elements.
- 2.9 Condominium Owner. One or more Persons who owns a Condominium Unit. The definition of "Condominium Owner" specifically excludes any party holding an interest merely as security for performance of an obligation.
- 2.10 Common Elements. The Condominium Property contains "Common Elements", which shall include "General Common Elements" and the "Limited Common Elements", or a portion thereof, as the context requires. Each Condominium Owner shall own an undivided interest in the Common Elements as a tenant in common with all the other Condominium Owners in the proportions provided in **Exhibit A** attached hereto and incorporated herein, and, except as otherwise limited in this Second Supplement, shall have the right to use the Common Elements in accordance with this Second Supplement for all purposes incident to the use and occupancy of his or her Condominium Unit, which right shall be appurtenant to the Condominium Unit. The undivided interests in the Common Elements are declared to be appurtenant to the respective Condominium Units.

- 2.11 **General Common Elements.** The General Common Elements constitute the entire Condominium Property excepting all Condominium Units and the Limited Common Elements, as designated on the Condominium Plat or provided herein. Without limiting the generality of the foregoing, the General Common Elements shall include: (i) the land under the Building; (ii) all utilities, pipes, ducts, flues, chutes, conduits, wires and other utility installations, including without limitation water, sewer and storm systems, which are located within the Condominium Property and serve more than one Condominium Unit; and (iii) roofs. The General Common Elements may be referred to herein and on the Condominium Plat as “General Common Element” or “GCE”.
- 2.12 **Limited Common Elements.** Those portions of the Common Elements as defined herein and described by Wyoming Statute § 34-20-103 for the exclusive use of one or more but fewer than all of the Condominium Units. Further, Limited Common Elements includes any items specifically shown as such on the Condominium Plat. Limited Common Elements may be referred to herein or on the Condominium Plat as “Limited Common Elements” or “LCE”.
- 2.13 **Limited Common Elements—Foundation.** Those Limited Common Elements for the exclusive use of a Condominium Unit for its foundation as designated by the Declarant herein and/or as designated on the Condominium Plat and/or in one or more separately recorded instruments. Limited Common Elements-Foundation may also be referred to herein and on the Condominium Plat as “Limited Common Elements-Foundation”, “LCE-Foundation”, or “LCE-F”.
- 2.14 **Limited Common Elements—Basement.** Those Limited Common Elements for the exclusive use of a Condominium Unit for its basement as designated by the Declarant herein and/or as designated on the Condominium Plat and/or in one or more separately recorded instruments. Limited Common Elements-Basement may also be referred to herein and on the Condominium Plat as “Limited Common Elements-Basement”, “LCE-Basement”, or “LCE-B”.
- 2.15 **Special Assessment—Condo.** Assessments levied in accordance with Article VI herein.
- 2.16 **Specific Assessment—Condo.** Assessments levied in accordance with Article VI herein.

Article III-Use of Condominium Property and Condominium Units

- 3.1 **Condominium Property and Condominium Units.** Each Condominium Owner shall be entitled to an undivided interest in and the nonexclusive right to use, access and enjoy the Common Elements appurtenant to each Condominium Unit, and the exclusive right to use any Limited Common Elements appurtenant to its specific Condominium Unit, if any, as designated on the Condominium Plat or herein.
- 3.2 **Declarant’s Power over the General Common Elements.** The Declarant shall have the following rights with regard to the General Common Elements:
- (a) the right to promulgate rules and regulations regarding use of the General Common Elements, including the right to impose penalties for the violation of such rules and regulations but no rule shall contravene this Second Supplement;
 - (b) the right to grant easements within the General Common Elements; and

- (c) the right to maintain, repair, replace and make changes to the General Common Elements for the benefit of the Condominium Owners.

3.3 **No Partition.** The Common Elements are owned in common by all the Condominium Owners and no Condominium Owner may bring any action for partition thereof.

3.4 **Taxes.** All taxes, assessments, and other charges of the State of Wyoming, any political subdivision, special improvement district, or any other taxing or assessing authority, shall be assessed against and collected on each Condominium Unit separately, not on the Condominium Property as a whole, and each Condominium Unit shall be carried on the tax records as a separate and distinct parcel.

3.5 **Easement for Repair, Maintenance and Emergencies.** Some portions of the Common Elements are or may be located within the Condominium Units or may be conveniently accessible only through the Condominium Units. The Condominium Association, the Association and Declarant shall have the irrevocable right to access each Condominium Unit from time to time during reasonable hours and with prior notice to the Condominium Owner or Occupant, as may be necessary for the maintenance, repair, or replacement of any portion of the Common Elements located therein or accessible therefrom. The Condominium Association, the Association and Declarant shall also have the right to access each Condominium Unit, without notice, to make emergency repairs necessary to prevent imminent damage to the Common Elements or to any Condominium Unit.

Article IV—Membership and Voting Rights in Condominium Association and Association

4.1 **Function of the Condominium Association.** The Condominium Association shall be the entity responsible for management, operation, and certain maintenance obligations of the Condominium Property.

4.2 **Membership in the Condominium Association.** Every Condominium Owner, by virtue of its purchase of a Condominium Unit or the acceptance of a deed therefore, shall be a Condo Member of the Condominium Association. Membership shall be appurtenant to, and may not be separated from, Condominium Unit ownership. When more than one Person or entity holds an interest in a Condominium Unit, all such persons or entities shall be Condo Members; however, the vote for such a Condominium Unit shall be exercised collectively as those Condo Members determine among themselves. In no event shall more than one vote be cast with respect to any Condominium Unit. The membership rights of a Condominium Owner that is not a natural person may be exercised by any officer, director, partner or trustee, or by the individual designated from time to time by the Condominium Owner in a written instrument provided to the Secretary of the Condominium Association.

4.3 **Voting Rights for Condominium Association Members.** The Condominium Association shall have one class of membership. The total number of votes that may be cast by all members of the Condominium Association equals the total number of Condominium Units and each Condominium Owner shall be entitled to one vote¹. All votes of the Condo Members shall take place at an annual or special meetings of the Condo Members or via written ballot. A Condo Member may vote by proxy so long as notice of such proxy designation has been received by the Condominium Association. Voting rights as to each Condominium Unit shall vest upon transfer of a deed of conveyance of a Condominium Unit.

¹ Voting for all matters coming before the Association shall be one vote per Condominium Unit.

4.4 **Suspension of the Right to Vote.** If any Condominium Owner or Occupant violates this Second Supplement, the rights and privileges of such Condominium Owner, including but not limited to the right to vote, may be suspended by the Condo Board.

4.5 **Voting Rights in Association.** Each Condominium Member shall be a Member of the Association and shall have one equal Class A vote for each Condominium Unit owned.

Article V-Condominium Association Management

5.1 **Condo Board.** The affairs of the Condominium Association shall be managed by a Condo Board. The Condo Board shall be comprised of 3 Condominium Owners. Declarant shall control the 3 Director seats on the Condo Board (including the power of appointment) until Declarant conveys all Condominium Units to unaffiliated parties. Thereafter:

(a) The Condo Members shall have the right to elect the Directors at any annual meeting of the Condominium Association for staggered terms of 3 years.

(b) A Director who sells his Condominium Unit shall be automatically removed from the Condo Board. In such a case, the Condo Members shall have the right to elect a replacement Director at a special meeting of the Condominium Association.

5.2 **Power of the Condo Board.** The Condo Board shall have the powers enumerated in this Second Supplement, its Bylaws, and those otherwise provided to boards of directors for nonprofit corporations by the laws of the State of Wyoming.

5.3 **Responsibilities of the Condo Board.** The Condo Board shall maintain and operate the Common Elements for the benefit of the Condominium Owners (unless a maintenance obligation is that of the Association) and administer all aspects of the business of the Condominium Association. The Condo Board may hire or otherwise engage a management company to manage its affairs or any part thereof, as it deems advisable for the operation of the Condominium Property.

5.4 **Insurance.** The Condominium Association shall maintain insurance on the Condominium Property and Building in amounts as determined in the reasonable discretion of the Condo Board. Expenses related to such insurance coverage shall be a Common Condo Expense, unless an expense or increase in premiums or amounts owed to the insurance provider is due to the actions or negligence of a Condominium Owner, in which case the additional amounts owed shall be paid by the Condominium Owner responsible for the increased premium and any additional amounts owed. Such insurance shall be provided by a company licensed to do business in Wyoming.

Article VI--Assessments

6.1 **Budget.** At least 30 days before the beginning of each fiscal year, the Condo Board shall prepare a budget of the estimated Common Condo Expenses and reserves for the coming year, including any contributions to be made to a reserve fund. The budget shall also reflect the sources and estimated amounts of funds to cover such expenses, which may include any surplus to be applied from prior years, any income expected from sources other than assessments levied against the Condominium Units, and

the amount to be generated through the levy of Base Assessments--Condo, Special Assessments--Condo and Specific Assessments—Condo (collectively, “Condo Assessments”).

Failure of the Condo Board to fix assessment amounts or rates or to deliver or mail each Condominium Owner an assessment notice shall not be deemed a waiver, modification, or a release of any Condominium Owner from the obligation to pay Condo Assessments. In such event, each Condominium Owner shall continue to pay Condo Assessments on the same basis as for the last year for which an assessment was made, if any, until a new assessment is made, at which time the Condominium Association may retroactively assess any shortfalls in collections.

6.2 Creation of the Lien and Personal Obligation of Assessments. Each Condominium Owner, by acceptance of a deed, whether or not it shall be stated in such deed, agrees to pay to the Condominium Association: (1) Base Assessment--Condo, (2) Special Assessments--Condo for capital improvements, and (3) Specific Assessments--Condo for damages caused by a Condominium Owner or Occupant. All Condo Assessments together with interest, costs, and reasonable attorneys' fees as set forth below ("Costs"), shall be a charge and a continuing lien upon the Condominium Unit assessed. Condo Assessments and Costs shall also be the personal obligation of the Condominium Owner. The personal obligation for delinquent Condo Assessments and Costs shall not pass to successors in title unless expressly assumed in writing by the successor; however, the Condo Assessments and Costs amounts shall attach to the Condominium Unit regardless of whether or not a lien is filed with the County Clerk.

6.3 Purpose of Condo Assessments. The Condo Assessments shall be used exclusively to promote the health, safety, and welfare of the residents in the Condominium Property and for the improvement and maintenance of the Common Elements.

6.4 Base Assessment-Condo. The Base Assessment--Condo shall be based upon advanced estimates of the costs and expenses arising out of or connection with the Condominium Association's (i) administration and management of the Condominium Property, (ii) repair, maintenance and operation of the Common Elements, (iii) premiums for insurance policies required or permitted to be maintained under this Second Supplement, (iv) legal and accounting fees, (v) creation and maintenance of a reserve fund for periodic maintenance, repair and replacement of the Common Elements, and (vi) activities authorized by the Condo Board. Base Assessments--Condo shall be allocated amongst the Condominium Owners in accordance with the Assessment Percentage as set forth in **Exhibit A**.

The Condo Board may revise the budget and adjust the Base Assessment--Condo from time to time during the year. However, any increase in the amount of the Base Assessment--Condo shall be limited to a 20% increase from the previous year.

6.5 Special Assessments--Condo. The Condominium Association may levy Special Assessments--Condo to defray, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement within the Common Elements, provided that such Special Assessment--Condo shall be approved by Condominium Owners holding at least 50% of the voting power in the Condominium Association. Special Assessments-Condo may be amortized for up to a twelve-year period, provided that the capital improvement work commences within one year of the initial vote approving the Special Assessments-Condo. Upon the sale or transfer of any Condominium Unit, that Condominium Unit's pro-rata share of the outstanding balance of a Special Assessment-Condo shall be paid in full at closing or transfer.

6.6 **Special Assessments--Condo.** The Condo Board may levy Special Assessments-Condo against one or more specific Condominium Owners for expenses related to that Condominium Owner or those Condominium Owners' Condominium Units. Special Assessments-Condo may also be levied to remedy any violation of this Second Supplement, subject to prior notice to the Condominium Owner(s) and at least a 30-day opportunity to cure.

6.7 **Capital Reserve Account.** The Condo Board shall prepare and review at least once every 5 years a reserve budget for the Common Elements and other assets of the Condominium Association. The budget shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Condo Board may include in the Common Condo Expenses budget, as appropriate, a capital contribution to fund reserves in an amount sufficient to meet the projected need with respect to both amount and timing by annual contributions over the budget period.

6.8 **Rate of Assessment.** Base and Special Assessments-Condo will be allocated among the Condominium Owners in accordance with their Condominium Unit's Assessment Percentage as set forth in **Exhibit A**. These assessments may be collected on a monthly, quarterly, or annual basis.

6.9 **Establishment of Assessment Due Dates; Estoppel Certificate.** No Base or Special Assessment-Condo shall be due until at least 30 days after approval. Notice of the Base or Special Assessments-Condo shall be sent to every Condominium Owner. The due dates shall be established by the Condo Board. The Condominium Association shall, upon demand, and for a nominal charge, furnish an estoppel certificate signed by an officer of the Condominium Association setting forth whether the Condo Assessments on a specified Condominium Unit have been paid.

6.10 **Effect of Nonpayment of Assessments; Remedies of the Association.** Any Condo Assessments or fine not paid within 30 days after the due date shall bear interest from the due date at the rate of 18% per annum. Additionally, if a Condominium Owner fails to pay a Condo Assessment within 60 days after it is due, the Board shall send notice of such delinquency to the delinquent Condominium Owner and the Condominium Owner's mortgagee and guarantor of the Condominium Owner's mortgage, if any, at the address provided in available public records, and, in its sole discretion, may choose to sue a Condominium Owner to recover the amount owed or may foreclose a lien against the Condominium Unit to recover the amount owed. The Condo Board's failure or delay in sending the delinquency notice described in this section shall in no way act as a waiver to the Condo Board's available remedies, nor shall it waive, extend or modify a Condominium Owner's obligation to pay required Condo Assessments. Moreover, in sending this delinquency notice, the Condo Board is entitled to rely on public information in the Teton County, Wyoming Clerk's records to determine the appropriate mortgagee and guarantor, and contact information for the same. No Condominium Owner may waive or otherwise escape liability for Condo Assessments by non-use of the Common Elements or abandonment of his/her Condominium Unit.

6.11 **Subordination of the Lien to Mortgages.** Liens of Condo Assessments and Costs are subordinate to the lien of any mortgage recorded prior to the lien. The sale or transfer of any Condominium Unit shall not affect the assessment lien unless it is extinguished in foreclosure.

6.12 **Foreclosure.** In the event of foreclosure by a mortgagee of a mortgage recorded prior to a Condominium Association held lien, the purchaser at a foreclosure sale shall be liable for Condo Assessments accrued from the date of the foreclosure sale.

Article VII--Maintenance Responsibilities

7.1 **Exterior Maintenance of Building and Condominium Units.** The Association shall be responsible for all exterior maintenance of the Condominium Unit as set forth in the Declaration, Sections 5.1 and 7.2(b). Condominium Owners shall be responsible for exterior glass and window cleaning, replacement and repair.

7.2 **Utilities; Common Utilities.** Any utility services or other types of elements which are utilized in common, such as but not limited to, sewer or water lines, shall be maintained, repaired and replaced, as needed, by the Association in accordance with Section 7.2(b) of the Declaration. Condominium Owners are responsible for the maintenance, repair and replacement of any utilities which serve only their Condominium Unit.

7.3 **LCE-Foundation; LCE-Basement.** The Condominium Association shall be responsible for maintaining, repairing and replacing LCE-Foundation and LCE-Basement and expenses for such work will be charged to the Condominium Owner(s) with exclusive use of that or those particular LCE-Foundation(s) or LCE-Basement(s).

7.4 **Condominium Owner Responsibility.** Each Condominium Owner shall maintain, repair and replace, at such Owner's expense, all portions of their Condominium Unit, excluding exterior maintenance of the Condominium Unit (which is an obligation of the Association as provided herein and in the Declaration), but including all exterior windows and other glass surfaces, and internal installations such as appliances, heating, plumbing, electrical and air conditions fixture, and any other utility service facilities located within the boundaries of their Condominium Unit which solely serve their Condominium Unit. If any Condominium Owner fails to maintain, repair and/or replace the items that it is obligated to maintain, repair and replace, the Declarant, the Association and/or the Condominium Association shall be authorized, after providing fifteen (15) days' notice to the Condominium Owner, to enter upon the Condominium Unit or the Limited Common Element to cure such failure and to assess all costs incurred against the Condominium Unit and the Condominium Owner thereof.

Article IX—General Provisions

8.1 **Effect on Declaration.** Except as expressly amended or modified by this Second Supplement, the Declaration, as it has been amended and supplemented, remains in full force and effect, unchanged. Capitalized terms not defined herein shall be construed in accordance with their definitions set forth in the Declaration.

8.2 **Condo Bylaws.** The Condo Board shall have the right to adopt Condo Bylaws to govern affairs of the Condominium Association as a corporation. Nothing in the Bylaws may contravene the terms of this Second Supplement.

8.3 **Rules and Regulations.** The Condo Board may adopt Rules and Regulations governing the use of the Condominium Property. The Rules and Regulations may also provide for the imposition of fines for violations of the Governing Instruments but may not contravene the terms of this Second Supplement.

8.4 **Violations, Enforcement and Costs.** The Condo Board or any Condominium Owner may take judicial action against any Condominium Owner to enforce compliance with this Second Supplement, the Condo Bylaws and any promulgated Rules and Regulations or to obtain damages for noncompliance therewith. The prevailing party in such action shall be entitled to recover its incurred costs, including reasonable attorneys' fees.

8.5 **Indemnification.** Members of the Condo Board shall have no individual liability. The Condominium Association shall indemnify the officers and Condo Board, their agents, successors and assigns, from all claims, suits, action, or damages arising from any personal injury, loss of life and/or damage to property sustained on or about the Condominium Property, or arising out of the enforcement of this Second Supplement. The indemnification is valid only if the officer or director in question acted in good faith and did not violate their mandated duties.

8.6 **Joint and Several Liability.** In the case of joint ownership of a Condominium Unit, each of the Condominium Owners shall be jointly and severally liable for the obligations imposed by this Second Supplement.

8.7 **Severability.** Invalidation of any portion of this Second Supplement by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

8.8 **Headings.** Article and Section headings contained herein are for informational purposes only and shall not control or affect the meaning or construction of any of the provisions hereof.

8.9 **Amendment.** This Second Supplement may be amended by an instrument signed and acknowledged by at least 3 Condominium Owners. If any amendment will have a material adverse impact on the interests of mortgagees who hold mortgages on any Condominium Unit(s) within the Property, such amendment must also be approved by at least 51% of the mortgagees who hold mortgages on impacted Condominium Unit(s) within the Property. Mortgagee approval shall be deemed granted if a mortgagee fails to respond to any written proposal for an amendment within 60 days of receipt if notice of the amendment proposal is provided to mortgagee as described in Section 8.11 (Notice to Mortgagees). Any amendment to this Second Supplement must be recorded with the Teton County, Wyoming Clerk.

8.10 **Governing Law.** This Second Supplement shall be governed by and construed in accordance with the laws of the State of Wyoming. Venue for any lawsuit brought under this Second Supplement shall lie exclusively in the 9th Judicial District, Teton County, Wyoming.

8.11 **Notice to Mortgagees.** The Condominium Association shall timely notify Condominium Owners of any condemnation proceedings against the Condominium Property, casualty, or lapse, cancellation or material modification of any insurance policy maintained by the Association or the Condominium Association for the Condominium Property. If a Condominium Owner's Unit is encumbered by a mortgage, the Condominium Owner shall timely provide its mortgagee with any notices received from the Association or Condominium Association regarding condemnation proceedings, casualty, or lapse, cancellation or material modification of any insurance policy maintained by the Association or the

Condominium Association for the Condominium Property. For any notice required to be provided to a mortgagee or guarantor of a mortgage on any Condominium Unit herein, notice shall be deemed sufficient if sent by certified or registered mail, with a return receipt requested at the address provided in a recorded mortgage instrument, or at any other address provided to the Association, Condominium Association or an Owner in writing by mortgagee or guarantor for notice purposes.

The undersigned Declarant has executed this Second Supplement as of the date below.

DECLARANT:

KOJAK, LLC

Stephen Dynia, Manager

STATE OF WYOMING)
)
COUNTY OF TETON) ss

On this _____ day of _____, 2021, before me, the undersigned Notary Public, personally appeared Stephen Dynia for Kojak, LLC, and known to me, or proven by satisfactory evidence, to be the Manager of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

Notary Public

Exhibit A

Unit Number	Ownership % of Common Elements	Votes
1	20% ^[JA2]	1
2	20%	1
3	20%	1
4	20%	1
5	20%	1

S:\Proj\2020\201-01\Lucas D. Rudolph - Dyrna - Condo Plat - Surveying\04 - Drawing\2020\1 SITE PLAN.dwg (Certificate) - May 20, 2021, 10:28:04 pm PLOTTED BY: huchshier Date: 05/04/21

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)^{ss}

I, Lucas D. Rudolph, of Victor, Idaho hereby certify, to the best of my knowledge, information, and belief:

That by authority of the owners I have subdivided the lands shown on this plat for condominium ownership to be known as **METRO PLATEAU THIRD ADDITION TO THE TOWN OF JACKSON**;

that the lands of this subdivision are identical with and described as:

Lot 9 of Metro Plateau Addition to the Town of Jackson, Plat No. 1279, a subdivision of record in the Office of the Teton County Clerk and located in the S1/2 NE 1/4 of Section 32, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming

Containing 0.14 acres, more or less, and subject to easements, rights-of-way, reservations, and restrictions, of sight and/or of record.

That this plat was made from the notes of surveys made by me, or under my direction, and from records in the Office of the Teton County Clerk;

that all dimensions and areas are correctly shown;

Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442

The foregoing instrument was acknowledged before me by Lucas D. Rudolph this _____ day of _____, 2021.
Witness my hand and official seal.

Notary Public My commission expires:_____

CERTIFICATE OF MORTGAGEE

WELLS FARGO BANK, NATIONAL ASSOCIATION
BY SEPARATE AFFIDAVIT

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)^{ss}
City of Jackson)

The foregoing Subdivision, **METRO PLATEAU THIRD ADDITION TO THE TOWN OF JACKSON**, was approved at the regular meeting of the Jackson Town Council on the _____ day of _____, 2021 in accordance with Section 15-1-415 Wyoming Statutes.

Attest: Town of Jackson

Sandra P. Birdyshaw, Clerk

Hailey Morton Levinson, Mayor

Brian T. Lenz, Town Engineer

Tyler Sinclair, Planning Director

The foregoing instrument was acknowledged before me by Hailey Morton Levinson, Mayor, this _____ day of _____, 2021.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Sandra P. Birdyshaw, Clerk, this _____ day of _____, 2021.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Brian T. Lenz, Town Engineer, this _____ day of _____, 2021.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Paul Anthony, Planning Director, this _____ day of _____, 2021.

Witness my hand and official seal.

Notary Public My commission expires:_____

CERTIFICATE OF OWNER

State of Wyoming)
County of Teton)^{ss}

The undersigned owner and proprietor of the lands described in the Certificate of Surveyor and shown hereon hereby certifies;

that the foregoing subdivision and the survey and measure of the lands and common areas as shown hereon is with the free consent and in accordance with the desires of the undersigned owner and proprietor;

that the name of the subdivision shall be **METRO PLATEAU THIRD ADDITION TO THE TOWN OF JACKSON**;

that this subdivision is subject to the terms and conditions of the Final Development Plan Amendment, Item P09-061, approved by the Jackson Town Council on 6 October 2009 and the amendment to the Final Development Plan item P11-006, approved by the Jackson Town Council on 7 September 2011 and subsequent amendments thereto;

that this subdivision is subject to that Declaration of Covenants, Conditions, and Restrictions for Metro Plateau Addition to the Town of Jackson as recorded in Book 744, pages 624-654 and to that First Amendment to Declaration of Covenants, Conditions and Restrictions as recorded in Book 782, Pages 452-453, and to that Supplemental Declaration and Second Amendment to Declaration of Covenants, Conditions and Restrictions, as recorded in Book 782, Pages 715-718 and modified in Book 800, page 715 and to that Declaration of Condominium be filed concurrently with this Plat;

that that 30 foot wide utility easement as recorded in Book 403 of Photo, page 969 to 973, records of Teton County is appurtenant to this subdivision;

that this subdivision is subject to all matters as delineated on Metro Plateau addition to the Town of Jackson, recorded as Plat No. 1279;

that access to this subdivision is from Wyoming State Highway No. 22 thru that 30 foot wide access easement as recorded in Book 734 of Photo, page 715-724, records of Teton County;

that ownership of a condominium unit of this subdivision shall consist of a fee simple estate in an individual air space unit of this subdivision together with an undivided fee simple interest in the common elements of this subdivision. The percentage of undivided interest in said common elements shall be that computed for each unit and listed in Said Declaration of Condominium and shall be amended from time to time. Ownership of a condominium unit of this subdivision shall also include appurtenant memberships in the Metro Plateau Homeowners Association;

that Lot 9 of Metro Plateau Addition to the Town of Jackson, Plat No. 1279, as recorded in the Office of the Teton County Clerk, is hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article 8, Division 8.5 and Sections 34-12-106 through 110, Wyoming Statutes, 1977, as amended, and the Clerk is respectfully requested to write "vacated" across said lots, they being reconfigured as shown hereon;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight and of record, including but not limited to those shown hereon.

KOJAK, LLC,
a Wyoming limited liability company

BY SEPARATE AFFIDAVIT

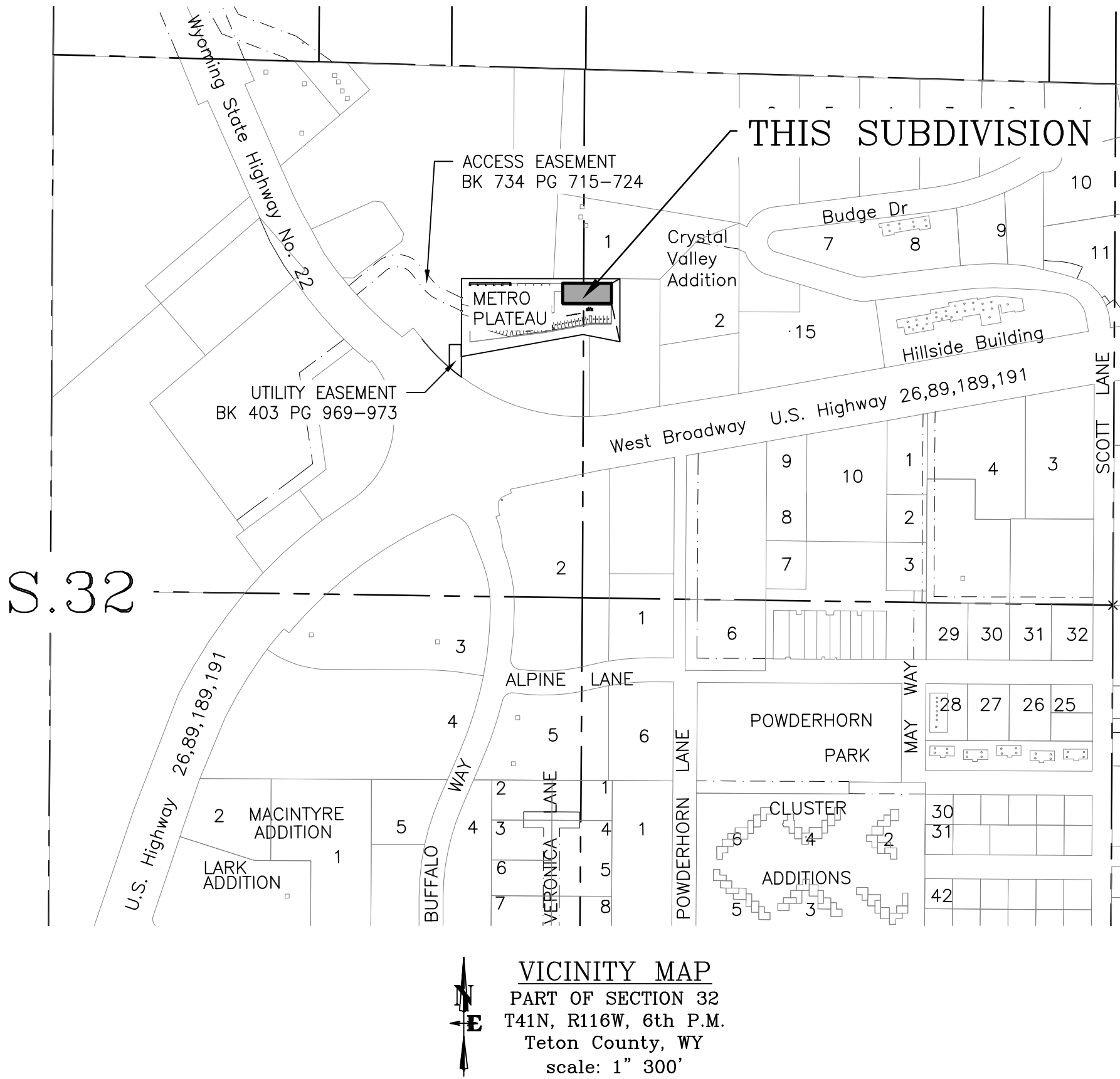
By: Stephen Dynia as Manager

DEFINITIONS

(a) "UNIT" means an individual air space unit which is contained within the perimeter walls, floors, ceilings, windows, and doors of each unit of a Condominium Plat to be filed for record upon a lot of this subdivision, together with all fixtures and improvements therein contained but not including any structural components of the building, if any, located within the unit.

(b) "CONDOMINIUM" or "CONDOMINIUM UNIT" means the fee simple title in and to a unit together with an appurtenant undivided fractional interest in and to the general common elements of this subdivision.

(c) "GENERAL COMMON ELEMENTS" means and includes the land located within the subdivision and the structural components of the buildings, and all other parts of such land and the improvements thereon necessary or convenient to its existence, maintenance, and safety which are normally and reasonably in common use, including the air above such land. It shall also mean and include the limited common elements unless such elements are hereinafter or in the Declaration of Condominium specifically excluded as to any specific situation.



TOTAL ACREAGE: 0.14 ACRES (6,079 sf)
BUILDING FOOTPRINT IS THE SAME AS LOT 9

NUMBER OF CONDOMINIUM UNITS: 5

SQUARE FOOTAGE OF CONDOMINIUM UNITS:

UNIT 1: 4,137 sq. ft.
UNIT 2: 1,580 sq. ft.
UNIT 3: 1,850 sq. ft.
UNIT 4: 1,936 sq. ft.
UNIT 5: 1,820 sq. ft.

THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS. ONSITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS, EXCEPT AS PERMITTED BY THE TOWN OF JACKSON

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

THE PROPERTY IS LOCATED IN SEISMIC ZONE 3 FAULT LINE, THIS FAULT LINE NO LONGER EXISTS PER TETON COUNTY/TOWN OF JACKSON CURRENT BUILDING CODE

**METRO PLATEAU
THIRD
addition**
to the Town of Jackson
a condominium subdivision of
Lot 9 of Metro Plateau addition
to the Town of Jackson,
Plat no. 1279

located within
a portion of the
S1/2NE1/4 of Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

Owner and Subdivider:

Kojak, LLC
a Wyoming Limited
Liability company
P.O. Box 4356
Jackson, WY 83001
(307) 733-3766

Surveyor:

Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

DRAWING TITLE
CERTIFICATE SHEET

JOB TITLE
METRO PLATEAU THIRD FILING
TO THE TOWN OF JACKSON

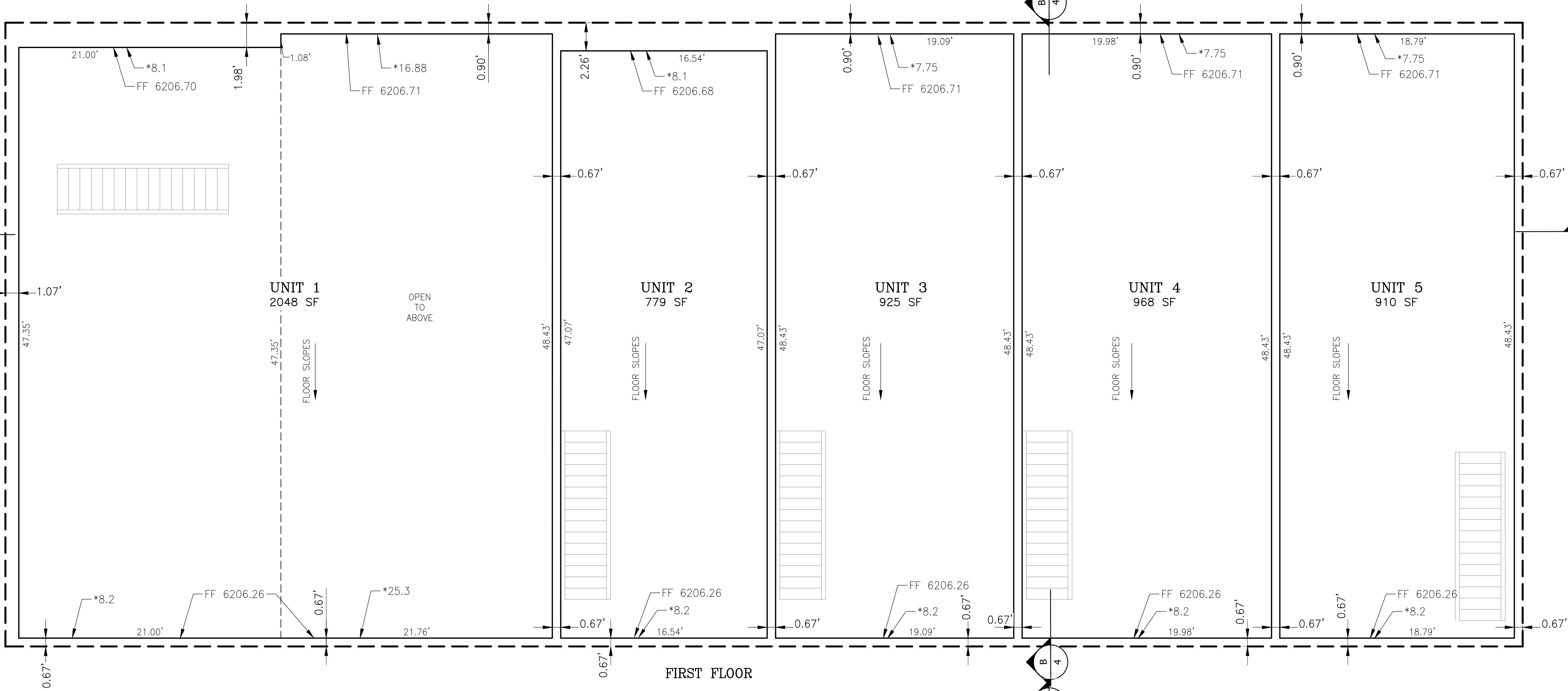
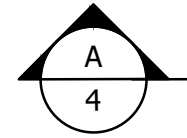
DRAWING NO
1 OF 4

JOB NO
20-391-01

DATE	4/01/2021	REV.
SURVEYED	NE	
ENGINEERED	NA	
DRAWN	SK	
CHECKED	LR	
APPROVED		

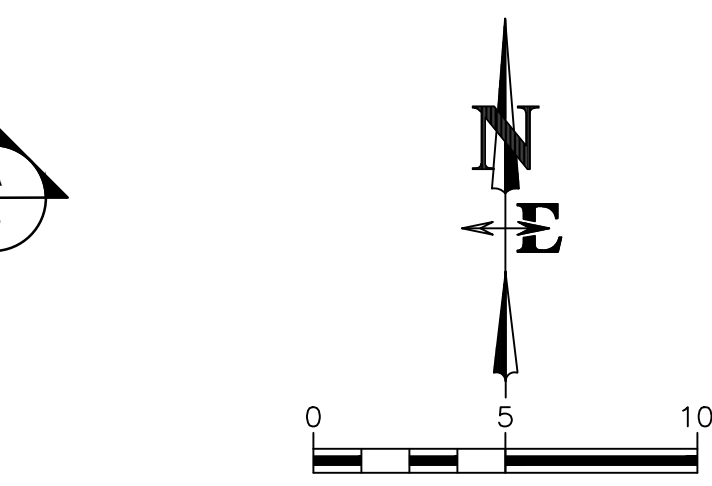
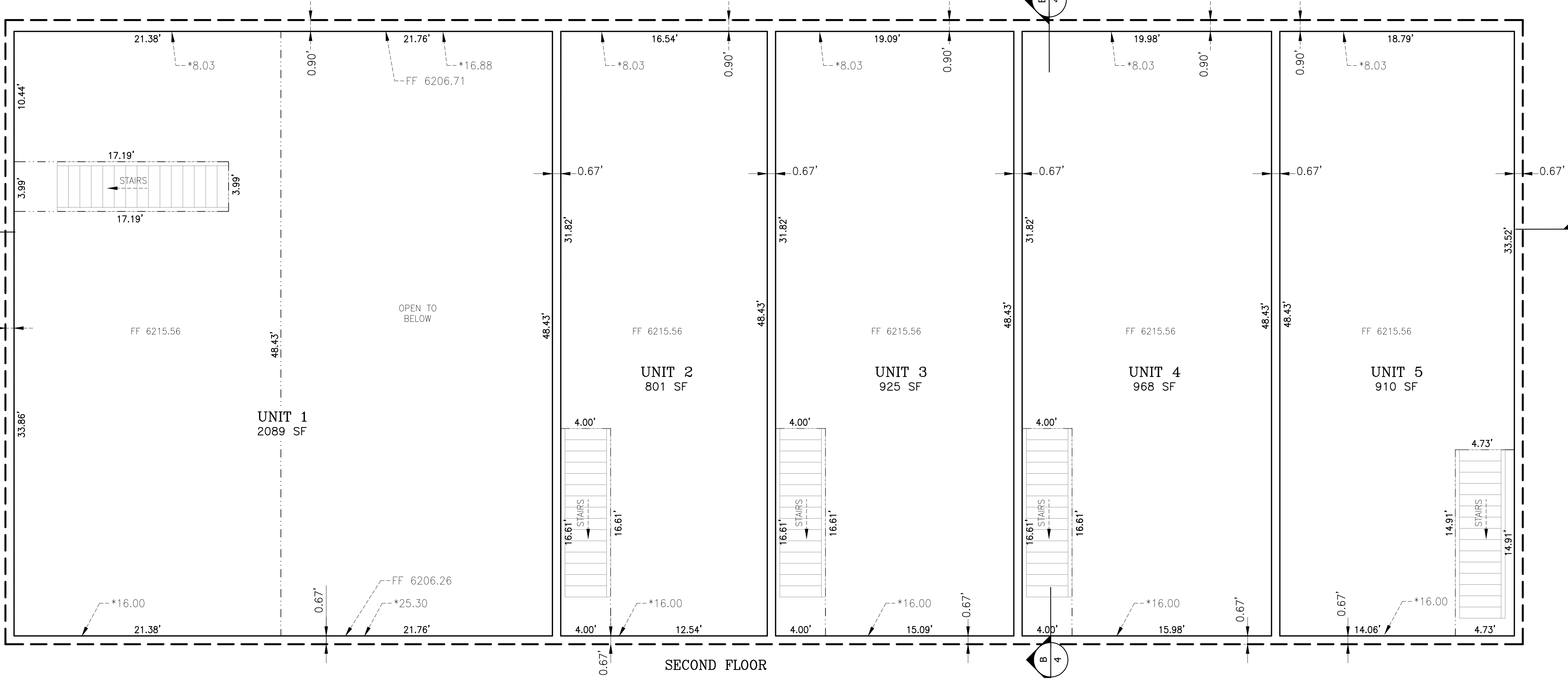
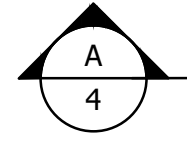
**NELSON
ENGINEERING**
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

S:\projects\2020\2020-01-Lot 9, Metro Plateau - Dyma - Condo Plat-Surveying\4 Drawing\2020\1 Plat Floor Plans\dwg CLTDR PLANS.dwg - Apr 01 2021 15:56:02 pm PLOTTED BY: warchner DWG FIRMW1 230



- = Unit Boundary/Wall Line
- - - = Building foundation/lot line as shown on Sheet 2 of this plat
- - - - - = Change in ceiling height
- · - · - · - = Change in Floor Elevation
*7.75 = Ceiling height above floor elevation
FF 6206.26 = Finish Floor Elevation

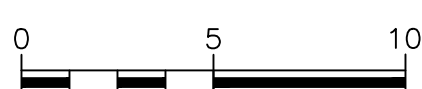
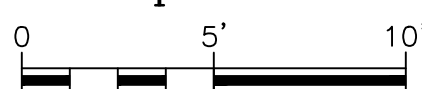
- NOTES:
1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.
3. All areas not included within the delineated Air-space Unit boundaries are part of the shared components of this subdivision.



**METRO PLATEAU
THIRD
addition**
to the Town of Jackson
a condominium subdivision of
Lots 9
of Metro Plateau addition
to the Town of Jackson,
Plat no. 1279

located within
a portion of the
S1/2NE1/4 of Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO	JOB TITLE	DRAWING TITLE	REV.				
			DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
3 OF 4	METRO PLATEAU THIRD FILING	FLOOR PLANS	4/01/2021	NE	NA	SK	LR
JOB NO	20-391-01	TO THE TOWN OF JACKSON	NELSON ENGINEERING				
			P.O. BOX 1599, JACKSON WYOMING (307) 733-2087				



- NOTES:

1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.
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to the Town of Jackson
a condominium subdivision of
Lots 9
of Metro Plateau addition
to the Town of Jackson,
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S1/2NE1/4 of Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO 4 OF 4	JOB TITLE METRO PLATEAU THIRD FILING TO THE TOWN OF JACKSON	DRAWING TITLE SECTION VIEWS		DATE	4/01/2021	REV.
				SURVEYED	NE	
				ENGINEERED	NA	
				DRAWN	SK	
				CHECKED	LR	
				APPROVED	LR	

**TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 6/28/2021**

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: **Metro Plateau 3rd Filing**
2. LOCATION: **1085 Hwy 22**
3. PROJECT NUMBER: **P21-150**

4. CALCULATE PROPOSED PROJECT POPULATION:

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

5. CALCULATE REQUIRED PARK ACREAGE:

$$\begin{array}{rclclcl} \mathbf{5} & \text{TOTAL PROJECTED} & & & & & \\ & \text{POPULATION} & \times & \frac{9 \text{ ACRES}}{1000 \text{ RESIDENTS}} & = & \mathbf{0.045} & \text{REQUIRED ACRES} \end{array}$$

6. CALCULATE CASH-IN-LIEU:

$$\begin{array}{rclclcl} \mathbf{.045} & \text{REQUIRED ACRES} & \times & \$100,000 & = & \mathbf{\$4,500} & \text{CASH-IN-LIEU} \\ & & & \text{(VALUE OF LAND)} & & & \end{array}$$

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

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS
DATE: 6/28/2021

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: Metro Plateau 3rd Filing
2. LOCATION: 1085 Hwy 22
3. PROJECT NUMBER: P21-150

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		4		.08
.015 ACRES PER UNIT MULTI-FAMILY				

5. CALCULATE CASH IN-LIEU:

0.08	LAND DEDICATION STANDARD	X	\$100,000 (VALUE OF LAND)	= \$	8,000	CASH- IN-LIEU
------	-----------------------------	---	------------------------------	------	-------	------------------

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

Concerned Owners at Metro Plateau
c/o Todd Williams
PO Box 13783
Jackson, WY 83002

July 29th, 2021

Katelyn Page
Town of Jackson - Building and Planning Department
150 E. Pearl Ave
Jackson, WY 83001

Dear Katelyn,

We are writing today to express our concerns about the 1085 W. Hwy 22 Subdivision Plat Proposal (P21-150). We have serious reservations about this proposal (P21-150), and do not believe the town approve it in its present form.

We believe that much of the work to convert the building has already been done, and this plat proposal is an attempt to paper over the changes. These changes may be in violation of the CC&Rs that govern the development. Please see 2nd Amendment to the CC&Rs dated 18 Jan 2012, Part 4, Section 3.9.h, attached, which should be filed with the town. The CC&Rs state that there can be no further subdivision of each live-work unit. We believe that means that the 1085 building cannot be further subdivided.

Although this may not be an item the town can address, additionally, the building may not be compliant with the use and occupancy restrictions, which state in part that each unit is to be occupied by an owner or lessee. We believe the current occupants may not meet those qualifications. There may also be town LDR regulations on the occupancy and use of live/work units, perhaps you could research this for us?

Besides the question of permissions and compliance with the CC&Rs and LDRs, our reservations center around four particular items: Parking, Fire Safety, Traffic, and Future Use.

1. Parking

The Metro Plateau HOA is already stressed with a parking shortage. We have always understood the town regulations for allowed uses and standards (6.1.4.H?) were for 1.5 parking spaces per 1000 sq ft. Each unit at Metro Plateau is 2000 sq ft, and therefore should have 3 parking spaces. Indeed, the 9 properly platted units 1111-1127, have 3 spots each.

In total Metro Plateau has 38 parking spaces, including 2 dedicated handicapped spots. The remaining 36 spots can therefore handle 12 units in total (3 spots per unit).

The 1111 and 1119 buildings total 9 units, which use 27 spots. This leaves only 9 remaining parking places for the use of 1085. The 1085 building, nor the community, can support the parking needs of 5 units. At best the nine available spaces can support 1085 being divided into 3 units.

Already, the current owners at Metro Plateau have difficulty with parking for themselves, their employees and their clients. Because of the parking shortage, we have noticed that the owner of 1085, his clients, and his employees will often park in the dedicated emergency fire turn-around between building 1085 and 1111. That emergency turn-around access is further constrained because the owner of the 1085 building has constructed a non-conforming storage unit reducing the space available for emergency vehicles.

Although the storage unit build in the turn-around may be an internal HOA matter, it might also be an issue for the town because of its impact on emergency services.

2. Fire Safety:

The use of the turn-around for unauthorized vehicle parking is of extra concern because we believe the 1085 building may not be up to the required safety standards. 1085 has no entrances or exits on the second floor. Residents on the second floor have no means of escape in the event of a fire in the front of the building. Besides the risks to personal well-being, we are also concerned about how this potential violation of fire and safety standards could impact the HOA's insurance premiums and coverage.

3. Traffic:

More units will result in more traffic, not just on the Metro Plateau common area, but also with cars turning on and off 22. Whether residents, owners, lessees, or clients, we do not believe we can support more traffic. From the Metro Plateau driveway it is already almost impossible to turn either north or south onto 22 most days.

4. Future Use:

Neighbors are also concerned about the future use of the 1085 building. The developer has stated he intends to attempt to withdraw 1085 from the HOA, freeing him from the use restrictions in the CC&Rs (somewhat humorously, CC&Rs that he originally wrote). Without those restrictions in place, the future use of that building, and its impact on the owners and residents of Metro Plateau, is uncertain, and cause for concern. We do not desire additional traffic, density, and impact on the hillside.

To many of the neighbors, it seems like 1085 has already been subdivided (perhaps against the CC&Rs, and against the use restrictions) and the owner is merely asking for permission to paper over what has already occurred.

We urge the town to look into this matter and determine if this subdivision is even allowed. If it is, we believe the potential fire safety issues, the misuse of the dedicated emergency vehicle turn-around, the impact on traffic and the potential for future use of the property, must all be investigated.

Sincerely yours,

Todd Williams

A handwritten signature in cursive script, appearing to read "Todd Williams", followed by a long horizontal flourish.

Joe Spiegel

A handwritten signature in cursive script, appearing to read "Joe Spiegel", followed by a long horizontal flourish.

Jacque Jenkins-Stireman

Ken & Wendy Rominger

A handwritten signature in cursive script, appearing to read "Ken & Wendy Rominger", followed by a long horizontal flourish.

Copy

**SUPPLEMENTAL DECLARATION
AND SECOND AMENDMENT
to
DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS
for the
METRO PLATEAU ADDITION TO THE
TOWN OF JACKSON, WYOMING**

Upon recording, please return to:

**Hawks & Associates LC
Christopher Hawks, P.C.
P.O. Box 1495
199 East Pearl Avenue, Suite 102
Jackson, WY 83001**

**SUPPLEMENTAL DECLARATION
and
SECOND AMENDMENT
to
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
for the
METRO PLATEAU ADDITION TO
THE TOWN OF JACKSON, WYOMING**

This SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS for the METRO PLATEAU ADDITION TO THE TOWN OF JACKSON, WYOMING ("Supplemental Declaration") is made this _____ day of November, 2011, by KOKAK, LLC, a Wyoming limited liability company (hereinafter referred to as "KOJAK").

PART ONE - RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for the Metro Plateau Addition to the Town of Jackson is recorded in the Office of the Teton County Clerk on the 18th day of November, 2009 in Book 744 of Photo at Pages 624 to 654 (the "Declaration") which declaration burdens the property described therein (the "Property"); and

WHEREAS, the original plat (the "Plat") for the Metro Plateau Addition to the Town of Jackson, Wyoming was recorded in the Office of the Teton County Clerk as Plat No. 1279; and

WHEREAS, Pursuant to Section 13.1 of the Declaration, the Declarant retains the right to amend the Declaration; and

WHEREAS, the Declarant has amended the Plat (the "Amended Plat:") to vacate Lots 1 through 4 and 10 and to create Lots 11 through 16 and is recording this Supplemental Declaration to subject Lots 11 through 16 to the burden of the Declaration; and

NOW THEREFORE, the Declarant hereby states and declares as follows:

ARTICLE ONE

The Declarant, as the owner the Property intends by the recording of this Supplemental Declaration to subject the Lots 11 through 16 to the terms and conditions of the Declaration. The Declaration shall remain in full force and effect following the recording of the Supplemental Declaration except as amended and supplemented herein.

The Property shall be owned, conveyed and used subject to all of the provisions of this Supplemental Declaration, the Plat and the Amended Plat which shall run with the title to the Property. This Supplemental Declaration shall be binding upon all Persons having any right, title, or interest in the Property, their heirs, successors, successors-in-title, and assigns.

This Supplemental Declaration shall be enforceable in perpetuity by Declarant, the Metro Plateau Owners Association, a Wyoming nonprofit corporation, any Owner, and their respective legal representatives, heirs, successors, and assigns.

PART TWO - DEFINITIONS

Capitalized terms used herein which are not defined below shall have the same meanings as set forth in the Declaration. Other capitalized terms shall be defined as set forth herein.

PART THREE - SUPPLEMENTAL DECLARATIONS

Lots 11 through 16 as shown on the Amended Plat are hereby subjected to the burden of the Declaration and Lots 11 through 15 shall be a "Lot" for purposes of the Declaration and Lot 16 shall be "Common Area" for purposes of the Declaration.

PART FOUR - AMENDMENT TO DECLARATION

The following subsections shall be added to Section 3.9:

(g) Town of Jackson Land Use Regulations. All development of the Properties shall conform with any and all applicable land use regulations and Municipal Ordinances of the Town of Jackson, Wyoming.

(h) Use Restrictions. The use of the Properties shall conform with the Final Development Plan which requires that the residential component of each Unit must be occupied by the owner or lessee of the Unit or employee of the business (live/work restrictions on main floor and second floor), and that each live/work unit shall not have separate entrances and shall not be further subdivided.

(i) Sections 3.9(g) and (h) may not be amended without the prior written approval of the Town of Jackson, Wyoming.

Section 4.10 of the Declaration is deleted in its entirety.

PART FIVE - MISCELLANEOUS

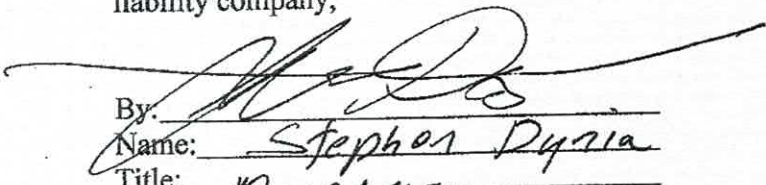
This Supplemental Declaration shall run with and bind the Owners of all real property defined and described on the Plat, the Amended Plat and in the Declaration.

This Supplemental Declaration may only be amended in accordance with the Declaration and First Amendment to the Declaration, and in conformity with the Final Development Plan and amendments thereto, and with any and all applicable land use regulations of the Town of Jackson shall be required, in addition to the requirements of this Declaration.

The ongoing landscape bond posted by Declarant with the Town of Jackson for the issuance of the building permit for Lots 11 through 15 shall also be the landscape bond for Lots 1 through 10. Landscape maintenance for all Lots shall be determined by the Board of Directors.

IN WITNESS WHEREOF, KOJAC, LLC has executed this Supplemental Declaration
the date and year first written above.

KOJAC, LLC a Wyoming limited
liability company,

By: 

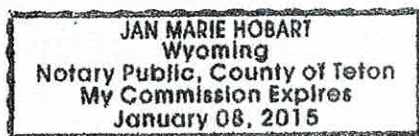
Name: Stephen Dynia

Title: Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On ~~November~~ January 18, 2012, before me, Jan Marie Hobart,
Notary Public, personally appeared Stephen Dynia, manager
personally known to me or proved to me on the basis of satisfactory evidence to be the person
whose name is subscribed to the within instrument and acknowledged to me that he or she
executed the same in his or her authorized capacity, and that by his or her signature on the
instrument, the person or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Jan Marie Hobart
Notary Public
My commission expires: 1-8-2015

AFFIDAVIT

STATE OF WYOMING)

) ss.

COUNTY OF TETON)

COMES NOW, the undersigned, Stephen Dynia, who, being duly sworn, on oath according to law, do hereby make the following statement of facts and affirms:

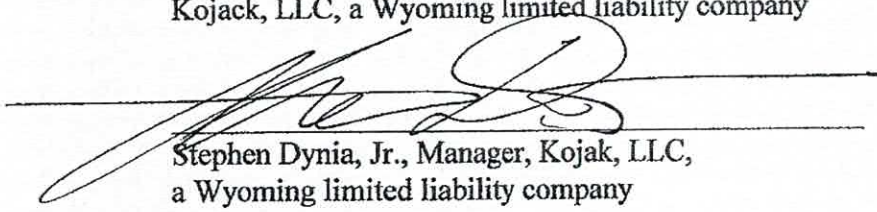
1. **THAT**, the undersigned is the Manager of Kojak, LLC, a Wyoming limited liability company, which holds fee title to Lots 1, 2, 3, 4 and 10 of Metro Plateau to the Town of Jackson, Plat no. 1279, a subdivision of record in the Office of the Teton County Clerk, and located in the S1/2 NE1/4 of Section 32, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, that the lots are being reconfigured as shown on that plat titled **Metro Plateau Second Addition to the Town of Jackson** be filed in the Office of the Teton County Clerk;
2. **THAT** Stephen Dynia. has reviewed said plat;
3. **THAT** the configuration of boundaries and the dedications and easements shown thereon is with the free consent and in accordance with the desires of the undersigned;
4. **THAT**, this affidavit is signed in the stead of, and with the same effect, as if the original map was itself manually signed.

STATE OF WYOMING)

) ss.

COUNTY OF TETON)

Kojack, LLC, a Wyoming limited liability company



Stephen Dynia, Jr., Manager, Kojak, LLC,
a Wyoming limited liability company

The foregoing instrument was acknowledged before me by Stephen Dynia., as Manager of Kojak, LLC, a Wyoming limited liability company, this 18 day of January, 2012.

WITNESS my hand and official seal.

Katelyn Page

From: Paul Anthony
Sent: Thursday, August 12, 2021 11:07 AM
To: Katelyn Page
Subject: FW: Response to Code Concerns

Here you go. Paul.

From: Tyler Sinclair <tsinclair@jacksonwy.gov>
Sent: Tuesday, July 20, 2021 12:56 PM
To: Paul Anthony <panthony@jacksonwy.gov>; Kelly Sluder <KSluder@jacksonwy.gov>
Subject: Fwd: Response to Code Concerns

Paul,

Please forward this to which planner has this plat, they will want to coordinate a response to the concern with Kelly S.
Thanks, Tyler

Begin forwarded message:

From: Kathy Clay <kclay@tetoncountywy.gov>
Date: July 20, 2021 at 08:18:11 MDT
To: Tyler Sinclair <tsinclair@jacksonwy.gov>
Cc: Bobbi Clauson <bclauson@tetoncountywy.gov>
Subject: FW: Response to Code Concerns

Good Morning Tyler: I received this email late yesterday. I believe this concern is an enforcement issue. I will respond to the Association upon your direction of next steps. Thank you.

Kathy Clay
Battalion Chief Fire Marshal
Jackson Hole Fire/EMS
(desk) 307-732-8506
Facebook JHFireEMS
www.jhfire-ems.org<<http://www.jhfire-ems.org>>

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[[cid:image003.png@01D77D3F.46561FE0](#)]

[[cid:image002.png@01D77D3F.46561FE0](#)]

From: Wyoming TwentyTwo Residents Association <Wyo22Residents@gmx.com>
Sent: Monday, July 19, 2021 5:32 PM
To: Kathy Clay <kclay@tetoncountywy.gov>
Subject: Re: Response to Code Concerns

[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.]

Dear Ms. Clay,

We are writing you again about the 1085 W Hwy 22 building. Recently notices were sent by the town about a plan to further subdivide this building. Please see the attached map and letter from the Town of Jackson. At the moment, we have reason to believe some of the units at 1085 have been further subdivided with multiple renters on different floors, that is both floors are being used as residences, and not as live/work as there is no commercial occupancy in the downstairs floors. Even worse, there are no separate entrances or exits for the top floors, and should there be a fire in the front of the units, there may be an issue with emergency egress.

We understand that your department is not responsible for inspections of the upstairs residential portions, but perhaps you can weigh in on the non-conforming use of the downstairs spaces.

We think it is vital that any fire code or safety issues be brought to the town's attention and resolved before the planning department and the town council give a green light to this proposal by the owner.

If there is another department we should be speaking with, could you please let us know?

Best wishes for a less-eventful summer;

Wyoming 22 Residents Association

Sent: Wednesday, October 21, 2020 at 11:37 AM

From: "Kathy Clay" <kclay@tetoncountywy.gov<<mailto:kclay@tetoncountywy.gov>>>

To: "<Wyo22Residents@gmx.com<<mailto:Wyo22Residents@gmx.com>>"

<Wyo22Residents@gmx.com<<mailto:Wyo22Residents@gmx.com>>>

Subject: Response to Code Concerns

Good Morning All:

I apologize for the delay in response. When your email arrived, I was heading out the door to a much-needed break in the wilderness. Back and getting caught up, allow me to provide some information for your consideration.

The structure you are concerned about is a live/work unit. Commercial occupancy is allowed downstairs with residential occupancy above. The building is fully fire sprinklered and was reviewed for egress compliance at the time of permitting. The life safety features of smoke alarms – for early detection of a fire – and fire sprinklers for quick suppression of a fire – are the systems counted on to protect those inside.

Our office has the authority to inspect the commercial occupancies. We do not have the authority to inspect the upstairs residential occupancies. Due to this department's capacity problems, we are forced to inspect on a risk/priority basis. These low-risk occupancies are infrequently inspected. We must put our priorities to the higher risk commercial businesses; restaurants, hotel/motels, fueling stations, and schools. This with new constructions demands stretches staff resources to the point of breaking. We are barely keeping up. I wish I had more staff, as do most agencies in this town!

Regarding the topic of wildland fire. Yes, I too share your concerns for fast spreading wildland fire. The Saddle Butte Fire actually put hot embers on several homes up the butte. Happily, none of these embers did much more damage than start small grasses on fire which did not extend. The mapped wildland urban interface does not include these areas. Town is not included in the mapped wildland urban interface! As a community, wildland fire will continue to be an increased risk and this map will need to better represent that threat.

By the way, the new construction on Highway 22 is fully fire sprinklered to the highest standard as well.

I am very familiar with the property and I appreciate your concern for fire and life safety. Live/work structures such as this one, are an effort to help folks live and work in an area which is very difficult to do both.

I hope this all makes some semblance of sense and I welcome any other questions or concerns you may have!

Kathy Clay
Battalion Chief Fire Marshal
Jackson Hole Fire/EMS
(desk) 307-732-8506
Facebook JHFireEMS
www.jhfire-ems.org<<http://www.jhfire-ems.org>>

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

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

Katelyn Page

From: Stefan Fodor <stefan@fodorlaw.com>
Sent: Tuesday, August 24, 2021 11:54 AM
To: Katelyn Page
Cc: Sue Karichner (skarichner@nelsonengineering.net); Lea Colasuonno
Subject: P21-150

Dear Katelyn:

I represent Kojak, LLC, applicant under P21-150 and offer the following reply to the July 29, 2021 letter authored by "Concerned Owners at Metro Plateau", signed by Todd Williams, Joe Spiegel Ken and Wendy Rominger and purportedly written on behalf of Jacque Jenkins-Stireman (the "Authors"). As well as an email from a group calling itself the Wyoming 22 Residents Association (I was unable to find any entity of this name registered in Wyoming).

First, the Town's review of the plat application should not be based on private covenants unless the Development Plan contained conditions of approval which specifically required certain provisions in the covenants. The application meets the standards of the LDRs and the terms and conditions of the CC&Rs, outside those in the amended final development plan are not relevant and not within the Town's purview.

Occupancy

The Building labeled as 1085 is not a Unit, it is a Lot and further subject to subdivision. See conditions of approval for P09-068 final plat of the Metro Plateau. With respect to the office space in 1085 (Lot 9, the subject of this plat application) Kojak paid a fee in lieu of employee housing mitigation requirements, in 2009 of \$21,849.42 which satisfied the requirements for 3,000 sf of office space. This space is currently occupied by Dynia Architects. Kojak requested a refund of this amount, the request was denied. The payment of a fee in lieu exempted the existing office space from the Live Work requirements as the office space was previously mitigated for. See departmental reviews in the Final Intermediate Development Plan.

The other 'units' within Lot 9 are in compliance with the live work occupancy requirements.
I can't speak to any of the other Units in the Metro Plateau.

Parking:

Lot 9 benefits from the rights granted by the CC&Rs and has equal right to park, on par with every other unit, on the common area lot. The statement that each of the 9 'properly' platted units each have 3 spots is quite simply put, false. There are no limited common elements on the plat and no unit is allocated any particular spaces. Section 3.7(a) of the CC&Rs states that any vehicles not prohibited in subsection (b) shall be permitted vehicles and may be parked on the Properties in the space or spaces designated for each Unit or in guest parking. There are no designated parking spaces for any unit. The Properties is the entirety of the Metro Plateau and consequently, any owner of a Unit or Lot in the Metro Plateau can park on any portion of the common area lot. I will note that no support was offered for the authors' claim that other units have been allocated any parking. Parking for the entirety of the Metro Plateau was approved at FDP and 1085 was permitted to be subdivided into 6 units – are being applied for at this time. The Applicant's principal, Stephen Dynia recently visited about this very matter with Tyler Sinclair and he may be a good resource with his institutional knowledge of the initial approvals for the Metro Plateau.

Fire Safety

The fire turnaround complies with the development plan approval and is compliant with the Fire Protection Resolution. As Fire Marshall Kathy Clay has responded the 1085 building is fully sprinklered and compliant.

Traffic

While the Authors state they cannot support more traffic, they are not granted the power or authority to determine how much traffic the Metro Plateau can/should handle.

Future Use

The term “neighbors” is a curious one. It is unclear if this letter purports to represent more individuals than the authors. Concerns about future use of the building are unfounded and not ripe. No one can predict the future. Use of Lot 9 will be compliant with the Town LDRs and the Town Municipal Code. Any change in use will need a basic use permit from the Town and the Town planning staff will have the opportunity to review any proposed uses for compliance with the Town LDRs. As an aside, the notion that a member of an HOA whose property is governed by CC&Rs can unilaterally ‘free’ themselves from properly recorded CC&Rs and plat lacks any basis in law or fact. What ‘many of the neighbors’ may perceive is equally irrelevant to the pending application for plat approval.

Should you have any questions or need further clarification on the content of this email, please do reach out directly.

Regards,

Stefan

PS I took the liberty of copying Lea Colaustonno on this email as it contains a legal conclusion.

Stefan J. Fodor

Fodor Law Office, PC

307.733.2880

STAFF REPORT



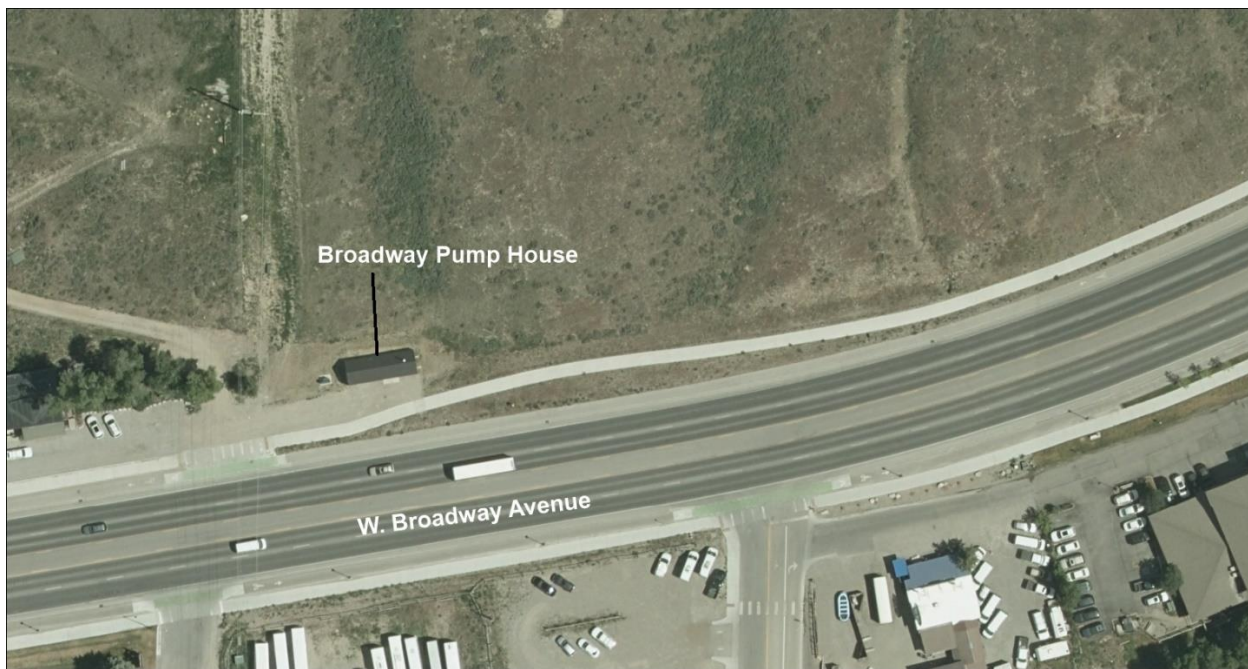
Meeting Date:	September 20, 2021	Meeting Title:	Regular
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Land Art Solar Mural Project for Budge Pumphouse	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of item is to seek Council approval for a Land Art Solar Mural Project which will be constructed on the roof of the Budge Pumphouse on Broadway Avenue, located at 625 W Broadway Avenue.

Requested Action.

To approve the use of the Budge Pumphouse as a site for the Land Art Solar Mural Project.



Recommendations.

Staff recommends approval of Land Art Solar Mural Project that will be installed on the roof of the Budge Pumphouse on Broadway Avenue, located at 625 W Broadway Avenue.

Background.

Vista 360° is a nonprofit founded in 2003 and based in Jackson. Many of Vista's activities take place on an international level. In 2019, Vista 360° launched a new program, called Global/Local, focused on Teton County to bring art and sustainability projects here to support climate action. Vista 360° is seeking permission from the Jackson Town Council to install a Solar Mural system on the south-facing roof of the Town's Pump House on Broadway Avenue. The mural will be designed by a local artist selected through a transparent community design process. The Town will have the opportunity to review and approve the design concept. The target date for installation is May/June 2022.

The purpose of this Solar Mural project is to use the arts in an innovative way to contribute to the Town's Net Zero Carbon 2030 Resolution. The Solar Mural is a small-scale solar power system that incorporates public art to draw attention to the need to transition to renewable energy sources.

In conjunction with the Solar Mural, Vista 360° will be carrying out a 12-month renewable energy outreach campaign to recruit people to join the Green Power program of Lower Valley/ Energy Conservation Works, using the image on the Solar Mural as a symbol for this effort. The image on the Solar Mural will be used on postcards, hats, bags, t-shirts, flags, etc. to remind people about the Green Power program and encourage them to enroll. Seeing the Mural every day as they drive by will help reinforce this message, with the goal being to double current enrollment in the Green Power program.

Analysis.

The Land Art Generator Solar Mural® artwork will combine the work of a local artist with solar energy generation. With the advent of solar panel customization technology, it is now possible to create solar installations that also function as murals. The mural image is printed onto a special lamination film that is placed on the face glass of the standard solar module without significantly decreasing the amount of power produced. The film can be removed and replaced at any time without harm to the solar array. If located at the Broadway Pump House, the mural will provide electrical solar energy for the Town's water system in a highly visible and creative way, highlighting the Town's commitment to renewable energy and sustainability.

The Land Art Generator Initiative is the primary partner and will be consulting with stakeholders at every step, including Energy Conservation Works. Both the Jackson Hole Public Art and JH Climate Action Collective have joined as co-sponsors to help promote the project. Additionally, Landowner Pete Karns has given his permission for this project. Vista 360° will also be applying to Jackson Hole Public Art to incorporate the ArtSpot installation into the design.

Alternatives (Optional).

Comprehensive Plan & Priority Alignment.

- Comprehensive Plan Ecosystem Stewardship, Common Value 1
 - Chapter 2: Climate Sustainability
 - Principle 2.4, Increase energy efficiency in buildings
- Net Zero Carbon 2030 Resolution

Fiscal Impact.

There is no direct fiscal impact for the Town since Vista 360° will cover all costs of design and installation. There will be future fiscal impacts once the solar system is accepted and owned by the Town for repair & maintenance, including replacement at the end of its life cycle.

Staff Impact.

Staff impact for this item included a meeting with Vista 360°, which was roughly one hour, to review the request and discuss the project.

Attachments or Links.

- National Endowment for the Arts Letter of Support

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

I move to approve the Land Art Solar Mural electric solar system concept to be located on the Budge Pump House located at 625 W Broadway Avenue and direct staff to bring the final design concept back to Council for review.



July 26, 2021

National Endowment for the Arts
400 7th Street, SW
Washington, DC 20506

Dear Our Town Panelists,

Vista 360° is a nonprofit founded in 2003 and based in Jackson that launched a new program, called *Global/Local*, focused on Teton County to bring art and sustainability projects here to support climate action.

The Town of Jackson is currently engaged in a public/private partnership to develop a Climate Action Plan and believes that Vista 360°'s project is well aligned with our goals. This project would use art to spur our community to engage with and more fully embrace renewable energy.

Partnering with the international organization Land Art Generator Initiative, we understand that this project will be a two-phased international design competition inviting designs to beautify a civic space and generate significant amounts of renewable energy.

We are excited to support this project to gain a work of art in our Town and demonstrate how beautiful renewable energy can be.

This NEA Our Town grant will ensure that arts and culture remain a central part of our work toward Climate Action.

Sincerely Yours,

Arne Jorgensen
Vice Mayor
Town of Jackson

STAFF REPORT



Meeting Date:	September 20, 2021	Meeting Title:	Town Council Regular Meeting
Submitting Department:	Joint Affordable Housing	Presenter:	April Norton, Housing Director
Agenda Item:	400 West Snow King Avenue Community Development Block Grant Public Hearing & Resolution	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to:

1. Hold a public hearing for the application to the Wyoming Community Development Authority ("WCDA") for Community Development Block Grant ("CDBG") funding for a new Affordable Rental development "Flat Creek Apartments" on Town property located at 400 West Snow King Avenue.
2. Consider passing a resolution to apply for this funding.

Requested Action.

Staff seeks Council approval to apply for CDBG funds. Specific details of the application are provided below and if successful, include a Town matching contribution of \$1,000,000 and the land on which the project will exist.

Recommendations.

Staff recommends approving the resolution to apply for this funding. Staff also recommends requiring the Town Attorney, Town Finance Director, and Town & County Housing Director to review and approve the final CDBG application prior to submission.

Background.

At the May 3, 2021, Regular Meeting, the Council directed staff to release a Request for Proposals (RFP) to develop Affordable multifamily housing at 400 West Snow King Avenue. Specifically, Council directed staff to release an RFP that required respondents to provide two options for financing the development:

- 1) Option one required an application to WCDA utilizing a combination of Low-Income Housing Tax Credits ("LIHTC"), HOME Investment Partnerships Program Funds ("HOME"), National Housing Trust Funds ("NHTF"), Town funding and private funding. (These programs require affordability at either <45% median family income or <60% median family income depending on the funding source.)
- 2) Option two did not include any LIHTC, HOME, or NHTF funding and instead relied on private financing and Town funding. Affordable Rental restrictions had to be utilized in this option, serving households earning a mix of 0-50%, 50-80%, and 80-120% median family income.

The RFP also required respondents to include a design that:

- Provided a minimum of 24 residential units, with more units generally being more desired;
- Maximized the amount of residential space facing Snow King Avenue;
- Improved the existing alley on the eastern portion of the property;
- Addressed the dead-end on the south side of the property by creating an alley extension on the south side of the property; and
- Met all Land Development Regulation requirements (zoning: NH-1).

The RFP was released May 4, 2021 and closed June 3, 2021. Two responses were received and reviewed by the Housing Supply Board (HSB). The HSB then interviewed both teams June 15, 2021. Staff recommended working with Blueline Development and Snow King Partners to further refine an application for the September 2021 LIHTC application round.

At the July 19, 2021, Regular Meeting, the Council directed staff to work with BlueLine Development and Snow King Partners to develop a draft application for the 2021 WCDA LIHTC program.

As designed, the development will create 48 Affordable rental units. One of these units will serve as the manager's unit and the remaining 47 units will serve households earning 30-60% of median family income

Analysis.

Since the July 19, 2021, Regular Meeting, the developers have been working closely with WCDA and Town staff to determine how to craft the LIHTC application. 9% LIHTC are competitive and in the past the Town has been unsuccessful in our attempts to secure this funding source due to our high cost to build. 4% LIHTC are noncompetitive, but provide less funding for the project, increasing the amount of public subsidy necessary.

Based on conversations with WCDA staff, the development partners have increased confidence that the cost waivers we will submit with the 9% LIHTC application (that will waive negative points for the high cost to build each unit) will be accepted. The development partners have also received positive feedback from WCDA as it relates to diversifying the funding structure by including CDBG funds.

The development partners are not eligible to apply for CDBG funds. The Town of Jackson is eligible to apply for these funds and, if awarded, will pass the funds through to the project. These applications are for \$500,000 in CDBG funds and \$750,000 in CDBG – Cares Act ("CDBG-CA") funds. This money will be used to build the 48-unit Affordable Rentals.

The project will either receive all the funding requested (LIHTC, HOME, NHTF, CDBG, CDBG-CA) or none of the funding requested. The project will not receive partial CDBG awards, for example. If the project receives all of the funding requested, the Town of Jackson will be required to:

- 1) Administer the CDBG grants. BlueLine Development will prepare the reporting paperwork for the Town Finance Director to review prior to submitting to WCDA. The Town will be responsible for drawing funds and providing them to the project.
- 2) Provide the 1-acre parcel to the project.
- 3) The Town will be responsible for platting and then zoning the parcel to Neighborhood High Density-1. Staff anticipates this will cost an additional \$30,000.
- 4) Provide \$1,000,000 to the project. This funding is identified in the approved 2021 Housing Supply Plan and has previously been discussed by the Council in relation to this project.

The CDBG application is due September 30, 2021. Public notices were published in the *Jackson Hole News & Guide* September 8 and 15, 2021. The Town Finance Director and Town & County Housing Director will coordinate with BlueLine Development and Snow King Partners to submit the application on behalf of the Town of Jackson. The LIHTC application is due October 31, 2021. BlueLine Development and Snow King Partners are responsible for submitting a complete application by the deadline.

Comprehensive Plan & Priority Alignment.

Comprehensive Plan Policy:

- House at least 65% of the workforce locally. 5.1.a
- Focus housing subsidies on full-time, year-round workers. 5.1.b
- Provide a variety of housing options. 5.2.a

Housing Action Plan Initiative:

- Provide land as a public subsidy and build development partnerships. 2B

- Seek and support grants, tax credits, loans, and other sources of funding. 4C

Fiscal Impact.

Future costs to the Town for the project include:

- 1) Platting and Zoning the property, estimated cost \$30,000.
- 2) \$1,000,000 in additional contribution towards the project.

Currently, the Town has \$1,968,175 in unrestricted Housing Supply funds and \$686,386 in restricted housing funds. Staff anticipates utilizing all the restricted funds and some of the unrestricted funds for this project.

Staff Impact.

The following staff members will contribute time and resources to this project:

- Town Finance Director – if awarded CDBG funds, the Finance Director will administer the grant
- Town Attorney – if awarded funds, the Town Attorney will work closely with the developer's counsel to create the legal structure for the development partnership.
- Town Planning Director – will review the rezone request and plat, and ultimately review the building permit.
- Town Community Development Director – will provide support and guidance on the project through the duration of its development.
- Town & County Housing Director – will lead the process for the rezone and plat and manage the overall project for the Town

Attachments or Links.

- Resolution 21-26 A Resolution Supporting the Allocation of, and Application for, Community Development Block Grant Funds to and for The Flat Creek Apartments.
- Draft CDBG Application

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

I move to approve Resolution 21-26 and authorize the Mayor to execute it. I further move to direct staff to review and provide approval for the final Community Development Block Grant applications prior to final submission to the Wyoming Community Development Authority.

**TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING
RESOLUTION 21-26**

**A RESOLUTION SUPPORTING THE ALLOCATION OF COMMUNITY
DEVELOPMENT BLOCK GRANT FUNDS TO AND FOR THE FLAT CREEK
APARTMENTS**

WHEREAS, Flat Creek Apartments, LLC, a to-be-created Wyoming limited liability company (the “Owner”), desires to develop, construct, own and operate a multifamily affordable housing project to be located in the Town of Jackson, Wyoming (the “Town of Jackson”) (the “Project”);

WHEREAS, the Project will provide affordable housing units to low-income families targeting individuals with incomes at 30-60% of the Average Median Income (“AMI”) for the Town of Jackson, Wyoming;

WHEREAS, the Project will provide a public benefit by: (1) meeting a community housing need; (2) increasing the affordable housing stock in the Town of Jackson; and (3) providing additional economic development for the community;

WHEREAS, the Owner intends to finance the Project, in part, with an allocation of Low-Income Housing Tax Credits from the State of Wyoming through the Wyoming Community Development Authority (“WCDA”);

WHEREAS, to further facilitate the development, construction, and operations of the Project, the Owner is requesting that the Town of Jackson apply for certain Community Development Block Grant (“CDBG”) Funds from the WCDA. The Town of Jackson will then contribute the CDBG Funds to the Owner, either directly or through the Jackson/Teton County Housing Authority, to be used in furtherance of the Project;

WHEREAS, specifically the Owner has requested that the Town of Jackson apply for the following CDBG Funds from WCDA, with the corresponding matching funds from the Town of Jackson:

1. General CDBG Funds in the amount of Five Hundred Thousand Dollars (\$500,000.00) with Five Hundred Thousand (\$500,000.00) from the Town of Jackson to match the CDBG funds of Five Hundred Thousand Dollars (\$500,000.00).
2. Community Block Development Block Grant CARES Act (“CDBG-CA”) Funds in the amount of Seven Hundred Fifty Thousand Dollars (\$750,000.00) with Five Hundred Thousand Dollars (\$500,000.00) from the Town of Jackson to match the CDBG-CA funds of Seven Hundred Fifty Thousand Dollars (\$750,000.00).

WHEREAS, the Town of Jackson nor the Jackson/Teton County Housing Authority will be held responsible in the case the Project has certain cost overruns and all cost overruns are the sole responsibility of the Owner.

WHEREAS, the Owner has identified to the Town of Jackson that in the case the Project has certain cost overruns, the Owner could access multiple sources of funds to address the cost overruns, including: (1) construction contingencies; (2) the deferred developer fee as permitted under the Low-Income Housing Tax Credit rules; and (3) additional debt financing sources that are available to the Owner and the Project.

NOW, THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, having duly met on September 20, 2021, at a Regular Town Council Meeting, properly noticed and open to the public, and having fully considered the matter at hand, and having held a public meeting thereon, that:

1. The Project provides a Public Benefit to the Town of Jackson in that it provides needed affordable housing to low-income individuals residing in the Town of Jackson, as well as additional economic development for the Town of Jackson; and
2. The Town Council of the Town of Jackson, does hereby support the Owner's request to submit applications for CDBG and CDBG-CA funds by the Town of Jackson to WCDA.

PASSED, APPROVED AND ADOPTED this ____ day of _____, 2021.

TOWN OF JACKSON

By _____
Hailey Morton Levinson, Mayor

ATTEST:

Lynsey Lenamond, Town Clerk

STAFF REPORT



Meeting Date:	September 20, 2021	Meeting Title:	Regular Meeting
Submitting Department:	Planning	Presenter:	Tyler Valentine
Agenda Item:	P21-093 - First Reading of Ordinance O	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance O to update the Town of Jackson's Land Development Regulations (LDRs) for the NL-5 zoning district.

Requested Action.

Request to approve Ordinance O which would allow Attached Single-Family (condominiums and townhomes) in the NL-5 zoning district provided that all units are permanently deed restricted to the satisfaction of the Jackson Teton County Housing Department. Ordinance O would modify the following sections of the LDRs:

- Section 2.2.6.B.3 – Scale of Development
- Section 2.2.6.C.1 - Allowed Uses and Use Standard
- Section 2.2.6.D.1 - Allowed Subdivision and Development Options
- Section 2.2.6.E - Additional Zone-specific Standards
- Section 6.1.1.F - Use Table

Recommendation.

The Planning Director recommends approval of the proposed Ordinance O as presented in this staff report.

Background

At the July 19, 2021, Town Council regular meeting the Council voted unanimously to approve the proposed amendments and directed staff to prepare an Ordinance to amend the LDRs as presented.

Please see the attached ordinance that provides all proposed changes to the LDRs to be approved.

Findings

Below are the findings that the Council approved at a regular meeting on July 19, 2021.

Zoning Text Amendment (P21-093): 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. The proposed amendment expands the options available for workforce ownership units in the NL-5 District. It does so by making changes that work well within the existing LDR format and without negatively affecting existing NL-5 properties.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Complies. The NL-5 zone was created as a replacement for the AR zone. Historically the AR zone included a PUD option that was the most frequently used tool for affordable and workforce housing development. Staff finds that the proposed text amendment reinstates a version of that tool, allowing for affordable and workforce housing ownership units which is historically consistent with the zoning district.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. Staff finds that the proposed text amendment provides flexibility for owners to develop permanently deed restricted ownership units. This amendment does not exempt the development from compliance with all other applicable LDRs.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. Staff finds that there is an increasing need for workforce ownership opportunities for families and others that provides greater stability and security than rental housing. This is especially true in neighborhoods currently undergoing significant change with the development of large single-family homes that are not providing local workforce housing. The proposed amendment will help meet the public need for options in providing safe, affordable ownership housing.

5. *Improves implementation of the Comprehensive Plan; and*

This finding is not applicable per a court decision by the Wyoming Supreme Court.

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

Comprehensive Plan & Priority Alignment.

Staff finds that zoning applications should not be evaluated for consistency with the Comprehensive Plan per a court decision by the Wyoming Supreme Court.

Attachments.

Ordinance O

Suggested Motions.

I move to approve Ordinance O on first reading.

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1214 AND 1221 AND SECTIONS 2.2.6 AND 6.1.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ALLOWED USES IN THE NEIGHBORHOOD LOW DENSITY-5 (NL-5) ZONING DISTRICT.

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. 1214 and No. 1221, and Sections 2.2.6 and 6.1.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

(See next page)

2.2.6. NL-5 Neighborhood Low Density-5 (3/6/19, Ord. 1214)

B.3. Scale of Development

Scale of Development (Sec. 9.4.13.)	
Floor area ratio (FAR max)	
1 unit	.30
2 units	.35
3 units	.40 E.3
All other allowed uses	.40
Individual Building (max gross floor area)	10,000 sf

C. Allowed Uses and Use Standards

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1)	Y	(E.1)	8,000 sf habitable-excluding basement	2/DU	$0.000017(\text{sf}) + (\text{Exp}(-15.49 + 1.59 \cdot \ln(\text{sf}))) / 2.176$
Attached Single-Family (6.1.4.C)	B	(E.1)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt (E.3)
Apartment (6.1.4.D.) (E.2)	B	(E.1)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Dormitory (6.1.4.F.)	C	n/a	n/a	1/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Institutional					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	1/employee + 1/stored vehicle	$0.000123 \cdot \text{sf}$

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.),

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 _____, 2021.

PASSED 2ND READING THE _____ DAY OF _____, 2021.

PASSED AND APPROVED THE _____ DAY OF _____, 2021.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Lynsey Lenamond, 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 _____, 2021.

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

Lynsey Lenamond, Town Clerk

MEMORANDUM

TO: Mayor and Town Council
FR: Larry Pardee, Town Manager
DT: September 20, 2021
RE: Town Manager's Report

Available Liquor Licenses Update

After we began our liquor license application process for the most recent issuance of available Retail and Bar & Grill liquor licenses, a Retail license became available for issuance (TasteBuds, LLC license). As a result, the Town of Jackson has one Retail liquor license available for issuance.

Additionally, it is staff's understanding that a Bar & Grill liquor license may soon be relinquished and be available for the Town to issue. Staff is waiting to receive the necessary paperwork on this relinquishment and at the time of writing the Town Manager's report, we had not yet received this paperwork.

With the acceptance of the Town Manager's report into the record, staff will not accept applications for Retail or Bar & Grill licenses until directed to do so by the Town Council. Once the necessary paperwork has been provided, staff will inform the Council and provide a staff report under Matters from Mayor and Council that outlines options for the Council to consider including opening a new process for new applications with a proposed timeline or holding these licenses until different direction is provided at a future date.

Winter Season START Transit Operator and Season Bonus

Transit Director Darren Brugmann reported at the September 13, 2021 Joint Information Meeting on the current lack of applicants for winter seasonal Transit Operators. As noted, we are not seeing the same number of applications we have seen in previous years even with the increase in the bonus from \$1750 to \$2000 and the increase in driver wage from \$20.25/hr to \$22.00/hr. Director Brugmann also reported out on the nationwide trend of a lack of CDL operators for transit operations so the issue is not unique to Jackson but is likely exacerbated by the cost of living in our area. We have recently instituted a referral bonus of up to \$1000 for full time employees across the organization and \$750 for employees that complete the winter season either with START or with Public Works and we are hopeful that current operators will spread the word about the available positions and available housing opportunities for winter operators.

Staff's proposal is to increase the bonus from \$2000 to a maximum of \$3250. It would be a tiered bonus that provides up to \$500 as a signing bonus, \$1500 as a season bonus, \$250 as a safety bonus, and \$1000 as a CDL bonus. The bonus amount is pro rated based on the Operator's average hours worked for the season. The full bonus is provided

to Operators averaging 30 hrs/wk or more during the season. Also included in staff's proposal is an increase in the driving wage from \$22.00/hr to \$23.50/hr during the winter season only.

The fiscal impact of increasing the bonus is approximately \$33,465 and the fiscal impact of increasing the hourly wage for the winter season is approximately \$46,928. These figures assume full staffing and eligibility for the bonus. These additional expenses will be split 45/55 with Teton County. With Council's acceptance of the Town Manager's report into the record, staff will consider this change approved and Council will see it with the next budget amendment. This issue is being brought before the Teton County Commission for their approval either prior to the September 20 meeting or around the same period of time.

We have 17 studio units reserved for winter Transit Operators at the West Snow King housing facility. We only allow 6 month leases in these studio units in order to have them all available for winter Transit Operators. We also have 2 of the 4 units at the bunkhouse where we could place winter Transit Operators if need be. We will likely run out of available housing for winter Operators and should that occur, we would need to contact local motels for winter housing and that rent would likely need to be subsidized. Should we get to that point, staff will bring this issue back to the Council and Commission as it will have a budget impact as well.